Metropolitan State University of Denver

Academic Year 2024-2025 Report

FHLBank of Topeka Affordable Housing Institute at MSU Denver

Roadrunners RISE at MSU Denver

While Metropolitan State University of Denver is celebrating its 60th Anniversary, the FHLBank of Topeka Affordable Housing Institute is celebrating its first. After CHFA's initial generous investment, which spurred the creation of an Affordable Housing Institute at MSU Denver, the 2024-2025 Academic Year saw incredible momentum for the AHI. This included hiring the inaugural director, Andy Proctor, and receiving a transformational gift which established the Federal Home Loan Bank of Topeka as the naming partner of the AHI. Partnerships like the ones with CHFA and FHLBank of Topeka are invaluable and have created a strong foundation on which the FHLBank of Topeka Affordable Housing Institute will continue to grow. This report will serve as a yearly update on the remarkable impact the FHLBank of Topeka Affordable Housing Institute makes, both at MSU Denver and in the wider affordable housing community.

Summary of Activities

Curriculum Development and Introduction of Coursework

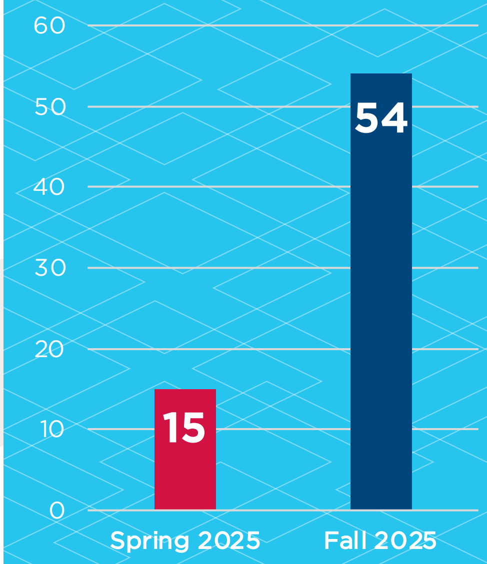
Curriculum was formally developed and introduced for coursework that would comprise part of the Affordable Housing Management Certificate. This includes Introduction to Affordable Housing, Affordable Housing Finance and Affordable Housing Property Management. To date, the Introduction to Affordable Housing course had one section offered in Spring 2025 and has two sections, one in person and one online, offered in Fall 2025. Affordable Housing Finance is the next course in the sequence and will be offered for the first time in Spring 2026. Student enrollment has increased from 15 students in the Spring to 54 students in the Fall.

Courses are designed to encourage student engagement by requiring students to present about an affordable housing topic, post on a discussion board, and participate in a required site visit. There are also several guest speakers from industry that present to the class six-10 times per semester on various topics aligned with the syllabus.

Development and Implementation of Non-Credit Coursework for Affordable Housing Community

Significant progress was made on the FHLBank of Topeka AHI's commitment to providing upskilling and reskilling opportunities to non-degree seeking students. Offering online courses through a strong partnership with MSU Denver's Innovative and Lifelong Learning office has been extremely

Intro to Affordable Housing Course Enrollment



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effective and popular so far. Overall, these offerings expand MSU Denver's outreach into the community, generate revenue for the University, and are complementary to the MSU Denver Mission Statement: "To provide a high-quality, accessible, enriching education that prepares students for successful careers, postgraduate education and lifelong learning." In the Spring semester, 41 participants enrolled in the Introduction to Affordable Housing Finance non-credit online course, with participants coming from many different places, including Kansas, Missouri and Florida!

Additionally, with a successful grant received from the Counselors of Real Estate, the FHLBank of Topeka AHI is now able to subsidize tuition for learners who work in small municipalities without a strong affordable housing infrastructure or knowledge base within their government offices. As a result, the coursework is accessible to the practitioners that truly need additional knowledge and skills, and MSU Denver is not sacrificing revenue from learners.

Student Recruitment and Engagement

A key feature of the FHLBank of Topeka AHI is the Industry Navigator role, made possible by CHFA and their generous gift. The Industry Navigator is critical in not only connecting students to the exciting career pathways of Affordable Housing, but to also connecting the Affordable Housing Industry Partners to MSU Denver. This year the work has focused mostly within the MSU Denver community to lay the groundwork for the FHLBank of Topeka Affordable Housing Institute and engage students. The collaborative efforts of countless MSU Denver faculty and staff have resulted in far exceeding goals for the first year on campus. Through classroom visits, tabling at university events, and hosting student recruitment events, the Industry Navigator, Oliver Dickhausen, has been able to have substantive conversations with over 600 students about the work of the AHI. On top of this, the FHLBank of Topeka AHI Newsletter, which provides students with both in-depth and concise information about affordable housing topics, career opportunities, and AHI news, is currently subscribed to 8,417 students, with an average open rate of 48%, far exceeding the campus-wide average open rate of 12%.

