



# Special Initiatives

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COMMUNITY INVESTMENT  
WORKSHOP WEBINAR

MARCH 1, 2024



# MaryBeth Wott

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SVP, COMMUNITY INVESTMENT  
& STRATEGIC PLANNING OFFICER





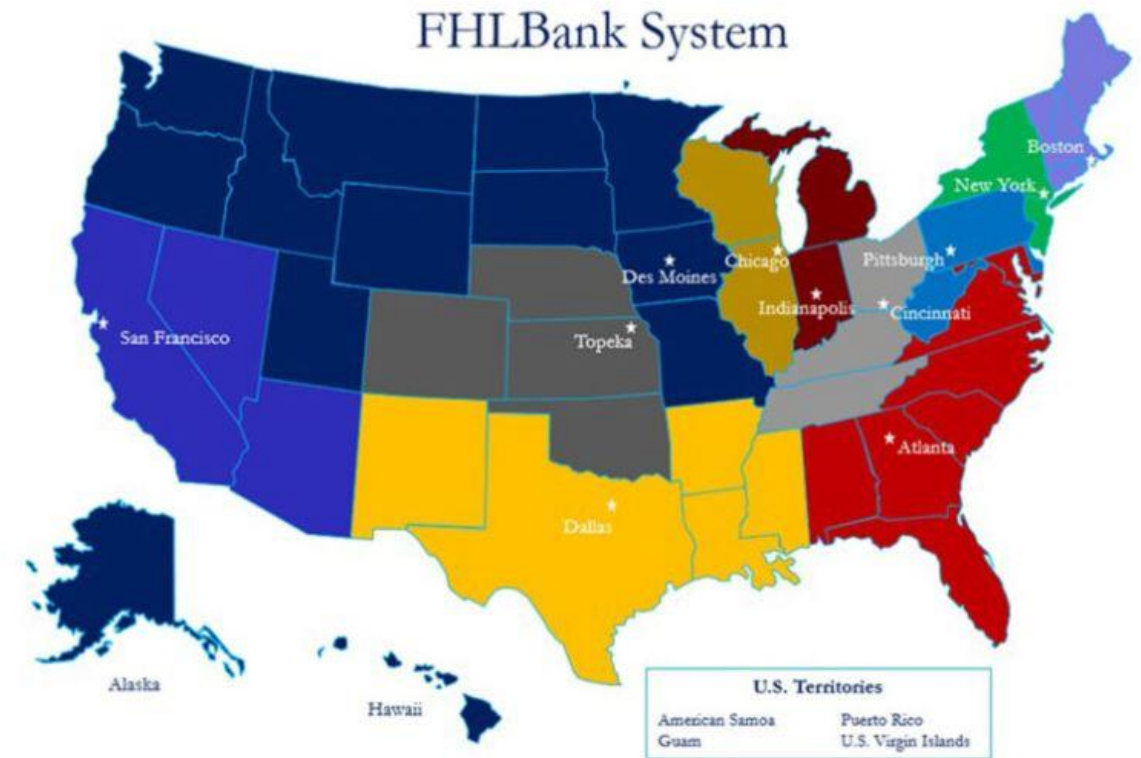
# FHLBank Introduction

## Part of a National System

- Created by Congress in response to Great Depression
- \$800 billion system to provide lendable funds to other financial institutions<sup>1</sup>
- Not a bank in the traditional sense

## FHLBank Indianapolis

- 1 of 11 regional banks
- District includes Indiana and Michigan



Source: FHLBanks.com

<sup>1</sup> An Overview of the Federal Home Loan Bank System, Federal Housing Finance Agency - OIG



# FHLBank Indianapolis Members

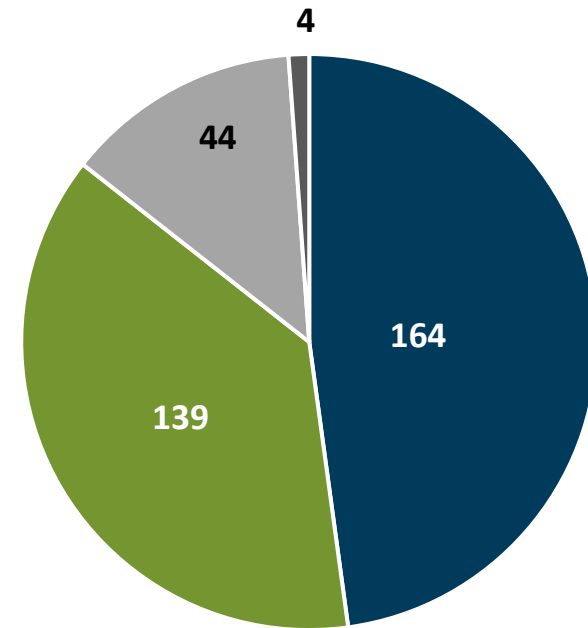
Banks, credit unions, insurance companies, and CDFIs are all eligible.

