

AHP Online: Guide for Member Applicants 2023

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Introduction

Thank you for your interest in the Affordable Housing Program (AHP) General Fund!

Members of the Federal Home Loan Bank of Chicago (FHLBank Chicago) who would like to submit an application for the 2023 Affordable Housing Program (AHP) grant round must access AHP Online exclusively through eBanking. All members who plan to submit an AHP application should take the steps necessary to access eBanking. Once the member has eBanking access, the Member Security Administrator (MSA) must assign at least one Authorized AHP User in order for a sponsor applicant to initiate an application in AHP Online.

For assistance, please contact Member Support at 855-FHLB-CHI (855.345.2244), option 0.

AHP project sponsors and consultants (AHP Participants) must apply through AHP Online and may only initiate an application after first associating it with a registered Bank member. AHP Participants may access AHP Online here.

*Important: New Security Authentication

FHLBank Chicago is migrating to a new security authentication platform to modernize how users access our systems, heighten safety and security, and enhance ease of use. Follow these Step-by-Step Instructions to download and install the Microsoft Authenticator application to your mobile device and computer. Members, sponsors, and consultants must complete the registration process after April 14, 2023 in order to access AHP Online.

For assistance, please contact the Member Support team at membersupport@fhlbc.com or 855.345.2244, option 6.

Pursuant to the Code of Federal Regulations (12 C.F.R. Part 1291) (the "AHP Regulations"), the 2022 Affordable Housing Program Implementation Plan (the Implementation Plan) sets forth certain policies, guidelines, and requirements applicable to the Bank's AHP. The Implementation Plan is posted on FHLBank Chicago's AHP Program Policy and Forms page of the public website. Bank members and AHP Participants are encouraged to review the Implementation Plan, as well as the accompanying exhibits: Project Feasibility and Cost Guidelines, and Scoring Guidelines.

In 2023, there will be one competitive AHP application round with an application deadline of 5:00 p.m. CT on June 9. AHP Participants may register and initiate an application starting May 1, provided their member has registered an Authorized AHP User in eBanking. All Bank members and AHP Participants are strongly encouraged to register via these online systems well in advance of the AHP application deadline to allow sufficient time to properly develop and assemble the application.



Key Changes to the 2023 Affordable Housing Program

FHLBank Chicago made several notable changes to its Affordable Housing Program (AHP) in 2023. We are excited to announce the maximum AHP Subsidy per Project has been increased to \$1,000,000!

Additionally, FHLBank Chicago will no longer assign alternate projects. Projects will be awarded in descending order from highest scoring until there are insufficient funds for the next high scoring application.

AHP Round Timing

In 2023, the competitive AHP round will be open for application submittal from **Monday**, **May 1**, to **Friday**, **June 9**, **at 5:00 p.m. CST**.

Scoring Guidelines

The table on the following page shows the scoring categories for 2023. **The Subsidy Per Unit scoring category (10 points) has been removed.** The ten points from this category have been reallocated, as shown on the next page.

For the 2023 round, we have introduced a **new scoring category**, **Development Team Inclusion**, for up to 4 variable points (2 fixed points for owner-occupied projects). This category supports project development teams with eligible Minority Business Enterprises (MBE) or Women's Business Enterprises (WBE) and their performance of eligible development team roles. Please review the **2023 Implementation Plan** and the Scoring section of this guide for more details.

Additionally, the creation of Visitable Units within the **Special Needs Housing scoring category** has been removed from the scoring category.

Other scoring category changes are indicated in red or with "*" on the following page. Please refer to the 2023 Implementation Plan for more details on all scoring changes.

Financial Feasibility Guidelines

As mentioned, the **Subsidy Per Unit** scoring category was removed and is now a feasibility guideline. For all projects, the Bank will consider how effectively the project uses AHP subsidy dollars:

- Owner-occupied acquisition-only projects may request a maximum of \$10,000 of AHP Subsidy per AHP-assisted unit
- All other projects may request a maximum of \$25,000 of AHP Subsidy per AHP-assisted unit

Additional changes 2023 AHP feasibility guidelines:

- Operating costs per unit
- Adjusted development cost per unit

For specific changes, please consult the **2023 Implementation Plan**.

