



Affordable Housing Program

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Manager

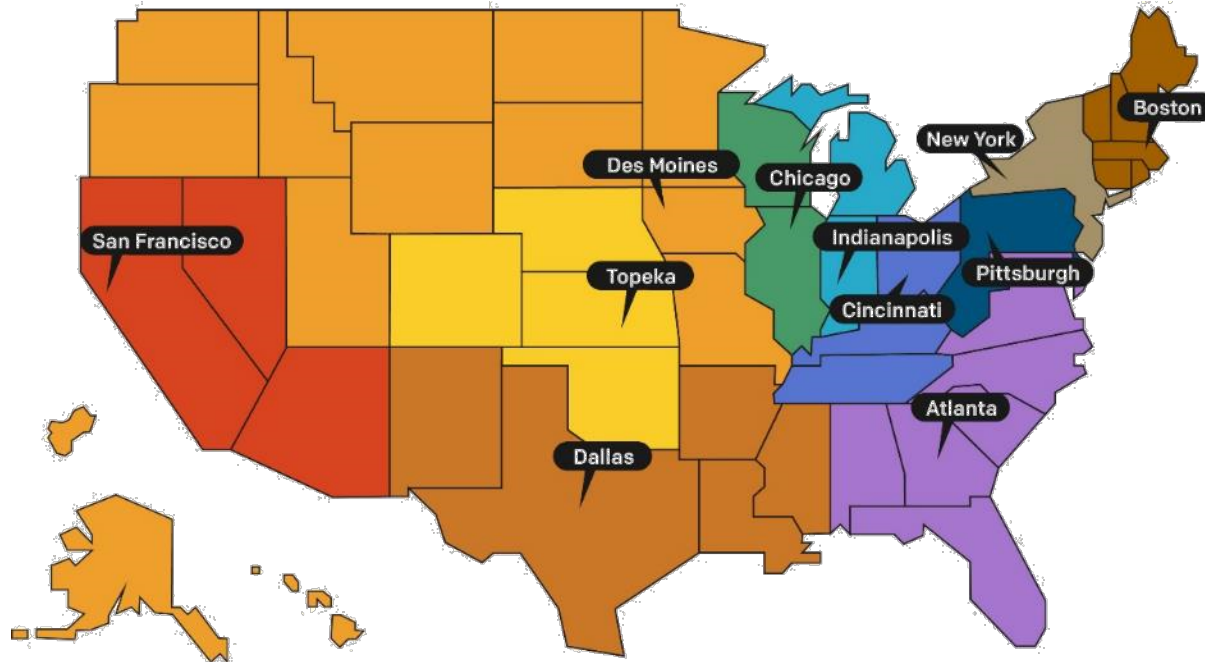
September 21, 2017

FEDERAL HOME LOAN BANK
OF ATLANTA

- Support housing finance and community investment
- Cooperative
 - Commercial banks
 - Credit unions
 - Insurance companies
 - CDFIs
- Housing Associates
 - State and local housing finance agencies
- Each FHLBank is owned and operated independently
- Federal Housing Finance Agency regulates the FHLBank system

