

# COMMUNITY MULTIPLIER – MEMBER MATCH PROGRAM

2026 PROGRAM GUIDE



## ■ Overview

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The Federal Home Loan Bank of Indianapolis (Bank) created the Community Multiplier – Member Match Program (Multiplier or Program) as a flexible grant program intended to help nonprofits within the district who support and encourage the new construction and preservation of affordable housing. The program supports all member financial institutions assisting their local community needs outside of the programs and products already offered by the Bank. In 2026, the Bank has designated \$5 million for the Program and will award Multiplier grants up to \$60,000 per Bank member. Participating Bank members can submit up to four applications in increments of \$15,000 to reach their maximum grant amount of (\$60,000). The member must contribute at least 25% match to the total grant amount requested from FHLBank Indianapolis.

## Timeline

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### Important dates

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- Notice of Intent/Master Agreement: August 4, 2026
- Applications due in .GIVES: September 1, 2026
- Award announcement: September 22, 2026

## Eligible Applicants

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Eligible nonprofit applicants must meet all the following:

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- Be exempt from federal income tax under section 501 (c)(3) of Title 26 of the United States Code;
- Be located in either Michigan or Indiana;
- Have a mission of supporting the new construction or preservation of affordable housing (see definitions); *and*
- Use the full combined FHLBank Indianapolis Community Multiplier contribution and the member contribution amounts to fund and support one or more of the following Priority Areas.
- Provide an explanation of:
  - What the requested contribution will be used for;
  - Why it is needed; *and*
  - How it will support the construction or preservation of affordable housing

*For-profit organizations, pass-through nonprofits and government entities are ineligible to apply. Nonprofits that have received a Community Multiplier award in the past are eligible to participate in 2026. Nonprofits are eligible to receive funding from more than one member financial institution up to \$120,000.*

## Priority Areas and Eligible Uses

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Community Multiplier grant awards are intended to strengthen a community's housing supply, demand and needs through an initiative that will support the new construction or preservation of affordable housing. The initiative the nonprofit is seeking funding for must align with one (or more) of these Housing Priority Areas:

*Eligible uses of funds must be able to assist at least one of the impact reporting data points. At the time of application, the application must provide a realistic estimate of the anticipated impact the initiative will have.*

### Emerging affordable housing developers

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Programs that support real estate developers who have not previously been funded by FHLBank Indianapolis and are new to the housing industry (less than 2 years in industry) that support expanding the construction or preservation of affordable housing units. Support may include pre-development, capacity building, or project-specific activities that advance projects to construction.

- Impact Reporting:
  - # of developers assisted
  - # of projects supported
  - # of units to be built/rehabilitated

### Housing stability and supportive services

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Services that improve housing stability and retention for residents of affordable housing developments, including case management, healthcare, mental health services, substance abuse counseling, employment support or child welfare, where such services strengthen project viability, resident outcomes and long-term affordability.

- Impact Reporting:
  - # of households assisted
  - # of projects assisted
  - # of units in project and/or assisted

### Housing counseling and education

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Programs that prepare current and prospective renters and homeowners to access, maintain, and sustain affordable housing, including pre- and post-purchase counseling, rental readiness, foreclosure prevention, heirs' property education and counseling that supports the long-term affordability of housing units.

- Impact Reporting:
  - # of rental clients assisted
  - # of homeowner clients assisted
  - # of rental units rented or preserved
  - # of homes purchased or preserved

## Organizational capacity for rural affordable housing delivery

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Operational funding for affordable housing organizations that are expanding or sustaining their ability to develop, preserve, or manage affordable housing, limited to organizations serving at least one rural nonmetro county as identified in the "Metropolitan (metro) and nonmetropolitan (nonmetro) counties, 2023" map from USDA. Organizations working in rural counties are not subject to prior funding restrictions.

- Impact Reporting:
  - # of projects (planned and/or managed)
  - # of units assisted (planned and/or managed)

## Community land trusts and shared-equity models

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Community-driven organizations that acquire, develop, or steward land and housing to ensure permanent affordability, including support for new construction, rehabilitation, and long-term preservation of affordable homes.

- Impact Reporting:
  - # of projects (planned and/or managed)
  - # of units assisted (planned and/or managed)

## Heirs' property and title resolution

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Legal services, mediation, housing counseling, and technical assistance that assist families and communities in resolving heirs' property issues, clearing tangled or clouded titles and establishing clear ownership, where such efforts preserve existing affordable housing, prevent loss of homes or enable rehabilitation, financing or redevelopment.

- Impact Reporting:
  - # of clients assisted
  - # of homes preserved

## Program funds CANNOT be:

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- Awarded to a 501 (c)(3) not-for-profit organization that does not demonstrate mission alignment with supporting the new construction or preservation of affordable housing;
- Awarded for an initiative that is not identified as a Housing Priority Area; *or*
- Used for political purposes, including contributions to political parties or candidates, lobbying activities or any activities that have a negative impact on communities or individuals.