Homebuyer Education and Counseling

FHLBank Chicago now accepts online education through **Fannie Mae HomeView**. Please refer to the **Homebuyer Education and Counseling page** for more information.

Software Updates

A new 2-Step Microsoft Authentication will be required for all members, sponsors, and consultants to access AHP Online after April 14, 2023. Follow these Step-by-Step Instructions to download and install the Microsoft Authenticator application to your mobile device and computer. For assistance, please contact Member Support at membersupport@fhlbc.com or 855.345.2244, option 6.

Self-Scoring Worksheet

Please take advantage of the updated AHP Self-Scoring Worksheet, available on the AHP Program Policy and Forms website. However, please note that this checklist is for informational purposes only and does not guarantee a specific score. If you have scoring questions, please reach out to ci@fhlbc.com or 312.565.5824.



Key Changes to the 2023 Affordable Housing Program

Scoring Guidelines

Several scoring categories, marked in red in the table below, have changed in point value or point variation for 2023.

SCORING CATEGORY	2022 POINT VALUE	2023 POINT VALUE	CHANGE
Use of Donated or Conveyed Government-Owned or Other Properties	5	5	0
Project Sponsorship	5	5	0
Targeting	20	20	0
Housing for Homeless Households	5	5	0
Housing for Special Needs Populations*	5	5	0
Rural Housing	7	7	0
Large Family Units	2	3	+1
Creating Economic Opportunity through Residential Economic Diversity*	5	5	0
Community Stability: Rehabilitation of Existing Occupied Housing	7	7	0
Community Stability: Promotion or Preservation of Homeownership	6	7	+1
In-District Projects	5	8	+3
Member Financial Participation*	6	6	0
Projects Serving Low-Income Minority Areas	4	4	0
Development Team Inclusion	0	4	+4
AHP Subsidy Per Unit	10	0	-10
Permanent Supportive Housing	5	5	5
Projects of 24 or Fewer Units	3	4	+1

^{*} The point totals are the same between program years, but the scoring criteria and scoring variation has been modified. Please review the 2023 Implementation Plan for more details.



Glossary

AHP-Assisted Unit

A housing unit that is subject to an income-targeting commitment of $\leq 80\%$ area median income (AMI) to FHLBank Chicago.

AHP Participant

An AHP project sponsor or consultant registered as an AHP Online user.

Authorized AHP User

A Member Contact who is assigned by the member's eBanking Member Security Administrator (MSA) to have eBanking and AHP Online access allowing the Authorized AHP User to complete and Member Approve AHP applications.

Co-Member

A Member Contact who is not identified as the Lead Member in a consortium project for homeownership activities. FHLBank Chicago does not allow consortium projects for rental activities.

eBanking

Members access AHP Online exclusively through eBanking, FHLBank Chicago's member-only website. In addition to serving as the portal to AHP Online, eBanking enables members to initiate a variety of transactions such as user authorizations, advances, letters of credit, and wire transfers. Members can also use eBanking to access their Bank activity statements and reports, learn about product updates, view archived webinars, and much more.

Input Contact

If a sponsor organization is working with a consultant or another organization to complete an AHP application, the non-sponsor organization contact should be identified as an Input Contact. An individual may be selected as an Input Contact for multiple applications. AHP Online allows at most three Input Contacts.

An Input Contact may initiate and complete an AHP application, but is unable to edit contact screens or Sponsor Approve an AHP application.

Lead Member

The member institution identified as the primary member and contact.

Lead Sponsor Contact

A Lead Sponsor Contact is a noncontractual employee of the sponsor organization, or of an entity that wholly owns and/or controls the sponsor organization, who has the knowledge and authority to respond to inquiries and make decisions related to this application and project.

A Lead Sponsor Contact is responsible for the AHP subsidy for the entire AHP compliance period: 15 years for rental projects, and five years for acquisition-only and acquisition-rehabilitation homeownership projects (beginning in 2020, rehabilitation-only homeownership projects are no longer subject to a retention agreement). The date on which these periods begin is described in **Section IV of the Implementation Plan**. At least one and at most two Lead Sponsor Contacts from the same organization must be assigned for each application. The Lead Sponsor Contact(s) identified will be associated with the complete life cycle of the project, from application submission to project completion and long-term monitoring.

