

2018 AFFORDABLE HOUSING ADVISORY COUNCIL ANNUAL REPORT



AHP & CICA
PRODUCTS

TOTAL OUTPUT

CRA

DIVERSITY &
INCLUSION

DISASTER
RECOVERY

COMMUNITY
HEROES

ADVISORY
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2018 AHP and CICA Products

Product diversity is an important part of the Federal Home Loan Bank of Atlanta's (FHLBank Atlanta or Bank) commitment to meeting the affordable housing finance challenges of the communities served by its shareholders and partners. The Bank has developed and deployed a variety of products designed to enable shareholders to reach valuable customer markets, address critical housing finance needs, and build successful partnerships with local governments, housing agencies, and other organizations in their local markets.

Affordable Housing Program (AHP) Competitive – Rental and Ownership

The AHP Competitive program provides a unique way for our shareholders to expand their customer base, achieve business development, Community Reinvestment Act (CRA) and targeted community lending goals, and facilitate economic development. AHP Competitive is one of the largest sources of private funding available for affordable housing today. Funds awarded through the program can be used to help finance the acquisition, construction, or rehabilitation of multifamily housing or single-family housing, and for either rental or ownership units. Since 1990, FHLBank Atlanta has awarded more than \$760.59 million in AHP Competitive funds, helping finance more than 120,000 units of affordable rental and for-sale housing. In 2018, FHLBank Atlanta awarded more than \$25 million to assist in the financing of 4,239 affordable rental and homeownership units. These projects represent more than \$856 million in total housing development.

Homeowner Assistance Products

Each year FHLBank Atlanta devotes AHP funds to Homeowner Assistance products, which are designed to help eligible borrowers purchase or rehabilitate their homes. Funds are available on a transaction by transaction, first-come, first-served basis. Since 1997, the Bank's Homeowner Assistance products have provided more than \$208 million in grant funding that has enabled more than 30,800 households to purchase or rehabilitate a home. In 2018 alone, FHLBank Atlanta shareholders delivered \$16.5 million in AHP home purchase and rehabilitation grant funding, which leveraged more than \$413 million in first mortgage financing to assist 2,656 households. FHLBank Atlanta places an emphasis on its Homeownership Assistance products as a means by which its shareholders can achieve both their business development and their CRA compliance objectives. As a result, FHLBank Atlanta offers more homeownership products than any other FHLBank in the Federal Home Loan Bank System. FHLBank Atlanta products are described as follows:



First-time
Homebuyer Products
\$5,000

First-time Homebuyer Product

The First-time Homebuyer Product provides up to \$5,000 in down-payment, closing costs, and principal reduction assistance for eligible first-time homebuyers.



Community
Partners Products
\$7,500

Community Partners Product

The Community Partners Product provides up to \$7,500 in down-payment, closing costs, and principal reduction assistance for currently employed or retired law enforcement officers, educators, firefighters, health care workers, and other first responders.

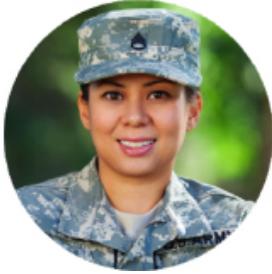


Foreclosure Recovery Product

The Foreclosure Recovery Product provides up to \$15,000 in down-payment, closing costs, and principal reduction assistance for eligible homebuyers purchasing properties from the Real Estate Owned inventory of any FHLBank Atlanta member financial institution.

Foreclosure Recovery

Product
\$15,000



Veterans Purchase
Product
\$7,500

Veterans Purchase Product

The Veterans Purchase Product provides up to \$7,500 in down-payment, closing costs, and principal reduction assistance for homebuyers who are veterans or active-duty members of the U.S. military, their spouses, or their surviving spouses.



Returning Veterans
Purchase Product
\$10,000

Returning Veterans Purchase Product

The Returning Veterans Purchase Product provides up to \$10,000 in down-payment, closing costs, and principal reduction assistance for homebuyers who are currently serving or have served in an overseas military intervention for any branch of the U.S. military, their spouses, or their surviving spouses.