## Member Match Requirement

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Members must provide at least 25% of the Program grant requested. The member's contribution must be a new contribution, i.e., the FHLBank Indianapolis will not match member contributions that were made on or before September 1, 2026. The full amount of the combined FHLBank Indianapolis Community Multiplier grant and the member contribution must be used to fund and support the nonprofit's initiative within the Housing Priority Area. The nonprofit must request an amount between \$15,000 and \$60,000.

## Evaluation Criteria

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The Bank will evaluate applications based on the eligibility requirements and housing priority areas outlined above.

*All eligibility requirements and at least one housing priority are mandatory for an eligible nonprofit applicant to receive a Community Multiplier grant award.*

However, the Bank reserves the right to determine, for whatever reason, that any applicant and/or application is not appropriate or aligned with the intent of the Program and will not receive a Community Multiplier grant award. After evaluation by the Bank, the amount of a Community Multiplier grant requested may be reduced below the amount sought within the discretion of the Bank. The Bank has no obligation to approve or award any or all applications. This is not a commitment to lend or otherwise to provide grant monies.

## Threshold Requirements

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- The Bank member submits a Notice of Intent (NOI).
- The application is completed thoroughly by the member.
- The application is completed thoroughly and signed by a representative of the nonprofit. Electronic signatures are accepted and encouraged.
- The applicant proposes eligible uses of funds.
- The Bank member provides a written narrative on why it chose the applicant(s) it has submitted.

## Community Multiplier Notice of Intent (NOI)

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The Bank member must execute and submit a Notice of Intent by August 4, 2026.

## Disbursement and Subsidy Agreement

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The Community Multiplier grant award will be disbursed upfront to the Bank member through its depository account at the Bank. At the same time, the Bank will distribute a Subsidy Agreement to the Bank member to sign, return, and comply with.

The Bank member will forward and disburse the combined FHLBank Indianapolis community multiplier contribution and the Member contribution amounts directly to the awardee in accordance with the Community Multiplier Subsidy Agreement and its own internal procedures and will certify to the Bank that the full combined FHLBank Indianapolis community multiplier contribution and the Member contribution amounts was used in accordance with the approved application and uses.

The Bank member and/or the grant recipient could lose their grant or be required to repay all or a portion of the grant award if they do not use the grant award as indicated on the application, they fail to comply with this Community Multiplier Program Guide, or the Community Multiplier Master Agreement and/or the Community Multiplier Subsidy Agreement.

## **Impact Reporting**

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Community Multiplier grant recipients are required to submit impact reports that include, at a minimum, a written narrative describing progress and outcomes, and detailing uses of the grant award. Reporting forms will be provided and required to be returned in .GIVES between July 1 – July 31, 2027. Noncompliance in submitting an Impact Report may affect your eligibility for future Community Multiplier funding.

## **Questions**

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For questions and technical assistance, please contact the Bank at: [CommunityMultiplier@fhlbi.com](mailto:CommunityMultiplier@fhlbi.com)

## **Marketing Disclaimer**

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By completing an application, the Bank member and the nonprofit permit the Bank to include the name and/or logo of the Bank member and the nonprofit in any publicity released by the Bank related to the Program.

## Appendix A: Definitions

MISSION THAT SUPPORTS:	DEFINITION:	NONPROFIT EXAMPLES:*
New construction of affordable housing	The organization helps create new, permanent or long-term affordable homes in any capacity by supporting the building of residential units that did not previously exist, specifically for households under 80% Area Median Income (AMI).	<p><b>Affordable Housing Developers</b> that help plan, finance, and build new or rehab existing affordable rental or ownership housing</p> <p><b>Community Development Corporations (CDCs)</b> that assist in developing new affordable housing or rehab and preserve existing affordable housing as part of broader redevelopment efforts</p> <p><b>Supportive Housing Organizations</b> that provide services to housing units that serve people experiencing or at risk of homelessness</p> <p><b>Homeownership Counselors</b> that assist homebuyers with getting into homes with down-payment assistance and housing counseling</p> <p><b>Housing Owners or Operators</b> that own and manage affordable housing properties long-term with affordability restrictions</p>
Preservation of affordable housing	The organization helps maintain existing affordable homes/units in any capacity so they remain safe, habitable and affordable for current and future residents, rather than being lost to disrepair or converted to market-rate housing	<p><b>Tenant-focused or Anti-Displacement Housing Organizations</b> that help preserve affordability by supporting tenant rights, limited-equity cooperatives, or community land trusts</p> <p><b>Housing Rehabilitation and Repair Organizations</b> that assist with repairs, accessibility upgrades, or energy-efficiency improvements in existing affordable housing to extend the useful life of housing</p>

*\*This is not an exhaustive list.*