FHLBank Chicago does not recognize co-sponsors.

Total Project Units

The total number of units in the AHP project, regardless of income targeting.



Member Security Administrators (MSAs)

What Is an MSA?

A member's Board of Directors is responsible for identifying at least three MSAs, and approving the resolutions set forth in the eBanking Corporate Certificate of Authority and Certificate of Incumbency.

A minimum of three MSAs are recommended to ensure setup, changes, and approval of authorizations: one MSA to initiate a user's actions, a second MSA to review and approve, and a third to serve as a backup. By establishing MSAs, members eliminate the need to complete written authorization forms for users, chase down signatures, or physically mail original authorization forms to FHLBank Chicago.

The Role of the MSA

MSAs are responsible for adding, modifying, suspending, and deleting user accounts as well as maintaining profile information. MSAs also assign and manage transaction access, user permissions, user authorizations, and module access permissions. For the purpose of AHP Online, MSAs are responsible for assigning Authorized AHP Users in eBanking.

If you require assistance setting up MSAs, please contact Member Support at 855.345.2244, option 0, or email MemberSupport@fhlbc.com.

Security Device

Once MSAs are registered, they will receive a packet containing a secure



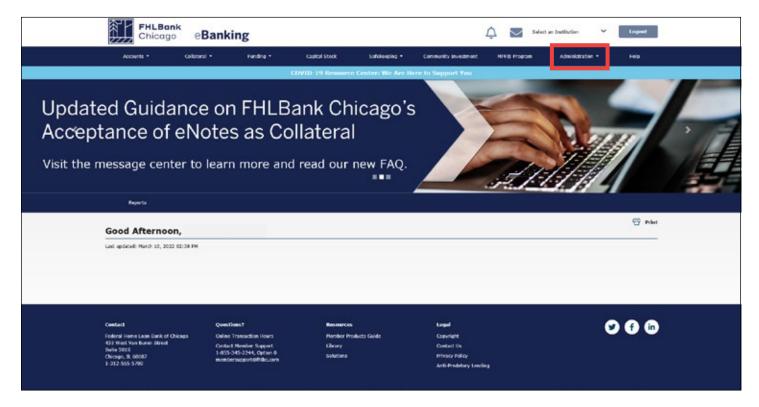
RSA token device and instructions on how to begin. This token will be used every time an MSA logs in to eBanking. An Authorized AHP User may also utilize a token to access eBanking if he or she is assigned additional eBanking transaction roles. A token is not required if the user is only assigned to AHP Authorization.

To set up a token, follow these steps: Upon first login, enter only the current displayed code and create a PIN. Upon subsequent logins, enter PIN+TokenCode.

If you do not have a token or need assistance with your token (forgotten PIN, lost token, password resets, or login issues), MSAs and Authorized AHP Users can call 855.345.2244 and select option 0 for Member Support, or email MemberSupport@fhlbc.com.



Registering an Authorized AHP User



AHP sponsors can register and initiate an application when the AHP round opens, provided the member bank sponsor has registered as an Authorized AHP User in eBanking. In order for a member to access AHP Online through eBanking, the following steps must be taken.

A new 2-Step Microsoft Authentication will be required for all members to access AHP Online after April 14, 2023. Follow these Step-by-Step Instructions to download and install the Microsoft Authenticator application to your mobile device and computer. For assistance, please contact Member Support at membersupport@fhlbc.com or 855.345.2244, option 6.