Veterans
Rehabilitation Product
\$12,500

Veterans Rehabilitation Product

The Veterans Rehabilitation Product provides up to \$12,500 in funding for the rehabilitation of an existing owner-occupied unit for homeowners who are veterans or are active-duty members of the U.S. military, their spouses, or their surviving spouses.



Returning Veterans
Rehabilitation Product
\$15,000

Returning Veterans Rehabilitation Product

The Returning Veterans Rehabilitation Product provides up to \$15,000 in funding for the rehabilitation of an existing owner-occupied unit for homeowners who are currently serving or have served in an overseas military intervention for any branch of the U.S. military, their spouses, or their surviving spouses.



Community Rebuild
and Restore
\$10,000

Community Rebuild and Restore

To assist shareholders' efforts to restore their communities in the aftermath of natural disaster events, FHLBank Atlanta launched the Community Rebuild and Restore Product in 2016. The product provides funding of up to \$10,000 for rehabilitation of an existing owner-occupied home located in "Major Disaster" declaration areas as designated by the Federal Emergency Management Agency.

Community Investment Cash Advances (CICA)

Community Investment Program

Building a strong community requires affordable housing, which begins with access to affordable funds. The Community Investment Program (CIP) provides advances to shareholders to fund housing development and support community

development revitalization activities. Funding is available for homeownership or rental housing for residents with incomes at or below 115 percent area median income, and can be used to pool existing loans, or with AHP Competitive funds or AHP Homeowner Assistance products.

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. The Economic Development Program (EDP) provides advances to shareholders to fund businesses or development activities that result in the creation or retention of jobs, or provide services or other benefits to low- and moderate-income individuals and communities. Advances are set at a fixed rate with maturities up to 20 years, and can be used to fund projects such as retail centers, hotels, restaurants, and small businesses.

CICA Funding

Since 1990, the Bank has funded over \$8.4 billion in advances under the CICA program for economic development and housing related projects. In 2018, the Bank provided \$90 million to shareholders for CICA subsidized advances. These funds were used for the acquisition and/or refinancing of approximately 2,000 mortgage loans across the United States:

Virginia	\$30 million in CICA advances for the acquisition and refinancing of more than 100 single-family and multifamily mortgage loans across the state of Virginia
Maryland	\$5 million in CICA advances for the acquisition, construction, and refinancing of more than 50 single-family mortgage loans in Anne Arundel County, Maryland
California	\$5 million CICA advance to refinance an apartment complex in Alameda County, California that will permanently preserve 35 units for residents at or below 80 percent of the area median income
Nationally	\$50 million in CICA advances for the acquisition and refinancing of over 1,800 loans in various counties throughout the United States

Products and Services Outreach and Events

FHLBank Atlanta wants to ensure that its rental, homeownership, and CICA products and services are made available to, and are accessible by, as many shareholders and their customers as possible. To advance this objective, in 2018 the Bank engaged in several outreach initiatives and special events as described below:

Event	Location	Overview
JANUARY		
2018 National Association of Homebuilders' International Builders Show	Orlando, FL	<ul style="list-style-type: none"> Chief Business Officer and CIS Director presented at this event to discuss how the Bank's products and services can assist home building professionals 50 attendees
MARCH		
Atlanta Regional Commission Housing Forum	Atlanta, GA	<ul style="list-style-type: none"> CIS Lending and Disbursement Analyst introduced the attendees to our AHP Competitive products and left marketing material regarding the upcoming round 150 attendees
University of North Carolina Banking Institute	Charlotte, NC	<ul style="list-style-type: none"> CIS Director and Bank Director presented the Bank's product and services to financial services professionals that represent legal departments of the Bank's shareholders 200 attendees
MAY		
FHLBank Directors' Conference	Washington, DC	<ul style="list-style-type: none"> CIS Director and Chief Marketing Officer presented along with the CEO of FHLBank Des Moines on

