



2019 Fifth District Advisory Council Annual Report

A Message to Our Members and Partners

On behalf of the Affordable Housing Advisory Council of the Federal Home Loan Bank of Cincinnati (the FHLB), the Board of Directors and management, we are pleased to report on the FHLB's affordable housing activities in 2019, and to provide a look ahead as well. In 2019, the FHLB awarded or disbursed \$81.6 million through our numerous housing and community investment programs, including two voluntary programs – the Carol M. Peterson Housing Fund and the Disaster Reconstruction Program. As these accomplishments indicate, the FHLB remains committed to partnering with our members and sponsors to develop and preserve affordable housing throughout the Fifth District.

Strong Year for Affordable Housing Program and Welcome Home Program

Based on 2018 earnings, the FHLB accrued \$38.0 million for the 2019 Affordable Housing Program (AHP) and the Welcome Home Program. The accrual was further supplemented with additional funding from previous years. As a result, the FHLB was able to award \$30.9 million in AHP grants for the creation or preservation of 2,253 units of ownership and rental housing. Among those units, 1,305 will serve the elderly; 337 will serve the homeless and 687 will serve persons with disabilities, including those recovering from substance addiction.

Additionally, the FHLB disbursed \$12.7 million for down payment and closing cost assistance for 2,519 homebuyers through Welcome Home. Welcome Home remains our most popular product, combining ease of use with immediate homeowner benefit.

Based on FHLB earnings for 2019, we accrued \$31 million for the 2020 AHP and Welcome Home offerings. Changes to the 2020 AHP Implementation Plan reflect a push to comply with the update to the Affordable Housing Program regulation ahead of the January 1, 2021, deadline, as well as changes to expand the applicability of the program for applicants. Some of the material changes to the 2020 AHP Implementation Plan include:

- Revising scoring criteria pertaining to member financial participation and the definition of “special needs” so that more projects will be eligible for these points.
- Reducing compliance, modification, and retention requirements for AHP projects
- Expanding eligibility for up to \$7,500 in Welcome Home funds for reservists, United States National Guard, and surviving spouses.
- Increasing the limits for operating costs per unit for rental projects.
- Expanding what FHLB considers housing expenses when assessing the affordability of payments by homebuyers.

Voluntary Programs Fill Additional Needs

The FHLB's history of voluntary programs dates back to the creation of the American Dream Homeownership Challenge in 2003, a down payment assistance program. Currently, the FHLB maintains two voluntary programs, outside our congressional mandate, to support affordable housing in the Fifth District, the Carol M. Peterson Housing Fund (CMPHF) and the Disaster Reconstruction Program. The Advisory Council and Board of Directors believe voluntary programs allow the FHLB to respond quickly to emerging housing needs in the Fifth District.

Carol M. Peterson was the FHLB's first Community Investment Officer and led our housing and community investment programs for more than 20 years. After her passing in 2010, the Board created a fund in her name to support housing programs benefitting households with special needs. In 2019, \$2.1 million was set aside for this voluntary fund.

CMPHF provides grants for accessibility rehab and emergency repairs for low- and moderate-income, elderly homeowners and those with special needs. With the 2019 allocation plus additional funding from previous years, nearly \$2.0 million was disbursed to assist 303 households in the Fifth District. In addition, \$100,000 was used to help support the Jimmy and Rosalynn Carter Work Project in Nashville in October 2019.

For 2020, the Board of Directors allocated \$2.0 million for the program. As of year-end 2019, the FHLB had disbursed \$11.4 million on behalf of 2,021 households in honor of Ms. Peterson and her commitment to serve low- and moderate-income households with special needs throughout the Fifth District.

In addition to the CMPHF, the FHLB also voluntarily funds the Disaster Reconstruction Program (DRP), which continues to help Fifth District residents whose homes were damaged or destroyed by natural disasters. Since the program was created in 2012, more than \$3.9 million has been disbursed to assist 275 households reestablish housing. In 2019, nearly \$300,000 was disbursed to 53 households around Dayton, Ohio, which was struck by a series of tornadoes Memorial Day weekend.

Community Investment Cash Advances

Finally, a number of members continued to take advantage of our Community Investment Program (CIP) and Economic Development Program (EDP), as well as the Zero Interest Fund (ZIF). Both the CIP and EDP provide discounted Advances, which help our members with their community development activities. In 2019, we disbursed \$35.1 million in Advances to six members. Likewise, four members received \$490,000 through the ZIF, a program which provides zero percent loans for predevelopment activities.