Step 1

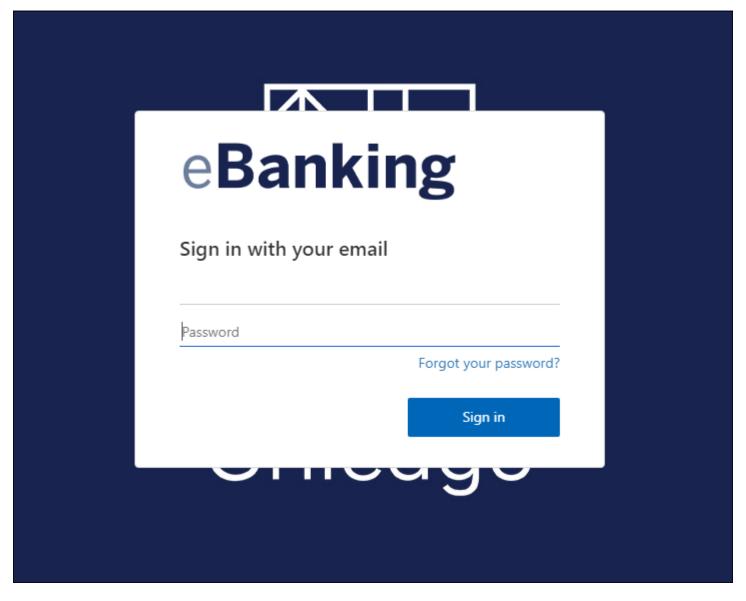
Execute the eBanking Services Agreement and the Corporate Certificate of Authority and Certificate of Incumbency. Please email MemberSupport@fhlbc.com for documentation requests.

Step 2

Ensure the intended Authorized AHP Users have an active email in eBanking. If a new user needs to be created, simply use the Add User wizard in eBanking under the **Administration** dropdown menu. This wizard includes a help screen with step-by-step instructions. If for any reason an eBanking password needs to be reset, simply follow the Change Your Password steps from the eBanking login screen.



How a Member Approves an AHP Application



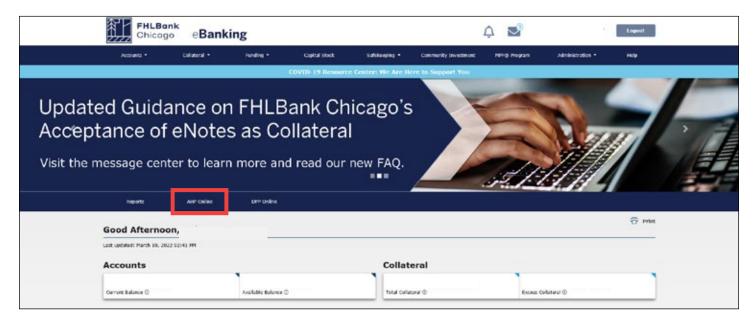
The next few pages describe the process of how a member may approve an AHP application in AHP Online via eBanking. The process begins with a Member Contact logging in to AHP Online via eBanking.

Authorized AHP Users will receive automated email communication at various stages throughout the application process:

- **1.** When an application is initiated by an AHP Participant
- 2. When an application becomes Sponsor Approved
- 3. When an application becomes Member Approved
- **4.** If at any time an application contact, either AHP Participant or member, changes



How a Member Approves an AHP Application

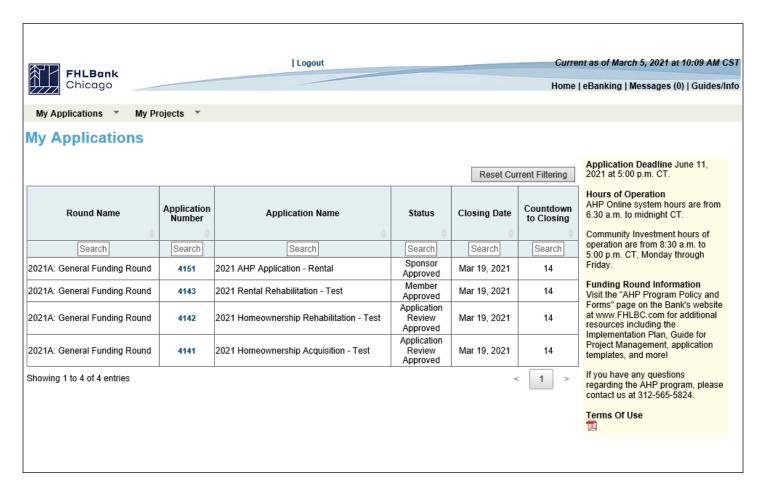


The Member Contact clicks on the **AHP Online** link from the eBanking Home screen.