FHLBanks Play a Key Role in Financial Services

FHLBank System



Total Assets: \$1.06 trillion*

Total Advances: \$705.2 billion*

Net Income: \$3.4 billion*

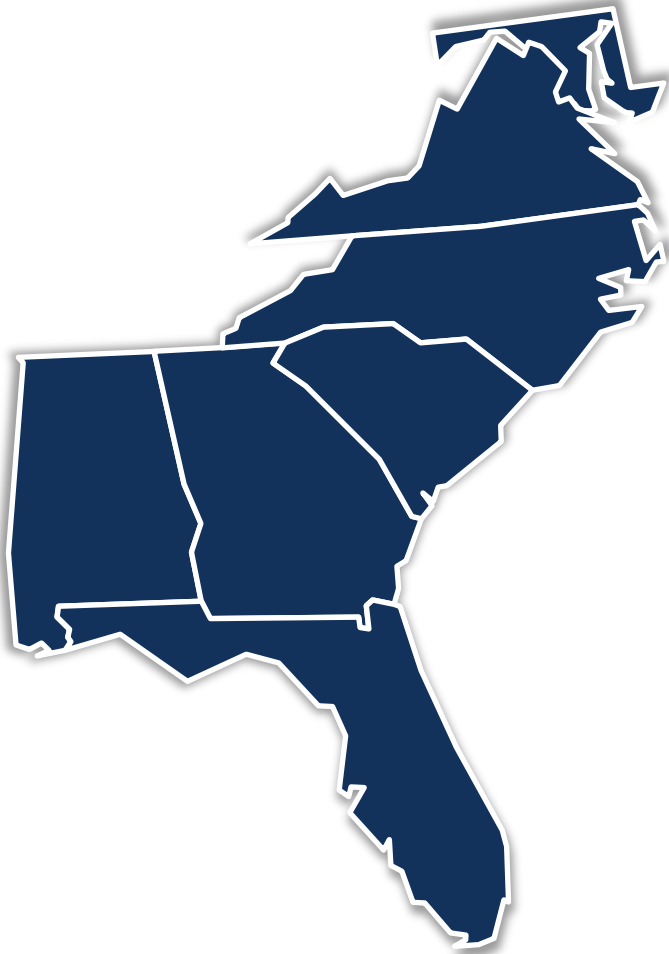
as of December 31, 2016

Provide wholesale products
and services to approximately
7,000 member financial
institutions

Increase and expand the
availability of funds for
residential mortgage and
community development
lending nationwide