The first class of Introduction to Affordable Housing demonstrated how eager MSU Denver students are to learn about affordable housing and how they could make a positive impact with a career in affordable housing. While the entire class of 15 students were actively engaged, a few stood out as

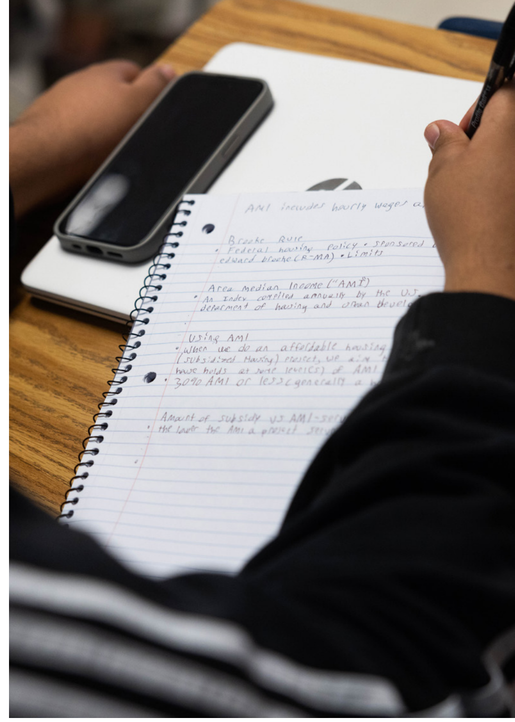
Campus outreach by the numbers

600 substantive conversations with students about the AHI

8,417 student subscribers to the FHLBank of Topeka AHI Newsletter

48% open rate of the FHLBank of Topeka AHI Newsletter, far exceeding the campus-wide open rate of 12%

METROPOLITAN STATE UNIVERSITY℠ OF DENVER truly committed and passionate about affordable housing. As a result, a paid internship program was created for two students, with funds coming from the FHLBank of Topeka AHI. Stacy Berry and Charlie Ball interned at Archway Communities and Mercy Community Capital, respectively, for the Summer 2025. Utilizing the FHLBank of Topeka gift to ensure these valuable experiential learning opportunities could happen was incredibly meaningful to the students and to the organizations. In the future, the Industry Navigator will continue to expand the internship program as more students enroll in the courses and are ready to take on an internship.



A similar effort is underway to facilitate a new scholarship program using FHLBank of Topeka AHI and other donated funds. This has been complicated due to the interdisciplinary nature of the AHI program, as well as its current standing as a Certificate, versus a Concentration. This also requires determining an eligible student pool, outreach to those students, as well as formation of a scholarship review committee. With the growing interest and engagement from students, there is momentum to offer more scholarships for the 2026-2027 academic year.

Lastly, in an effort to maintain student engagement and retention between course offerings, a new goal of an Affordable Housing Club has been established. This club will provide a forum to maintain student engagement during coursework and a way for students to access information, knowledge and career resources when they are not enrolled in AHI classes. It is also hoped that it will serve as a recruitment tool for the program.

Community and Industry Engagement

Partnering with over 20 affordable housing and community organizations over the last school year, the Industry Navigator has engaged industry by posting and advertising job and internship postings for students, co-hosted campus events, developed experiential learning opportunities including site tours and internships, and has presented information about the FHLBank of Topeka AHI at various industry and community convenings.

The Director of the FHLBank of Topeka AHI has also formed an Affordable Housing Institute Advisory Council (AHIAC), which currently includes 15 hand-picked housing professionals from around the region. Ongoing activities include organizing periodic meetings of the AHI AC as well as engaging council members in class presentations and other AHI-related

Metropolitan State University℠ of Denver initiatives. While the Advisory Council is still settling into their role within the larger FHLBank of Topeka AHI, the vision is for them to be actively involved in advising on course curriculum, both for credit and not for credit, supporting or hosting internships, recruiting future graduates of the program, fundraising and advising on special projects or partnerships that may arise.

Additionally, the Director of the FHLBank of Topeka AHI has engaged the Affordable Housing community in Colorado and beyond, receiving much interest and excitement about the formation of the FHLBank of Topeka AHI. Some of the many speaking engagements have included:

- Colorado Real Estate Journal's Affordable Housing Summit
- Urban Land Institute's Housing Committee
- FHLBank Topeka's Annual Member Conference
- Graduate School of Banking at Colorado's new Affordable Housing Microcredential
- FHLBank Topeka's Housing Week
- HomeFREE USA's Reaching Millions conference

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TESTIMONIALS

"Archway is proud to partner with the FHLBank of Topeka Affordable Housing Institute at MSU Denver to help grow the next generation of housing leaders in our state. We were excited to host an intern from the FHLBank of Topeka AHI this summer and really enjoyed the opportunity to be part of her educational journey. Stacy's fresh perspective and commitment to learning brought value to our real estate team, and her support for Archway strengthened our capacity to develop affordable housing and deliver on our mission. We are grateful for the opportunity to support emerging talent while advancing the critical work of expanding access to housing in Colorado."
— Laura Brudzynski, President and CEO of Archway Communities

"Mercy Community Capital was honored to take part in the inaugural FHLBank of Topeka Affordable Housing Institute at MSU Denver Internship Program. Charlie, our MSU Denver intern, demonstrated exceptional knowledge, dedication, creativity, and a strong work ethic. Charlie's knowledgeable approach and commitment to quality and accuracy significantly contributed to our entire organization and ultimately our mission as a Community Development Financial Institution. Charlie came to us with a solid foundation in affordable housing and was a true asset to our team."
— Brian Sample, Vice President of Asset Management, Mercy Community Capital

"My internship at Archway Communities through the FHLBank of Topeka Affordable Housing Institute at MSU Denver was such a valuable experience. I learned a great deal about the impact of housing and had the opportunity to work on meaningful projects with a highly supportive team. It definitely deepened my passion for creating more equitable housing opportunities. I am so grateful for this experience." **— Stacy Berry, student**

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"This past summer, working with the folks at Mercy Community Capital (a community development financial institution) provided me with a wealth of positive experiences I feel blessed to have had. It was all thanks to their team, and especially the FHLBank of Topeka Affordable Housing Institute at MSU Denver. Not only did I feel like I was contributing first hand to solve a national crisis, but I got to be a part of a vibrant and encouraging team, and gain invaluable financial and real estate skills."
— Charlie Ball, student