Only Member Contacts identified as Authorized AHP Users will be able to view the AHP Online link.



How a Member Approves an AHP Application



All of the applications associated with this member will appear on the **My Applications** screen in AHP Online.

Notice the status of each application. The member will only be able to approve applications whose status is Sponsor Approved.

The member may view applications in Pending status; however, the member may not approve the application until the status is Sponsor Approved.

An application in Pending status may show various status icons which signify the following:

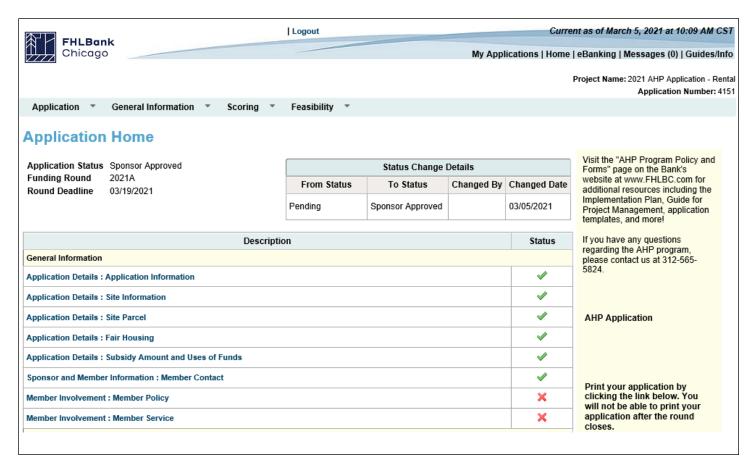
Not visited

In progress

Complete



How a Member Approves an AHP Application



The Member Contact opens the Sponsor Approved application and completes the two **Member Involvement Information** screens.



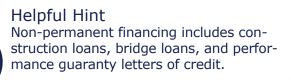
How a Member Approves an AHP Application

FHLBank	Logout	Current as of March 5, 2021 at 10:10 AM CST		
Chicago		My Applications Home eBanking Messages (0) Guides/Info		
		Project Name: 2021 AHP Application - Rental Application Number: 4151		
Application ▼ General Information ▼	Scoring ▼ Feasibility ▼			
Member Involvement Inform	nation ?			
Member Policy Member Services				
Does the member have a mortgage or lien on the property?* O Yes O No				
Does the member have any past or present financial or ownership interest in the project?* Yes No				
Excluding the pass through of AHP subsidy, is non-permanent financing being provided by any member applicant (Lead or Co-Member)?* O Yes O No				
Are any bridge loans being provided for the rental project by the member?* O Yes O No				
Are any construction loans being provided for the rental project by the member?* O Yes O No				
Will the member use a Community Investment Program (CIP) advance from the Federal Home Loan Bank as part of the project financing?* O Yes O No				
Excluding the pass through of AHP subsidy, is a mortgage loan being provided by any member applicant (Lead or Co-Member)?* O Yes O No				
Excluding the pass through of AHP subsidy	, are reduced closing costs being pro	ovided by any member applicant (Lead or Co-Member)?* O Yes O No		
* Required to save the page		To submit your changes please click Save before exiting this page.		
Required before Member Approval		Save Undo		
<previous <<="" th=""><th></th><th>Next></th></previous>		Next>		
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The Member Contact must complete the required fields before the *Member Policy* screen can be saved. Even if the Member Contact answers No to all questions, he or she must click on Save to complete the screen.