The Advisory Council looks forward to continuing to work with the FHLB, its Board of Directors, and its members and housing partners in order to meet the affordable housing needs of the Fifth District.

Sincerely,



Danny Herron
Chair, FHLB Advisory Council



Charles J. Ruma
Chair, FHLB Board of Directors
Housing and Community Development Committee



Andrew S. Howell
FHLB President and CEO

PROGRAMS SUMMARY

During 2019, 233 members participated in one or more of the FHLB’s housing and community development programs. The Council would like to thank all members and sponsors for their support of these programs throughout the year.

Carol M. Peterson Housing Fund. In 2010 the Board established the Carol M. Peterson Housing Fund, a voluntary fund that provides grants for accessibility rehab and emergency repairs to the homes of elderly and households with special needs. In 2019, the Board approved \$2.1 million for the fund, \$100,000 of which was used to help support the Jimmy and Rosalynn Carter Work Project in Nashville in October 2019. The FHLB disbursed \$2.0 million to assist 303 households.

Disaster Reconstruction Program. This \$5 million voluntary housing program was authorized by the FHLB’s Board of Directors in March 2012 following tornadoes that swept through parts of the Fifth District. By year-end 2019, we had disbursed over \$3.9 million to 275 households whose homes were damaged or destroyed.

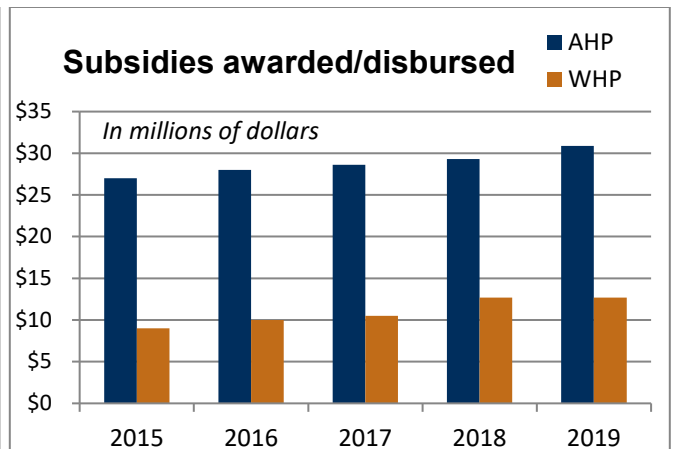
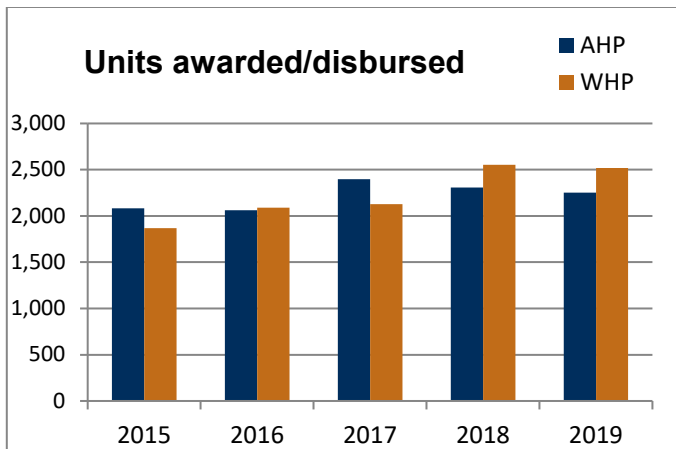
Affordable Housing Program. In 2019, 34 members were awarded 53 grants totaling \$30.9 million through the Affordable Housing Program (AHP). These awards will finance 2,253 units of owner-occupied and rental housing. Since the program’s inception in 1990, the FHLB has awarded more than \$566 million in grants to help fund 57,144 units of affordable housing, with a total development cost of \$5.3 billion.

Welcome Home Program. Each year, up to 35 percent of AHP funds is reserved for down payment assistance under Welcome Home. In 2019, the FHLB disbursed nearly \$12.7 million in Welcome Home grants through 195 members as down payment and closing cost assistance grants to help 2,519 individuals and families purchase homes. Since Welcome Home’s inception in 1998, the FHLB has disbursed \$158.5 million to help some 32,580 families become homeowners.

Through the AHP and Welcome Home Program, the FHLB has awarded \$749 million for the creation and preservation of 93,456 units of affordable housing since 1990.

Additional programs. The Community Investment Program (CIP), Economic Development Program (EDP) and the Zero-Interest Fund (ZIF) encourage members to increase their involvement in housing and community-based economic development. In 2019, \$35.6 million in CIP/EDP/ZIF funding was disbursed through 10 member institutions.