		<p>the purpose and structure of the AHP multiplier study</p> <ul style="list-style-type: none"> • 230 attendees
JUNE		
Community Affordable Housing Equity Corporation Partners Conference	Greensboro, NC	<ul style="list-style-type: none"> • CIS Production Manager participated in a panel discussion addressing other funding sources for Low-income Housing Tax Credits projects • 500 attendees
National Bank of Commerce Community Development Training	Atlanta, GA	<ul style="list-style-type: none"> • CIS Business Development Manager attended the event to support a shareholder's training session and share information about the Bank's AHP products and services • 15 attendees
AUGUST		
NeighborWorks America's Louisville National Training Institute	Louisville, KY	<ul style="list-style-type: none"> • CIS Director delivered luncheon presentation at the event and shared the Bank's AHP tools and resources with community development organizations in attendance
Florida Housing Coalition Conference	Orlando, FL	<ul style="list-style-type: none"> • CIS Director presented to shareholders and non-profit organizations that leverage the Bank's products and services • 50 attendees
SEPTEMBER		
Reaching Millions Leadership Conference by HomeFree USA	Washington, DC	<ul style="list-style-type: none"> • The Bank sponsored this event, which focuses on connecting unbanked and underbanked communities to financial resources
OCTOBER		
National Council of State Housing Agencies Annual Conference	Austin, TX	<ul style="list-style-type: none"> • CIS Director presented on how FHLBank Atlanta can assist housing finance agencies with down payment assistance programs and connecting with shareholders • 500 attendees
Palmetto State Bank Affordable Housing Workshop	Bluffton, SC	<ul style="list-style-type: none"> • CIS Director, CIS Associate Director, and CIS Business Development Manager hosted a knowledge sharing workshop to support affordable housing development in the South Carolina lowcountry region • 36 attendees
City First Bank: Future of Affordable Housing Investment Forum	Washington, DC	<ul style="list-style-type: none"> • CIS Director participated on a panel to discuss changes in the affordable housing finance industry and highlight ways to continue leveraging AHP funds in a turbulent pricing market • 200 attendees
North Carolina Affordable Housing Conference	Raleigh, NC	<ul style="list-style-type: none"> • CIS Associate Director presented the Bank's community lending products and highlighted the Bank's supportive housing and veterans product and services suite • 700 attendees

NOVEMBER

South Carolina HFA	Columbia, SC	<ul style="list-style-type: none">• Sales and Trading Operations Manager and CIS Associate Director met with SCHFA Director and her staff to discuss how to increase business with local HFAs• 5 attendees
Virginia Governor's Housing Conference	Richmond, VA	<ul style="list-style-type: none">• FHLBank Atlanta sponsored the event• CIS Director provided remarks at the awards luncheon• 600 attendees

DECEMBER

2018 South Carolina Association of Community Economic Development Conference	Myrtle Beach, SC	<ul style="list-style-type: none">• FHLBank Atlanta sponsored the event• CIS Associate Director and Business Development Manager attended to meet with lenders and other attendees to discuss CIS products and services
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AHP and CICA Totals

FHLBank Atlanta's AHP and CICA Products

Affordable Housing Program Competitive

Homeowner Assistance Products

Advances

First-time Homebuyer
Foreclosure Recovery
Community Rebuild and Restore

Veterans Products
Community Partners

Community Investment Program
Economic Development Program

Homeowner Assistance Products

FHLBank Atlanta's Homeowner Assistance Products provide funding that helps people achieve their dreams of first-time homeownership, buy a new home to support a growing family, or make their existing homes more energy efficient, safe, and accessible.

Homeowner Assistance Products: A History of Success Since 1997

\$208,383,188

Total Funded



30,839

Households Served



\$3,387,873,995

First Mortgages Originated



Affordable Housing Program Competitive

FHLBank Atlanta's Affordable Housing Program (AHP) Competitive provides up to \$500,000 in real estate funding per project to assist in the construction or rehabilitation of affordable rental and owner-occupied housing. This flexible product finances apartments, subdivisions, single-family homes, supportive housing, mixed-use developments, and more, giving working families, low-income seniors, homeless individuals, and many others access to safe, decent places to live.