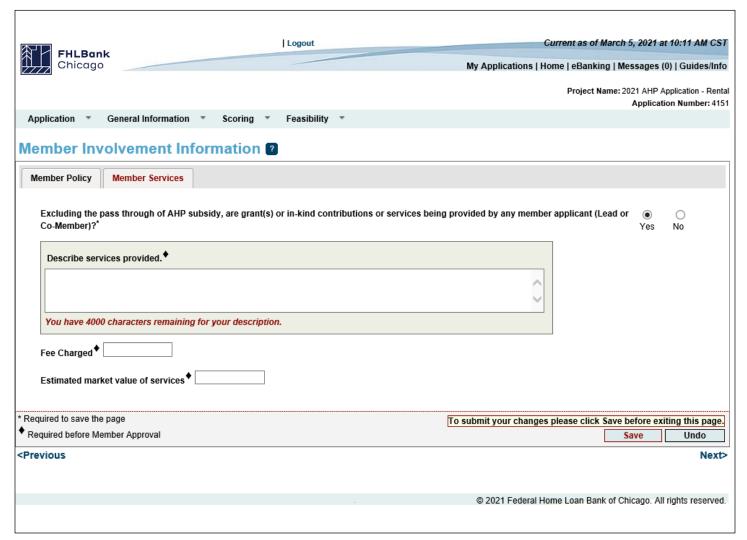
The responses to the questions on this screen should reflect the financial involvement of member applicants and co-applicants associated with the project.

These questions are used to track member applicant and co-applicant involvement and are not related to scoring in the Member Financial Participation category. If attempting points in the Member Financial Participation scoring category, please see the **Guide for Sponsor Applicants** for more information on scoring.





How a Member Approves an AHP Application



The Member Contact must complete the required fields before the *Member Services* screen can be saved. Even if the Member Contact answers No to the question, he or she must click on Save to complete the screen.

The responses to the questions on this screen should reflect the financial involvement of member applicants and co-applicants associated with the project.

These questions are used to track member applicant and co-applicant involvement and are not related to scoring in the Member Financial Participation category. If attempting points in the Member Financial Participation scoring category, please see the Guide for Sponsor Applicants for more information on scoring.

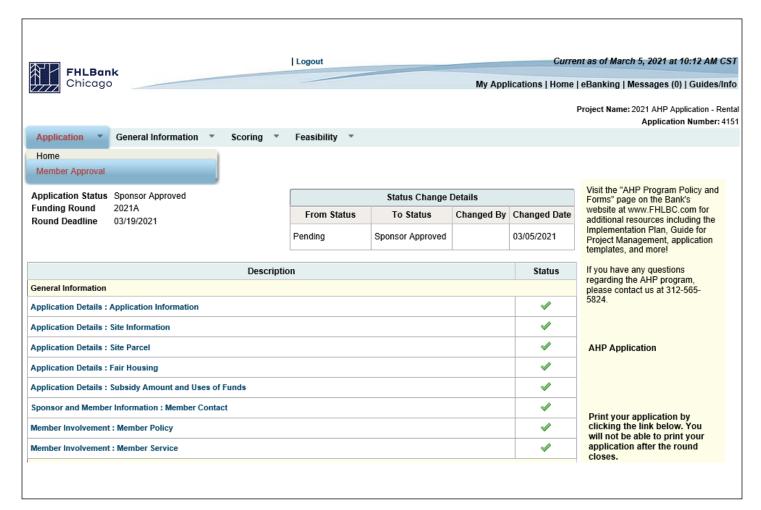


Helpful Hint

Services may include, but are not limited to, purchasing tax credits and providing letters of credit (for permanent financing).



How a Member Approves an AHP Application



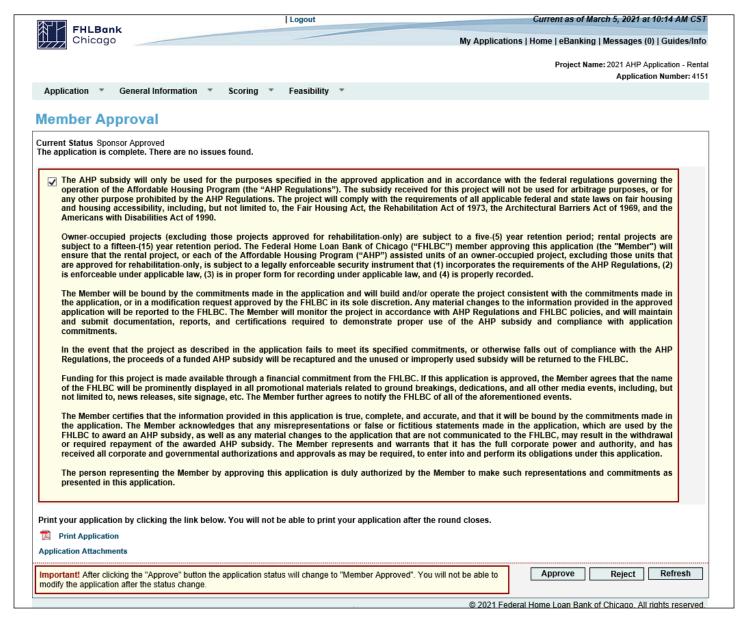
Once both the **Member Policy** and **Member Services** screens are complete and have a green check mark, the Member Contact should review the completed AHP application.