Must have a charter or principal place of business in our district of Michigan or Indiana.

# 351

**Financial Institution  
Members in District**

*As of 2/23/2024*



■ Banks/Thrfts ■ Credit Unions ■ Insurance Companies ■ CDFIs

*As of 2/23/2024*



# FHLBank – A Cooperative



ADVANCES \$



IN & MI Members

LOANS \$



- Mortgage Loans
- Funds for Lending
- Funds for Growth
- Asset/Liability Management
- Community Development Loans and Grants



# FHLBank – Community Investment

Current Requirement: We are required by regulation to return **10%** of our net earnings back into the form of affordable housing grants.

What's Changing: In 2024, FHLBank Indianapolis has committed to providing **5%** of our net earnings back into “voluntary” grants.





# 2024 Required Grant Dollars

## Affordable Housing Program (AHP) Competitive Grants

Total Allocation  
**\$28,526,023**

## Down Payment Assistance and Home Repair Programs First Come, First Served Grants

Total Allocation  
**\$15,360,166**





# 2024 Voluntary Grant Allocations

Elevate: Small Business Grant – **\$1,000,000**

Tribal Nations Housing Development Assistance Program – up to **\$3,000,000**

Community Mentors Program – **\$100,000**

Money Masters Program – **\$100,000**

Stepping Up Grant – up to **\$1,024,999**

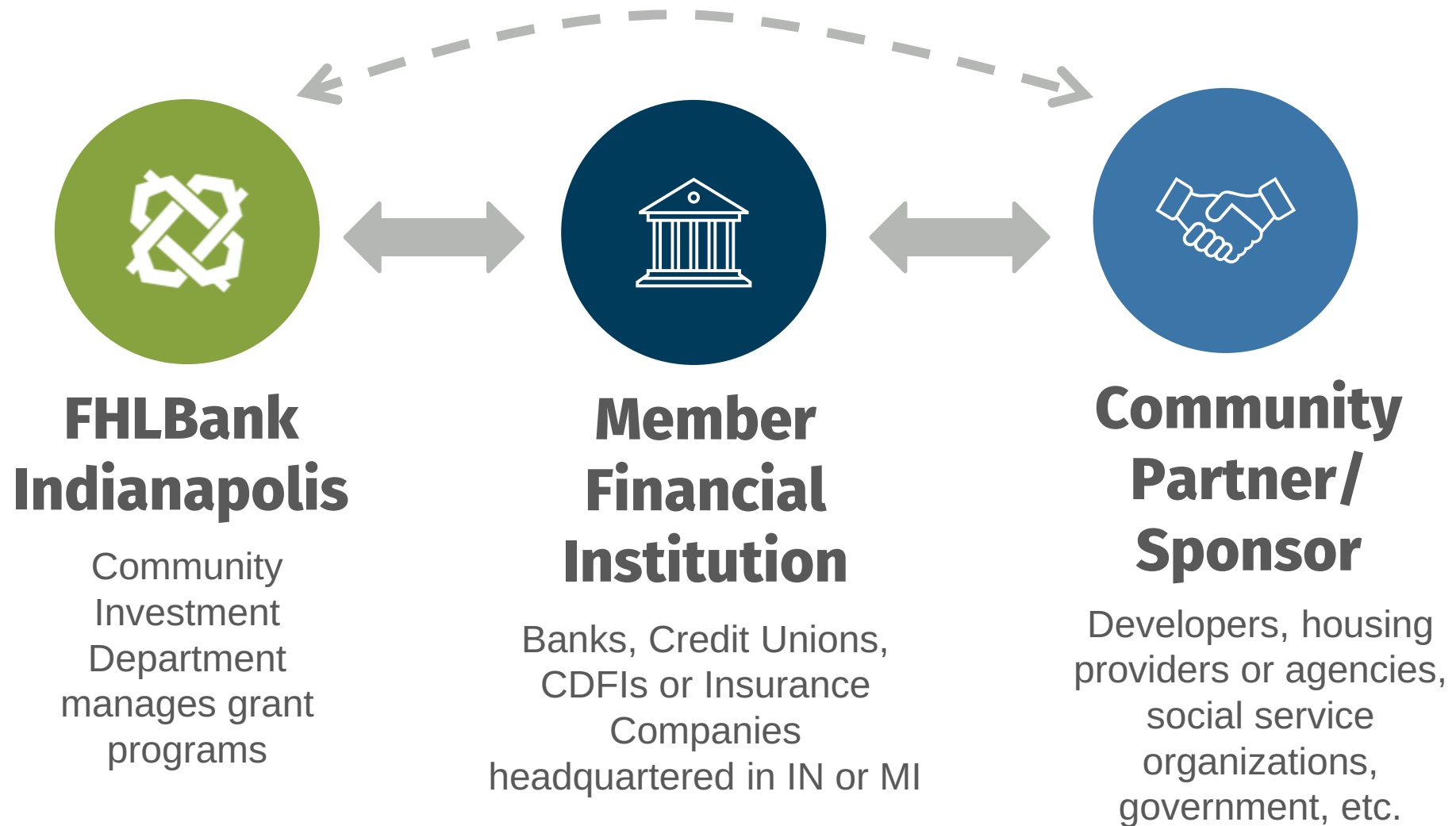
HomeBoost: Minority DPA – **Stay tuned!**