FHLBank Atlanta – Financial Highlights

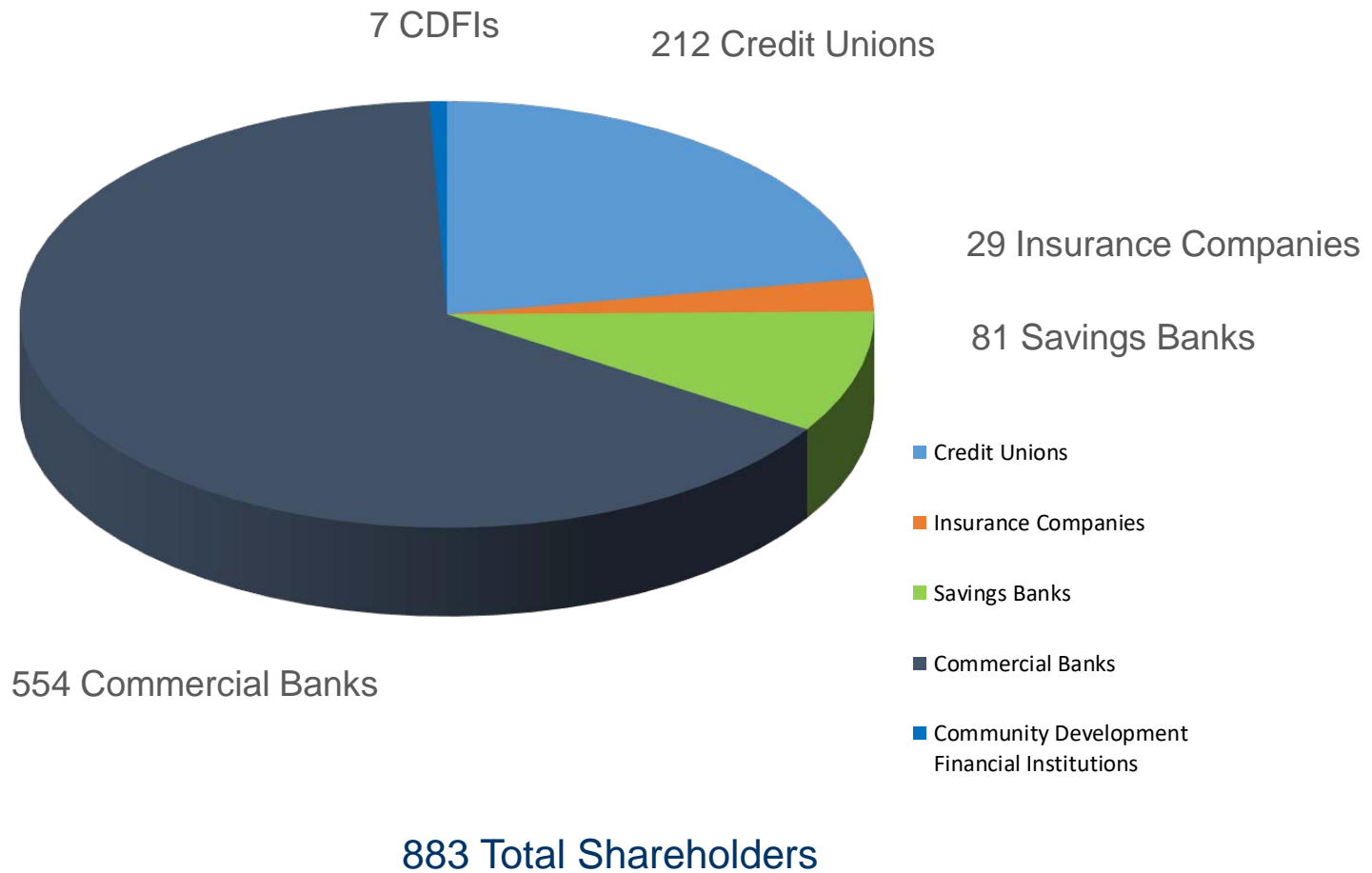
June 30, 2017



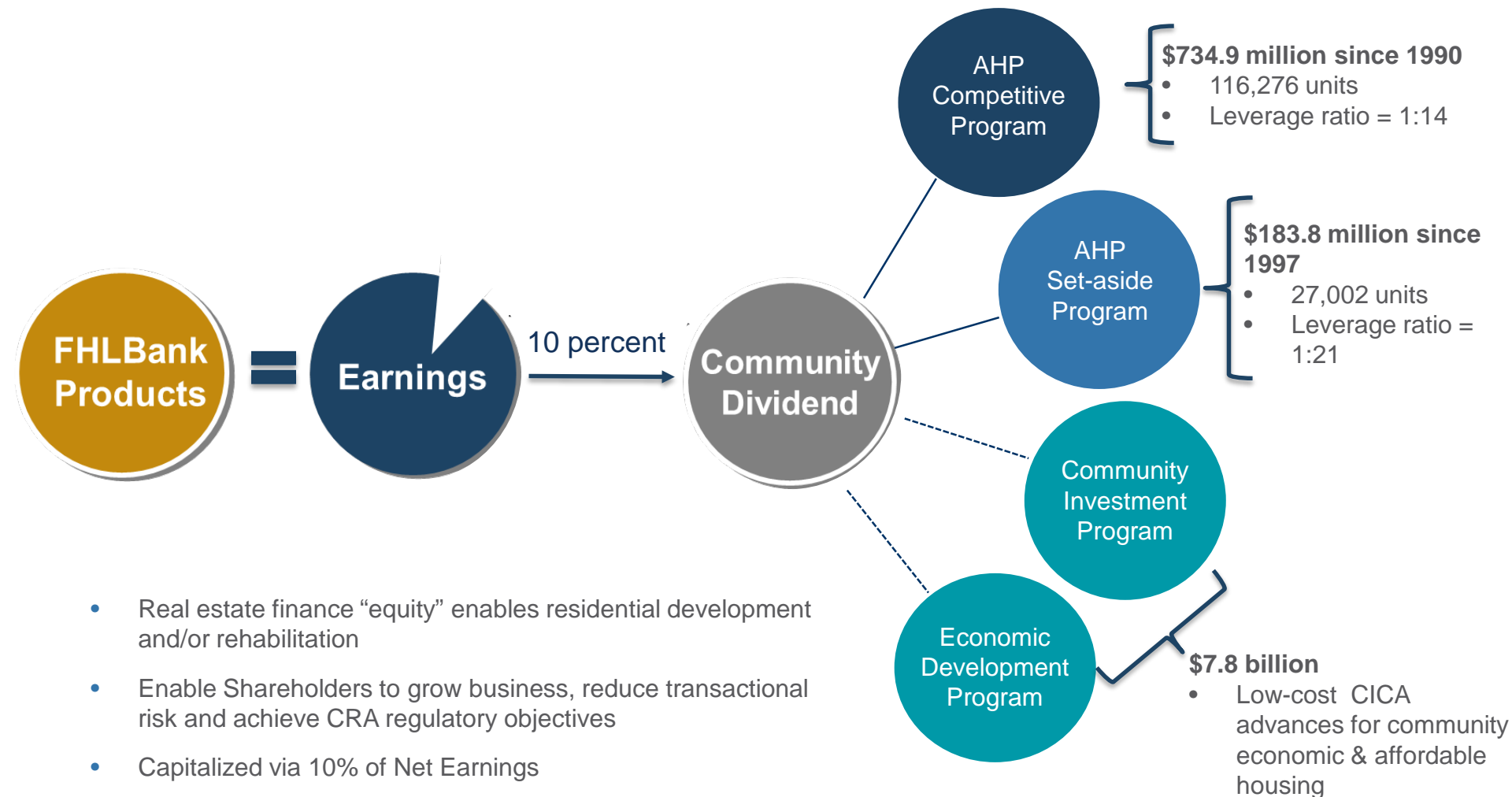
- Total Assets: **\$133.7 billion**
- Total Advances (loans): **\$91.6 billion**
- Net Income: **\$86 million**
- Retained Earnings: **\$1.9 billion**
- Second Quarter 2017 Dividend: **4.91%**
- Total Membership: **883 institutions**