FHLB AHP and Welcome Home Summary Charts, 2015-2019



Affordable Housing Program 2019 Awards

Applicant/Location	Sponsor	Project Name/Location	Units	Project Type	Grant Amount
KENTUCKY					
CareSource Reinsurance, Dayton, Ohio, and The Huntington National Bank, Columbus, Ohio	Episcopal Retirement Services Affordable Living LLC	Scheper Ridge 2019 Florence, Ky.	48	Rental	\$1,000,000
The Cecilian Bank Franklin, Ky.	Housing Assistance and Development Services Inc. (HANDS)	Jackson Landing Franklin, Ky.	40	Rental	\$400,000
Central Bank & Trust Co. Lexington, Ky.	Lexington Housing for the Handicapped Inc. and The Ezekiel Foundation Inc.	Independence Homes Lexington, Ky.	25	Rental	\$599,976
Citizens Deposit Bank of Arlington Arlington, Ky.	Mayfield Neighborhood Development, LLC	Mayfield Neighborhood Development Phase I Mayfield, Ky.	3	Rental	\$74,997
Commercial Bank West Liberty, Ky.	Cave Run Habitat for Humanity	Cave Run HFH 2019 Morgan and Menifee counties, Kentucky	5	Ownership	\$125,000
Community Financial Services Bank, Benton, Ky., and FNB Bank, Mayfield, Ky.	Midtown Alliance of Neighbors	2019 Fountain Avenue Homebuyer Program McCracken County, Ky.	3	Ownership	\$75,000
Farmers State Bank, Booneville, Ky.	Partnership Housing Inc.	2019 Homeowner Rehabilitation Project Owsley County, Ky.	13	Ownership	\$195,000
Fifth Third Bank, Cincinnati, Ohio	Olynger Corp. and Equal Development LLC	Audubon School Apartments Henderson, Ky.	49	Rental	\$489,000
The Murray Bank FSB, Murray, Ky.	Purchase Area Development District Inc.	Purchase Area Home Uplift Calloway, Graves, Hickman and Marshall counties, Kentucky	35	Ownership	\$200,000
Peoples Bank & Trust Co. of Madison County Berea, Ky.	Habitat for Humanity of Madison & Clark Counties, KY Inc	2019 8 House Build Clark and Madison counties, Kentucky	8	Ownership	\$192,000
Republic Bank & Trust Co. Louisville, Ky.	Habitat for Humanity of Shelby County, KY	Shelby Co. HFH 2019, Shelby County, Ky.	2	Ownership	\$42,500
OHIO					
The Affordable Housing Trust of Columbus & Franklin County, Columbus, Ohio, and The Huntington National Bank, Columbus, Ohio	Community Housing Network Inc.	CHN Marsh Brook Place 2019 Columbus, Ohio	40	Rental	\$750,000
The Affordable Housing Trust of Columbus & Franklin County, Columbus, Ohio, and The Huntington National Bank, Columbus, Ohio	Community Housing Network Inc.	CHN Creekside Place 2019 Columbus, Ohio	63	Rental	\$1,000,000
CareSource Reinsurance, Dayton, Ohio, and The Huntington National Bank, Columbus, Ohio	Episcopal Retirement Services Affordable Living LLC	Rachel Court New Carlisle, Ohio	48	Rental	\$1,000,000