AHP Competitive Helps FHLBank Atlanta Shareholders

- Attract new customers and borrowers
- Extend credit to ready and viable rental and ownership housing development
 - Achieve Community Reinvestment Act goals
 - Build profile and reputation in the community
- Reduce loan-to-value and increase debt service coverage for first mortgages

AHP Competitive: Building Stronger Communities Since 1990

\$760,525,848

Awarded

120,436

Housing Units

\$11,536,058,170

In Total Housing Development

AHP Leverage Ratio

1:14 of AHP equity to total housing development



Cumulative CICA* Since 1990

\$8,408,067,075

*Community Investment Cash Advance (includes Affordable Housing Program Competitive, EDGE, EDGE Opportunity Fund, Predevelopment Fund).



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CRA Center of Excellence

Components of the CRA Center of Excellence

FHLBank Atlanta is a leader in the Federal Home Loan Bank System in strategically leveraging AHP to assist shareholders in achieving both their CRA compliance and business development objectives. For example, FHLBank Atlanta took the lead in inviting eight other FHLBanks to sponsor and participate in the 2018 National Interagency Community Reinvestment Conference. This conference was jointly executed by the Federal Reserve, Federal Deposit Insurance Corporation (FDIC), and Office of the Comptroller of the Currency (OCC). The FHLBanks collaboratively sponsored and conducted a panel at the conference. Additionally, the FHLBanks hosted a reception that included member institutions, regulators, and local organizations.

Below is a description of the CRA Center of Excellence services offered by FHLBank Atlanta, followed by a description of cumulative results and 2018 activities.

- **CRA Business Development Forums:** A one-day group session featuring presentations from FHLBank Atlanta staff, other Bank shareholders, and representatives from the FDIC, OCC, and Federal Reserve. Attendees build relationships with CRA regulators, hear peer testimonials on CRA success stories, and learn more about how FHLBank Atlanta products can assist them with CRA.
- **CRA Consultation:** A personalized consultative session conducted by FHLBank Atlanta with executives and senior managers of shareholder institutions. Consultations are designed to help assess and enhance a shareholder's business strategies, response to the community, outreach, governance, product design, use of demographic and economic data, etc.
- **CRA Success Roadmap:** An output from the CRA Consultation. A tailored guide that outlines in detail the suggested strategies and tactics the shareholder should pursue to achieve CRA success. The Roadmap is presented in a graphical format.

Cumulative six-year results from the CRA Center of Excellence are as follows:

Training and Outreach	<p>FHLBank Atlanta participated in training and outreach events as part of its relationship management and engagement with shareholder regulators (FDIC, OCC, and the Federal Reserve)</p> <ul style="list-style-type: none"> • 18 interagency events with 1,591 participants • 5 CRA roundtable events • 4 CRA training sessions
CRA Business Development Forums	<ul style="list-style-type: none"> • 14 forums hosted by FHLBank Atlanta with participation from shareholders, FDIC, OCC, and the Federal Reserve • 583 total participants • 267 shareholder participants • 10 Advisory Council members in attendance • 7 FHLBank Atlanta board directors in attendance
CRA Consultations and Success Roadmaps	<ul style="list-style-type: none"> • 25 CRA consultations with shareholders led by FHLBank Atlanta staff • 24 personalized CRA Success Roadmaps developed

2018 CRA Center of Excellence - Outreach and Events

Event	Location	Overview
FEBRUARY		
FDIC Affordable Housing Forum	Birmingham, AL	<ul style="list-style-type: none"> • CIS Director presented the Bank's products and services to Alabama shareholders in conjunction with FDIC and Federal Reserve Bank regulators • 48 attendees
MARCH		

National Interagency Community Reinvestment Conference	Miami, FL	<ul style="list-style-type: none"> • CIS Director participated on a panel to educate shareholders on how to leverage FHLBank products and services to achieve CRA objectives • 105 participants
National Interagency Community Reinvestment Conference	Miami, FL	<ul style="list-style-type: none"> • CIS Director, CIS Associate Director and CIS Business Development Manager hosted a reception for shareholders and regulators
OCTOBER		
FDIC/OCC Affordable Housing Symposium	Athens, GA	<ul style="list-style-type: none"> • CIS Production Manager and Senior Analyst presented the Bank's AHP products and services • 25 attendees

