



DATE: February 9, 2012

FROM: Joseph Gallo, Vice President

TO: Federal Home Loan Bank of New York Stockholders
Sponsors and Developers of Affordable Housing Projects

SUBJECT: 2012 Affordable Housing Program (“AHP”) Application

The Federal Home Loan Bank of New York (“FHLB-NY”) is pleased to announce the commencement of its AHP offering for 2012. The FHLB-NY has made approximately \$20 million available for the current round.

The FHLB-NY continues to implement a two-fold AHP application submission deadline policy. All applications that are submitted as traditional hard copy must be physically received at our office no later than **5:00 PM on Tuesday, April 3, 2012**. Applications that are prepared and submitted in electronic format must be received at our office no later than **5:00 PM on Friday, April 6, 2012**. Kindly reference page 2 of the *AHP Application Instructions and Scoring Guidelines* for additional information.

Please be advised that the FHLB-NY will not accept any applications received after those respective deadlines. Furthermore, only applications designed for and marked *2012 AHP Offering* may be submitted for consideration.

Only stockholder institutions of the FHLB-NY (“Members”) are allowed to submit applications. All non-profit sponsor organizations and other housing developers who are interested in applying for AHP funds are urged to contact a Member as soon as possible to ensure that the Member has sufficient time to review, sign, and submit the application. You may access a list of Members at www.fhlbny.com/aboutus/membership/memberlist.htm.

Please note that the FHLB-NY has recently made substantial changes to its feasibility guidelines that will impact all applications to the 2012 AHP competition. The *AHP Application Instructions and Scoring Guidelines* contain more extensive details.

- Members and housing sponsors may continue to submit an unlimited number of AHP applications, subject to the Maximum Subsidy Limits specified on page 2 of the AHP application form.
- Prior to submitting an AHP application, sponsors of certain scattered site projects should ensure that they have drawn down at least 50% of existing AHP commitment(s) already issued in connection with a previous phase of a similar housing-type proposal.

The 2012 AHP application package is now available on our website. You may download the application form, instructions, and all supporting materials from the FHLB-NY’s website at www.fhlbny.com (click on the “Community” link). This is the most expeditious and efficient way to obtain an application.

Certain exhibits and supporting documentation must be included as part of the AHP Application. The FHLB-NY may, in its sole discretion, reject any application that arbitrarily fails to include certain required exhibits, except as noted in the *AHP Application Instructions and Scoring Guidelines*.

In addition to furnishing hard copies of all exhibits and related supporting documentation with your AHP Application submission, we request that those submitting paper applications arrange to separately e-mail a copy of your responses to *Exhibit A – Project Description* and *Exhibit J – Empowerment* directly to malinda.walker@fhlbny.com under separate cover. In addition, the Owner-Occupied Project Worksheets (AHP/AHPP-104) and Rental Project Worksheets (AHP/APP-108) should be e-mailed to ahp@fhlbny.com.

Again, failure to submit all applicable exhibits may result in a loss of points or, in some cases, elimination from the AHP Application process. Please refer to the *AHP Application Instructions and Scoring Guidelines* for further details. The Member and the project sponsor should review the application thoroughly for completeness, accuracy and consistency. The FHLB-NY cannot be held responsible for omissions or errors made during the completion of the application.

The large volume of applications received by the FHLB-NY and the limited amount of time available to review all applications submitted make it impossible for the FHLB-NY to contact applicants and/or sponsors for clarifications on the contents of applications. However, as in the past, the FHLB-NY still reserves the right to directly contact Members, sponsors, or consultants for additional information if, in the FHLB-NY's discretion, additional clarification is justified. The FHLB-NY expects to formally announce the results of the 2012 AHP offering sometime prior to **October 31, 2012**.

If you desire additional information regarding the competitive AHP and homeownership set-aside programs, please refer to the FHLB-NY's *2012 AHP Implementation Plan* which may be accessed on our website at http://www.fhlbny.com/aboutus/bankforms/HCD/AHP/AHP_100.pdf. If you need further assistance in developing an AHP application or information regarding the FHLB-NY's community investment programs and services, feel free to contact our department at (212) 441-6850 or send an e-mail to ahp@fhlbny.com.