**Watch out for more exciting announcements in 2024!**



# Partnerships are Essential





# In-Person Networking Events

SAVE THE DATES

## Community Investment Networking Workshops



2024



**APRIL 11**  
THE MONTAGE  
**Indianapolis**

9:30 a.m. - 1:30 p.m.  
(Eastern)



**APRIL 16**  
THE GREWAL  
**Lansing**

1- 5:00 p.m.  
(Eastern)





# Rori Chaney

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VP, COMMUNITY INVESTMENT  
DEPARTMENT MANAGER





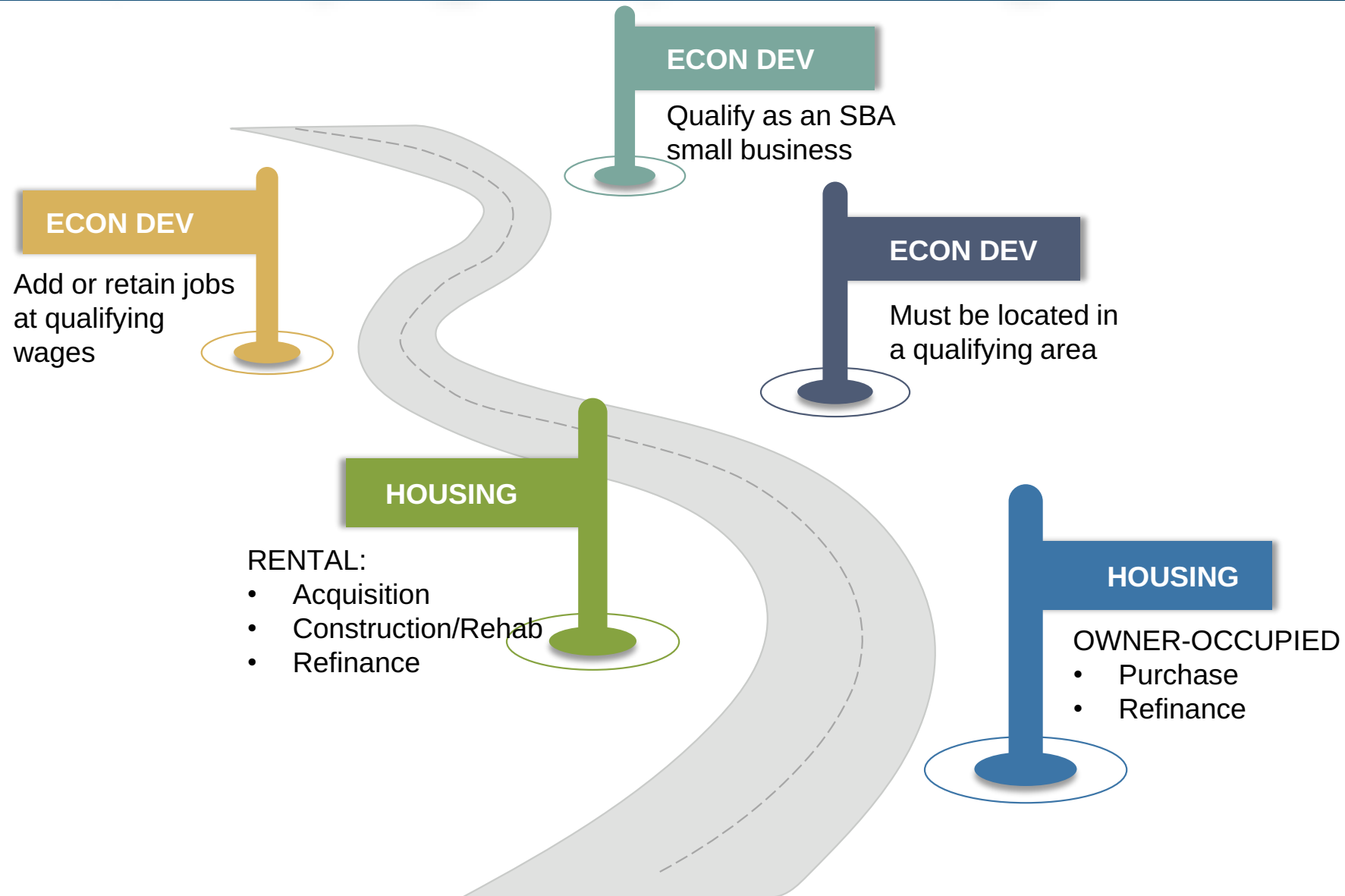
# Community Investment Program: CIP



## FHLBank Indianapolis' Lowest Cost of Funding for Advances and Letters of Credit

- Pricing equals our cost of funding plus a small administrative fee;
- Must be used for qualified housing or economic development;
- Offering flexible terms to assist with your lending needs:
  - Variable and Fixed Rates, up to 25-year amortization\*;
- No additional collateral or stock requirements
- Rates provided by our Credit Desk

# CIP Qualifying Project Categories





# Ashlen Sharpe

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SENIOR AHP COMPLIANCE ANALYST





# Community Mentors Program

A way for community leaders and financial institutions to come together and brainstorm about community economic development solutions specific to your community

Submit a competitive application to receive:

- One-day event hosted by local community – through FHLBank Indianapolis Member and/or Community Organization
  - Discuss up to three community topics/challenges
  - Community development experts (mentors) share knowledge and experience
  - Provides community dialogue to address issues
- Leave with strategies and \$50,000 implementation grant



# Community Mentors Program

## WHAT DOES IT TAKE?

- ✓ Lead Partner:
  - FHLBank Indianapolis Member
  - Local unit of government
  - Community foundation
  - Nonprofit organization
- ✓ IN or MI Community:
  - Neighborhood
  - Multi-neighborhood
  - City, Multi-City
  - County
  - Region
- ✓ Specific topics to address: Examples include, but not limited to:
  - Blight elimination
  - Land banking
  - Coalition building
  - Market attraction;
  - Rural resources
  - Owner-occupied rehab
  - Housing – affordable, workforce or market-rate
  - Placemaking
  - Land use issues







# Community Mentors Program

## A COMPETITIVE SUBMISSION

- ✓ Community Stakeholders
  - Existing working group that convenes regularly
  - Maximum of 50 attendees
- ✓ Event Space
