

Each year FHLBank Atlanta sets aside 10 percent of our annual net income to provide grants for affordable housing and to help homebuyers with down payments and closing costs. In addition, we offer products and services that make it easier for our members to make loans for affordable housing and community economic development.

OUR COMMUNITY PRODUCTS AND PROGRAMS INCLUDE

Affordable Housing Program (AHP) Competitive

The Affordable Housing Program (AHP) is a flexible source of grants and loans designed to help our member financial institutions and their community partners develop affordable owner-occupied and rental housing for very low- to moderate-income families and individuals. Project sponsors partner with our member financial institutions to seek the competitive grants or low-cost loans. Since 1990, we have provided \$714.6 million to the AHP to help construct or rehabilitate 113,158 homeownership and rental units.

First-time Homebuyers Product

The First-time Homebuyer Product provides up to \$5,000 for the down payment and closing costs of first-time homebuyers. Participation in the program offers members a way to access a wider customer base and originate new mortgages.

Community Partners Product

The Community Partners Product provides up to \$7,500 in home purchase assistance to current or retired law enforcement officers, educators, health care workers, firefighters, and other first responders. Funding is available to both first-time homebuyers and non-first-time homebuyers.

Foreclosure Recovery Product

The Foreclosure Recovery Product provides up to \$15,000 for the down payment, closing costs, and rehabilitation costs associated with the purchase or purchase and rehabilitation of an existing home from the Real Estate Owned (REO) inventory of any FHLBank Atlanta member financial institution.

Veterans Products

The Veterans Products provide funding for a home purchase or rehabilitation to veterans or active-duty members of any branch of the U.S. military, their spouses, or their surviving spouses. Veterans Products are available nationwide and no homebuyer matching funds are required. The Veterans Products include:

- Veterans Purchase Product
- Returning Veterans Purchase Product
- Veterans Rehabilitation Product
- Returning Veterans Rehabilitation Product

Community Rebuild and Restore Product

The Community Rebuild and Restore Product provides up to \$10,000 for the rehabilitation of an existing owner-occupied home located in a “Major Disaster Declaration” area as designated by FEMA. The homeowner must have at least 30 days of current ownership by life estate or full interest in the fee title and have ownership of the subject property at the time of the “Major Disaster Declaration.”

Community Investment Program

Building a strong community requires affordable housing, which begins with access to affordable funds. Our Community Investment Program (CIP) advance allows members to fund affordable housing, while maintaining profit margins and minimizing risk. Qualifying housing developments may be eligible for discounted advances that are priced up to 10 basis points below regular advance rates.

Economic Development Program

While economic development helps build strong, prosperous communities, it can be challenging for developers and financial institutions to obtain competitively priced loans that are necessary to fund this growth. Our Economic Development Program (EDP) helps support economic development in communities by providing access to advances that are priced up to 10 basis points below regular advance rates.