Applicant/Location	Sponsor	Project Name/Location	Units	Project Type	Grant Amount
CareSource Reinsurance, Dayton, Ohio, and The Huntington National Bank, Columbus, Ohio	Finance Fund	Carol Stewart Village Columbus, Ohio	64	Rental	\$1,000,000
Cincinnati Development Fund, Cincinnati, Ohio, and RiverHills Bank, Milford, Ohio	Episcopal Retirement Services Affordable Living LLC	Prairie View Apartments Wilmington, Ohio	74	Rental	\$999,000
Cincinnati Development Fund, Cincinnati, Ohio, and RiverHills Bank, Milford, Ohio	Episcopal Retirement Services Affordable Living LLC	Mulberry Place Wilmington, Ohio	10	Rental	\$249,990
Civista Bank, Sandusky, Ohio, and The Huntington National Bank, Columbus, Ohio	Miami Valley Housing Opportunities Inc.	Restoration Housing/MVHO Scattered Sites Dayton, Ohio	55	Rental	\$1,000,000
Civista Bank, Sandusky, Ohio, and The Huntington National Bank, Columbus, Ohio	Miami Valley Housing Opportunities Inc.	General Franklin Dayton, Ohio	38	Rental	\$807,500
Fifth Third Bank Cincinnati, Ohio	Emerald Development and Economic Eden Inc.	Bridge Pointe Commons Elyria, Ohio	62	Rental	\$1,000,000
First Federal Savings and Loan Association of Lakewood Lakewood, Ohio	Greater Cleveland Habitat for Humanity	Greater Cleveland Habitat for Humanity Homes II Cuyahoga County, Ohio	20	Ownership	\$275,000
First Financial Bank Hamilton, Ohio	New Lima Housing For The Future Inc. and MVAH Holding LLC	Spring Street Senior Lofts Lima, Ohio	88	Rental	\$1,000,000
Heritage Bank, Burlington, Ky., and RiverHills Bank, Milford, Ohio	UP Holdings LLC	East Village Bethel, Ohio	56	Rental	\$1,000,000
Heritage Bank, Burlington, Ky., and RiverHills Bank, Milford, Ohio	Talbert Services Inc.	The Summit Apartments Cincinnati, Ohio	58	Rental	\$1,000,000
Heritage Bank, Burlington, Ky., and RiverHills Bank, Milford, Ohio	Shawnee Family Health Center	Hisle Park Apartments Portsmouth, Ohio	45	Rental	\$908,598
Heritage Bank, Burlington, Ky., and RiverHills Bank, Milford, Ohio	Muskingum County Drug, Alcohol & Substance Abuse Council Inc.	Pearl House Zanesville Zanesville, Ohio	34	Rental	\$850,000
Hocking Valley Bank, Athens, Ohio, and RiverHills Bank, Milford, Ohio	Finance Fund and Integrated Services for Behavioral Health Inc.	Carpenter Hall Athens, Ohio	53	Rental	\$1,000,000
Home Savings Bank, Youngstown, Ohio, and The Huntington National Bank, Columbus, Ohio	Burten, Bell, Carr Development Inc.	East 79th Senior Housing Cleveland, Ohio	60	Rental	\$600,000
The Huntington National Bank Columbus, Ohio	Central Ohio Housing Development Organization Inc.	Hamilton Crossing Annex Whitehall, Ohio	32	Rental	\$440,000

Applicant/Location	Sponsor	Project Name/Location	Units	Project Type	Grant Amount
The Huntington National Bank Columbus, Ohio	Slavic Village Recovery LLC	Slavic Village Rediscovered Cuyahoga County, Ohio	5	Ownership	\$106,250
The Huntington National Bank Columbus, Ohio	Solon Community Living Inc.	Solon Community Living Solon, Ohio	10	Rental	\$210,500
JPMorgan Chase Bank Columbus, Ohio	Flaherty & Collins Development LLC and Residential Supports and Services Inc.	Legacy Place Urbana, Ohio	51	Rental	\$700,000
KeyBank, Cleveland, Ohio and Ohio Capital Finance Corp., Columbus, Ohio	Adams and Brown Counties Economic Opportunities Inc.	ABCAP Housing Renovations II Winchester, Ohio	43	Rental	\$750,000
KeyBank, Cleveland, Ohio and Ohio Capital Finance Corp., Columbus, Ohio	Adams and Brown Counties Economic Opportunities Inc.	Adams County Apartments West Union, Ohio	13	Rental	\$324,987
KeyBank Cleveland, Ohio	National Church Residences	Commons at South Cummins Cincinnati, Ohio	80	Rental	\$1,000,000
LCNB National Bank Lebanon, Ohio	New Housing Ohio Inc.	Park Avenue Apartments Franklin, Ohio	20	Rental	\$250,000
Ohio Capital Finance Corp., Columbus, Ohio and The Huntington National Bank, Columbus, Ohio	Testa Enterprises Inc. and Family & Community Services Inc.	Carmel Senior Village Ashtabula, Ohio	48	Rental	\$822,453
Ohio Capital Finance Corp., Columbus, Ohio and The Huntington National Bank, Columbus, Ohio	Family & Community Services Inc. and Testa Enterprises Inc.	West Village Senior Mogadore, Ohio	62	Rental	\$852,500
RiverHills Bank Milford, Ohio	Buckeye Community Hope Foundation	Bucyrus Manor Bucyrus, Ohio	32	Rental	\$369,624
Signature Bank Toledo, Ohio	Maumee Valley Habitat for Humanity	Maumee Valley Habitat for Humanity 2020 Homeownership Program Lucas County, Ohio	10	Ownership	\$212,500
Third Federal Savings and Loan Association of Cleveland Cleveland, Ohio	Community Housing Solutions	CHS Home Repair - Lyndhurst and Cuyahoga County Cuyahoga County, Ohio	50	Ownership	\$485,000
Third Federal Savings and Loan Association of Cleveland Cleveland, Ohio	Community Housing Solutions	CHS Home Repair-Maple Heights and Cuyahoga County Cuyahoga County, Ohio	50	Ownership	\$485,000
Third Federal Savings and Loan Association of Cleveland Cleveland, Ohio	Community Housing Solutions	CHS Home Repair-South Euclid and Cuyahoga County Cuyahoga County, Ohio	50	Ownership	\$485,000
TENNESSEE					
Bank of Bartlett Memphis, Tenn.	Habitat for Humanity of Greater Memphis	Aging in Place 2020 Shelby County, Tenn.	170	Ownership	\$849,150
Bank of Tennessee Johnson City, Tenn.	Johnson City Housing Authority	East Watauga Court Apartments Johnson City, Tenn.	16	Rental	\$400,000
Bank of Tennessee Johnson City, Tenn.	Holston Habitat for Humanity Inc.	Holston Habitat Cost of Home Sullivan and Washington counties, Tennessee	10	Ownership	\$212,500