  - Recommendation of accommodating event space
- ✓ Plan for Implementation Funding (budget)
  - Group identified to ensure grant funding is used
  - Examples include, but not limited to:
    - Developing a community plan
    - Hiring a consultant
    - Project identified in previous plan
    - Initiative identified at Community Mentors event





# Community Mentors Program

## TIMING FOR 2025 EVENTS

**September 25, 2024**

Materials released for 2025 Application

**November 22, 2024**

Applications due from Members or Community Organizations

**December 18, 2024**

Two communities selected for 2024 (1 in Michigan and 1 in Indiana)

**Spring-Fall 2025**

Community Mentors events hosted

**December 31, 2025**

Share results from \$50,000 implementation funds



# Erica Petty-Saunders

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SENIOR AHP COMPLIANCE ANALYST





# Heirs Rights/Tangled Title

## A Research-Based approach

- Sponsoring and/or leveraging research to get an in-depth look at the issue
- Partnering with attorneys, title companies, and community organization for programmatic and systemic solutions
- Advocating for preventative education and steps with partners in our districts



**KEEPING YOUR FAMILY HOME:**  
ADDRESSING THE CHALLENGES OF  
INHERITED PROPERTIES IN DETROIT

**DETROIT**  
FUTURE  
CITY



# Anna Shires

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VP, COMMUNITY INVESTMENT  
OUTREACH PARTNER



# Tribal Nations Housing Development Assistance Program

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The Michigan State Housing Development Authority (MSHDA), in partnership with the FHLBank, launched the **Tribal Nations Housing Development Assistance Program** in January 2024 to support tribal capacity building initiatives focused on housing.

The National American Indian Housing Council (NAIHC) will design tribal housing toolkit as well as offer a training series and technical assistance to all 12 tribes.

FHLBank is funding up to \$3MM in grants to provide flexible funding to:

- help remove barriers to program participation
- cover critical predevelopment expenses
- respond to additional capacity building needs and opportunities, and
- help bridge project financing gaps.



**MSHDA**  
MICHIGAN STATE HOUSING  
DEVELOPMENT AUTHORITY

**TRIBAL NATIONS  
HOUSING DEVELOPMENT  
ASSISTANCE PROGRAM**

**FHLBank**  
INDIANAPOLIS



# Q&A

## Questions?

Please ask questions using the Q&A button at the bottom of your screen.