The Member Contact may do so by clicking on **Application > Home** in the top-left corner. From the Application Home screen, click on the first link under Description and use the Previous and Next buttons to navigate through the application screens.

To Member Approve, the Member Contact should begin by choosing **Application > Member Approval** in the top-left corner of the Application Home screen.



How a Member Approves an AHP Application



To Approve

Once the member is ready to approve, the following steps must be taken:

- Read the AHP certification;
- Check the box indicating that the certification has been read and understood; and
- Click on **Approve** at the bottom of the screen.

To Reiect

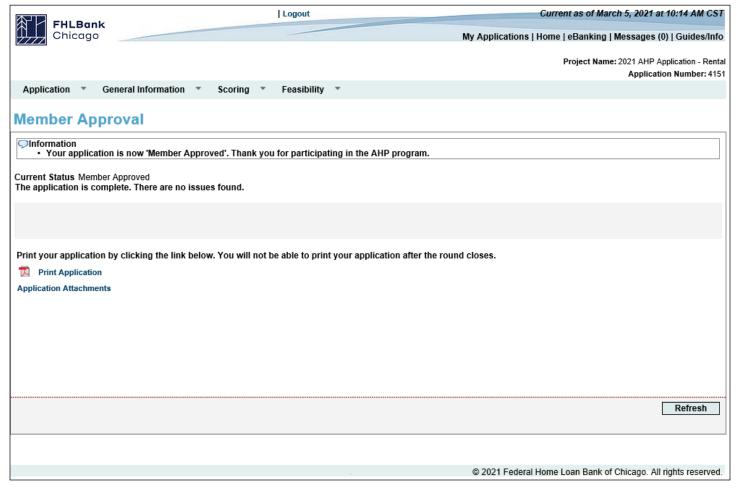
If the member would like to reject the application and have the sponsor make changes, the Member Contact should click on *Reject*.

Helpful Hint

To save a copy of the application as submitted, the Member Contact should click on Print Application to save a PDF copy.



How a Member Approves an AHP Application



Once the application's status is Member Approved, the AHP Participant and the Member Contact are unable to edit the application.

At this point, the application is submitted to Community Investment for review.

The member and sponsor are notified via email that the application's status has changed to Member Approved.



Appendix

Members Accessing AHP Online Through eBanking

- **1.** Members may only participate in the competitive AHP round through AHP Online via eBanking.
- **2.** The member executes the eBanking Services Agreement and the Corporate Certificate of Authority and Certificate of Incumbency. Please email MemberSupport@fhlbc.com for documentation requests.
- **3.** The member identifies a Member Security Administrator (MSA).
- **4.** The MSA assigns Authorized AHP Users in eBanking.

AHP Participants Accessing AHP Online

AHP Participants may access AHP Online here. AHP Online can also be accessed via a link on each page of the Community Investment section of FHLBank Chicago's public website. The AHP Online hours are between 6:30 a.m. and midnight CT every day, including weekends and holidays. The Bank reserves the right to modify hours of operation and/or interrupt service at any time without prior notice to its customers if business or technology dictates the disruption. AHP Online is programmed with AHP Participants' protection in mind and will automatically log the user out if the page has been inactive for 15 minutes. For assistance in accessing AHP Online via eBanking, members may call Member Support at 855-FHLB-CHI (855.345.2244), option 0.