Applicant/Location	Sponsor	Project Name/Location	Units	Project Type	Grant Amount
Bank of Tennessee Johnson City, Tenn.	Appalachia Service Project Inc.	ASP New Build TN 2019 Hancock, Sullivan and Washington counties, Tennessee	15	Ownership	\$375,000
Pinnacle Bank Nashville, Tenn.	Park Center	Fairwin Ave/Pennock Ave SROs Nashville, Tenn.	13	Rental	\$325,000
Simply Bank Spring City, Tenn.	Rockwood Housing Authority	Russell Park Apartments Rockwood, Tenn.	36	Rental	\$556,769
SouthEast Bank Farragut, Tenn.	Loudon County Habitat for Humanity	2019 Loudon County Critical Repair Loudon and Roane counties, Tennessee	20	Ownership	\$140,000

OTHER STATES

JPMorgan Chase Bank Columbus, Ohio	Pahokee Development Corp.	Isles of Pahokee II Pahokee, Fla.	129	Rental	\$1,000,000
U.S. Bank Cincinnati, Ohio	GenCap Stevens Point 88 LLC	Berkshire Stevens Point Stevens Point, Wisc.	88	Rental	\$880,000
U.S. Bank Cincinnati, Ohio	Midwest Affordable Housing Corp.	Cedar Glen II Wauwatosa, Wisc.	101	Rental	\$850,000
TOTALS			2,253		\$30,915,794

2019 AFFORDABLE HOUSING ADVISORY COUNCIL

The Advisory Council helps to set the direction for the FHLB's affordable housing and community lending programs by advising the Board of Directors and management on affordable housing and economic development needs within the Fifth District.

Walter B. Crouch, President and CEO
Appalachia Service Project
Johnson City, Tenn.

Lori H. Flanery, Chief Executive Officer
New Directions Housing Corp.
Louisville, Ky.

James E. Harbison, Executive Director
Metropolitan Development and Housing Agency
Nashville, Tenn.

Natalie H. Harris, Executive Director
The Coalition for the Homeless Inc.
Louisville, Ky.

Danny Herron, President and CEO
Habitat for Humanity of Greater Nashville
Nashville, Tenn.

Charles D. Hillman, President and CEO
Columbus Metropolitan Housing Authority
Columbus, Ohio

Kenneth "Jay" Kittenbrink, Consultant
Episcopal Retirement Homes Inc.
Cincinnati, Ohio

David L. Kreher, Executive Director
People's Self-Help Housing Inc.
Vanceburg, Ky.

Ralph Perrey, Executive Director
Tennessee Housing Development Agency
Nashville, Tenn.

Debbie Watts Robinson, Chief Executive Officer
Miami Valley Housing Opportunities
Dayton, Ohio

Samantha A. Shuler, Chief Executive Officer
Community Housing Network
Columbus, Ohio

Tammy K. Weidinger, President and CEO
Brighton Center Inc.
Newport, Ky.

HOUSING & COMMUNITY INVESTMENT DEPARTMENT

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Cassandra L. Larcarte, Compliance & Outreach Assistant
Manager

Laura K. Overton, Systems & Reporting Assistant Manager

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Connor B. Creaghead, Housing Financial Analyst I

Jasmine P. Grant, Housing Financial Analyst I

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