FHLBank Atlanta Shareholders

As of June 30, 2017



The Affordable Housing Program (AHP) - Atlanta



As of May 2017

What is the Affordable Housing Program?

AHP Competitive Program

- Multi-family Rental; Supportive Housing; Single-Family
- Up to \$500,000
- Competitive application
- Each FHLBank has its own scoring criteria
- Accessed only via member

Rental and Ownership Development

Developer/Builder driven

- New construction
- Rehabilitation
- Multifamily
- Single-family
- Acquisition
- Construction and/or permanent financing



AHP Set-Aside Program

- Home Purchase or Rehabilitation
- \$5,000-\$15,000 per household
- Down payment, closing cost and principal reduction
- Generally first come/first served
- Accessed only via member

Mortgage Purchase and Home Rehabilitation

Mortgage driven (9 products)

- First-time homebuyer
- Community Partners
- Veterans Purchase
- Veterans Rehabilitation
- Community Rebuild and Restore (Disaster Recovery)

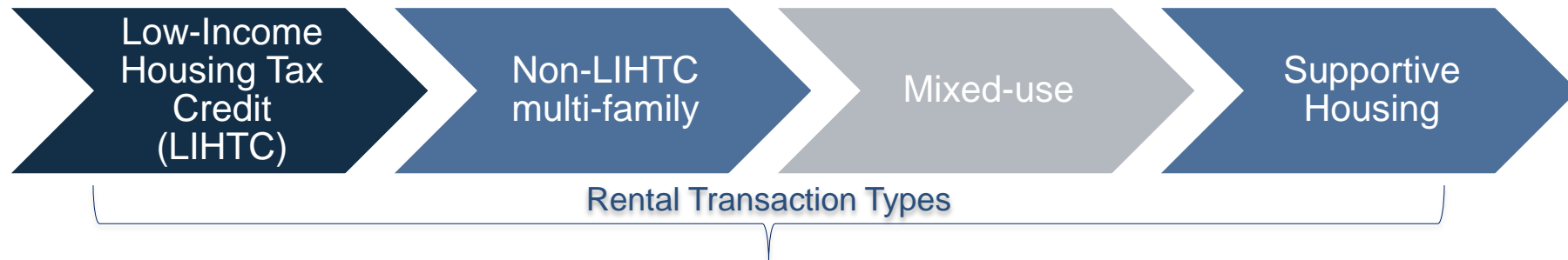


What is the AHP Competitive Program?