Beginning **May 2**, AHP Participants may initiate an application, which includes associating that application with a Lead Member and Member Contact(s). The member must be registered in eBanking with Authorized AHP Users in order for an AHP Participant to initiate an application. (Refer to "Members Accessing AHP Online Through eBanking" above.)

AHP Online Authorized User Access

A login ID and password are required to access AHP Online. FHLBank Chicago must collect certain basic demographic information about each AHP Participant's authorized user (AHP Online User) in order to effectively communicate with him or her.

Upon an AHP Online User's initial login, the user will be asked to select, and answer, three security questions. If the AHP Online User fails to select and answer the three security questions, the user may have subsequent login problems, which may preclude the user from logging in to the system.

The AHP Online User will also be required to establish a password. Passwords are valid for a maximum of 60 days and:

- Must be a minimum of 12 characters;
- Must contain at least:
 - One uppercase letter
 - One lowercase letter
 - One number
 - One of the following special characters: !, \$, #, or %
- Must not contain three or more characters from the user's login ID; and
- Must not be one of the last 12 passwords used.

When a password expires, the AHP Online User will be prompted to change his or her password at the time of login. If a password is forgotten, the AHP Online User may reset it through AHP Online by clicking on the **Forgot your password?** link.

Each AHP Participant is obligated to immediately inform FHLBank Chicago, pursuant to the notice provisions of the AHP Services Agreement, if it becomes aware of any compromise, theft, loss, or unauthorized use of any of the login IDs and/or passwords associated with any of its AHP Online Users.



Appendix

AHP Participant Authorization Recertification for Sponsors

The Lead Member and Sponsor Contacts are responsible for recertifying the AHP Participant(s) associated with their respective organizations on an annual basis. To recertify, log in to AHP Online and confirm that the listed users are in the General Information section on the Sponsor and Member Information screen. The screen will list all contacts associated with an organization that are approved and authorized for access to the applications and/or projects with which they are associated. Updates to Authorized AHP Users, profiles, and project contacts may be made at any time throughout the year.

AHP Online Minimum Supported System Requirements

The following minimum supported system requirements are necessary to access and use AHP Online. If these requirements are not met, users may not be able to log in to the site or access all of the functionality that their role would otherwise allow:

- Browser: To ensure an optimal user experience, we recommend using Google Chrome or Microsoft Edge to access these sites.
- Operating system: Microsoft Windows Vista (with the latest service pack) or above.
- Display: a recommended monitor display setting of 1024 x 768.
- Other software, such as Adobe Acrobat/Reader 9 or 10, to view and print Portable Document Format (PDF) files.
- Adobe Flash Player to view Flash demonstrations.
- Microsoft Excel Viewer 2010 or above to upload Excel spreadsheets.

Privacy Policy

In order to assist members of the Federal Home Loan Bank of Chicago with their required regulatory compliance, the following guidelines are adopted to address the privacy of confidential information which is received by FHLBank Chicago from or on behalf of members or customers of FHLBank Chicago (the "Members"):

With respect to nonpublic personal information (as that term is defined in the Gramm-Leach-Bliley Act) received by FHLBank Chicago from or on behalf of Members, appropriate administrative, technical, and physical safeguards have been instituted to:

- Maintain the security and confidentiality of such information;
- Protect against anticipated threats or hazards to the security or integrity of such information; and
- Protect against unauthorized access to or use of such information.

No nonpublic personal information which is received from or on behalf of a Member is used by FHLBank Chicago or disclosed to third parties, other than uses and disclosures which are permitted by statutory or regulatory exceptions.

Third parties engaged by FHLBank Chicago who have access to nonpublic personal information received from or on behalf of Members are required:

- To comply with all applicable privacy laws;
- To institute administrative, technical, and physical safeguards which are consistent with those outlined in paragraph one above;
- To limit their use of nonpublic personal information to the purpose(s) for which it was provided to them; and
- To release nonpublic personal information only as permitted by statutory or regulatory exceptions.





433 West Van Buren Street, Suite 501S Chicago, IL 60607

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