

New Affordable Housing Regulation Effective Jan. 1, 2021

FHLBank Pittsburgh (FHLBank) has made changes to the Affordable Housing Program (AHP) required by a new regulation. The new AHP regulation can be viewed [here](#).

All active AHP projects with an AHP commitment or those within the AHP retention period are subject to the new regulation. Project sponsors and FHLBank member financial institutions involved with active AHP projects are required to ensure compliance with the regulatory requirements.

Highlighted regulatory changes include, but are not limited to:

- Updated certifications and agreements ([monitoring agreement](#), [direct subsidy agreements](#))
- Updated rental/lease-purchase AHP retention language
 - Effective Jan. 1, 2021, rental/lease-purchase projects that have not yet executed a retention mechanism are to use the [AHP Rental Mortgage Rider](#)
- [Relocation standards](#) for temporary and permanent displacement
- Cure-first requirement for project modifications
- [2021 Implementation Plan](#)

In addition, FHLBank is making the following changes:

Effective May 3, 2021, any project that has yet to receive its full disbursement of AHP funds will be subject to a minimum draw provision, except for a project's final draw which may be less than the established thresholds below:

- Owner-occupied projects – at least 25% of the AHP subsidy awarded or AHP units in the project
- Rental/Lease-purchase projects – at least 33% of the subsidy awarded or AHP units in the project

Note: FHLBank reserves the right to reject any AHP requests for a disbursement that are less than the minimum draw provision noted above.

Refer to FHLBank's AHP resources and [guides](#) located on the FHLBank [website](#).

The FHLBank team is available to provide support and guidance on the new AHP regulatory changes. Questions regarding the new AHP regulation or disbursement thresholds may be directed to ahp@fhlpgh.com.