The Value of Atlanta's AHP

Enabling Shareholders to Extend Credit and Reduce Loan Risk



Woods at Yorktown | Yorktown, VA
AHP Investment: \$354,000

Reduces project debt service

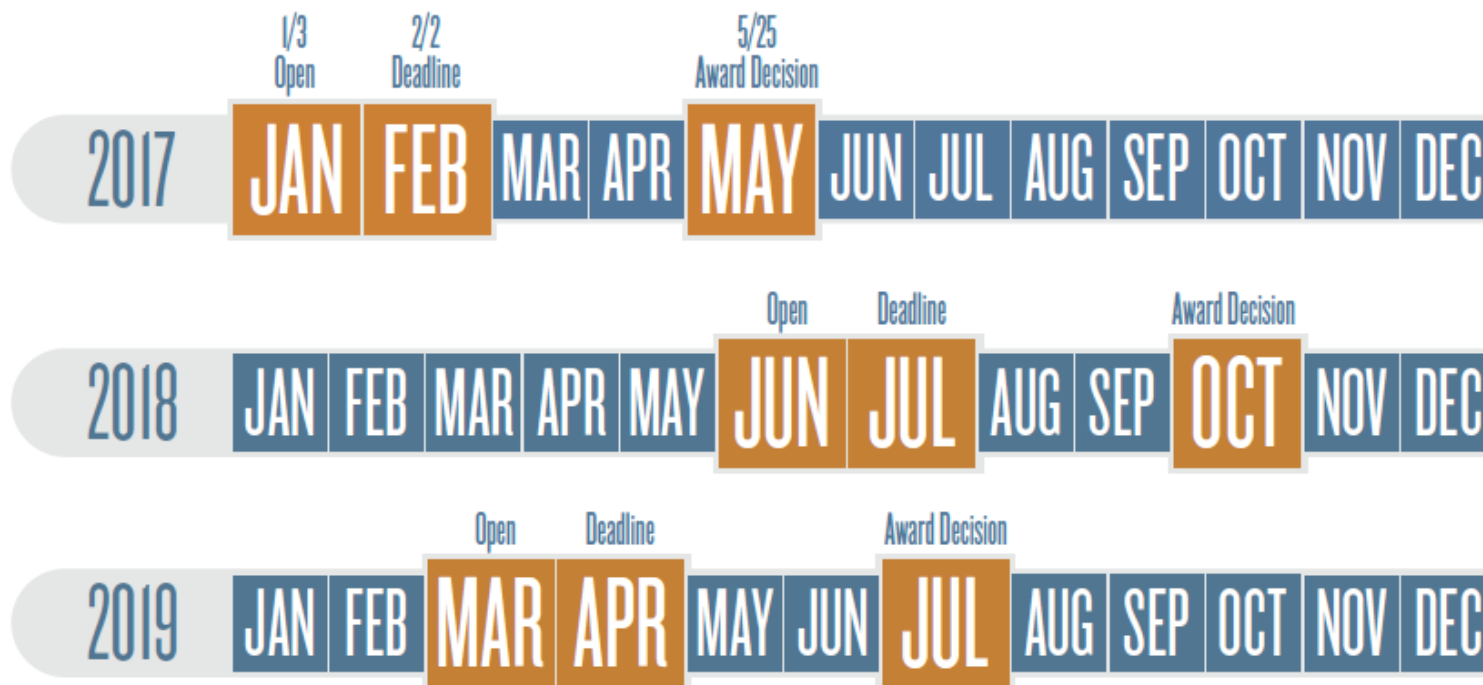
- Which thereby permits a reduction in project rents to enable affordability



Phelps Place | Waynesboro, GA
AHP Investment: \$500,000

How Often Do We Offer the AHP Competitive Program?

FHLBank Atlanta AHP Competitive 3-Year Application Schedule



FHLBank Atlanta's AHP Set Aside Products



Purchase Products



First-time Homebuyer
Product



Community Partners
Product



Foreclosure Recovery
Product



Veterans Purchase
Product



Returning Veterans
Purchase Product

Rehabilitation Products



Veterans
Rehabilitation Product



Returning Veterans
Rehabilitation Product



Community Rebuild
and Restore

Structured Partnership Products

What are the Affordable Housing Program (AHP) Set-aside Products?



- FHLBank Atlanta's homeownership products provide matching funds for the purchase or rehabilitation of a home
 - Can be used to reduce principal and assist in down payments, closing costs, and/or rehabilitation costs
 - Eligible homebuyers(s)/homeowner(s) include low- and moderate-income households
- Funds are provided to participating FHLBank Atlanta shareholders on a first-come, first-served basis

First-time Homebuyer Product



Up to \$5,000 for first-time homebuyers

\$126.1 million
AHP Investment

\$2.8 billion
Total Mortgages



1:21 Leverage

21,909 Families
Purchased their
First Home

As of May 2017

Community Partners Product



\$6.1 million
AHP Investment

\$135 million
Total Mortgages



Up to \$7,500 for current and retired law enforcement officers, educators, firefighters, health care workers, and other first responders



836 Families
Purchased Their
Home

As of May 2017

Affordable Housing Products

Veterans Purchase Product



Up to \$10,000 for veterans
and active-duty military
personnel

\$2.5 million
AHP Investment

\$47.5 million
Total Mortgages



1:18 Leverage

299 Military
Families
Purchased their
Home

As of May 2017

Rehabilitation Products



Veterans &
Returning Veterans
Rehabilitation Products

- Up to \$15,000 for energy efficiency, weatherization, and accessibility improvements of an owner-occupied home.
- Eligible improvements include exterior ramps and sidewalks, bathroom and kitchen renovations, door widening, floor replacement, exterior doors, heating and air conditioning systems, insulation, roof, windows, low-flow plumbing fixtures, and more.



Community Rebuild
and Restore (CRR)

- Facilitates the recovery efforts of shareholders in FEMA designated disaster areas within FHLBank Atlanta's district (AL, FL, GA, MD, NC, SC, VA, and DC)
- Up to \$10,000 to correct defects or deficiencies, resulting from the identified disaster, that impacts the habitability of the property not associated with repairs covered under an insurance claim

Ownership Example

Ability for Homebuyer to Purchase a Home



Community Partners Product

Home Sales Price	\$200,000
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Without AHP:

Member First Mortgage	\$193,000
Homebuyer Contribution	\$7,000
Seller Contribution	\$6,000
Closing Costs	\$6,000
Member LTV without AHP (First Mortgage/Sales Price)	96.5%

With AHP:

Member First Mortgage	\$185,500
Homebuyer Contribution	\$7,000
Seller Contribution	\$6,000
Closing Costs	\$6,000
AHP (4:1 match to homebuyer contribution)	\$7,500
Member LTV with AHP (First Mortgage/Sales Price)	92.8%

Returning Veterans Purchase Product

Home Sales Price	\$160,000
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Without AHP:

Member First Mortgage	\$160,000
Homebuyer Contribution	\$0
State Housing Grant	\$4,800
Closing Costs	\$4,800
Member LTV without AHP (First Mortgage/Sales Price)	100.0%

With AHP:

Member First Mortgage	\$150,000
Homebuyer Contribution	\$0
State Housing Grant	\$4,800
Closing Costs	\$4,800
AHP (No matching is required for AHP Veterans products)	\$10,000
Member LTV with AHP (First Mortgage/Sales Price)	93.8%

RELATIONSHIP MANAGEMENT

FHLBank Atlanta STAFF	TITLE	CONTACT INFO
Arthur Fleming	Senior Vice President, Director of Community Investment Services	404.888.8359, afleming@fhlbatl.com
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