(Not including CRA Consultations)



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Diversity and Inclusion

In 2018, FHLBank Atlanta continued to advance its diversity and inclusion efforts, supporting Community Development Financial Institutions (CDFIs) and Minority Depository Institutions (MDIs) in their aim to better serve their communities. The Bank employed a compliance and business development approach geared toward helping its shareholder CDFIs, both depository and non-depository, and shareholder MDIs to respond to community lending credit needs in their respective markets. The Bank initiated and conducted three one-on-one shareholder events with CDFIs and MDIs to assist in the creation of business initiatives that leverage the Bank's products and services. FHLBank Atlanta also conducted a CRA consultation with one MDI shareholder, and attended, sponsored, and presented at several events supporting CDFIs and MDIs, including the National Bankers Association Annual Conference, and the CityFirst Foundation's Affordable Housing Forum. The Bank also created and conducted its inaugural CDFI and MDI Forum. The objective of the forum was to connect MDI/CDFI shareholders with unique business opportunities in the areas of affordable housing, small business, local government, and Fintech. The event was attended by approximately 60 individuals from 19 CDFI and MDI shareholders.

In 2018, FHLBank Atlanta also executed strategies, initiatives, and activities to educate and communicate to businesses owned by women, minorities, and disabled individuals on how to access the products and services of the Bank's affordable housing and community investment programs. The strategies and activities also enabled the targeted businesses to network with other entities and shareholders currently accessing the aforementioned products and services, allowing them to better align with the resources needed to achieve maximum benefit.

Diversity and Inclusion – 2018 Outreach and Events

Event	Location	Overview
APRIL		
Depository CDFI and MDI Forum	Atlanta, GA	<ul style="list-style-type: none"> FHLBank Atlanta hosted this event to connect shareholder MDIs and CDFIs to business opportunities in extending credit to low- to moderate-income communities 59 attendees
Operation Finance Network Southeast Regional CDFI Meeting	Atlanta, GA	<ul style="list-style-type: none"> CIS Production Manager attended the event 85 attendees
JUNE		
CDBA Peer Forum	Washington, DC	<ul style="list-style-type: none"> CIS Director delivered a presentation focused on how to leverage the Bank's products The audience consisted of institutions with the CDFI designation 118 attendees
AUGUST		
Neighborhood Lending Partners Business Development Luncheon	Atlanta, GA	<ul style="list-style-type: none"> CIS Director and CIS Business Development Manager hosted the event at FHLBank Atlanta headquarters to support Neighborhood Lending Partners' (non-depository CDFI's) expansion into Georgia and connect them to other business drivers 45 attendees
Miami Chamber of Commerce's	Miami, FL	<ul style="list-style-type: none"> FHLBank Atlanta sponsored the event to

Women Leaders in Banking		<p>continue gathering insight from our district on how to improve the Bank's diversity and inclusion efforts</p> <ul style="list-style-type: none"> • 120 attendees
SEPTEMBER		
48th Annual Legislative Conference - Congressional Black Caucus	Washington, DC	<ul style="list-style-type: none"> • CIS Director attended the conference to help the Bank learn about issues affecting minority communities as a part of the Bank's Diversity and Inclusion plan
OCTOBER		
91st Annual National Banker's Association Conference	Washington, DC	<ul style="list-style-type: none"> • CIS Director delivered breakfast presentation in conjunction with Carver State Bank Executives, focused on how FHLBank Atlanta can help address the challenges that MDIs face in their respective markets • 56 attendees
Women in Affordable Housing Network Luncheon	Atlanta, GA	<ul style="list-style-type: none"> • CIS Associate Director and CIS Lending and Disbursement Analyst hosted the luncheon • CIS Associate moderated a panel discussing career advancement strategies for women in the housing and banking industries • 74 attendees
FHLBank Atlanta: College Life to Corporate Life	Atlanta, GA	<ul style="list-style-type: none"> • CIS Director hosted an all-day event that was positioned to educate female and minority college students on tactics that can ensure success in the financial services industries upon graduation • The event achieved a diversity and inclusion objective for the Bank • 48 attendees



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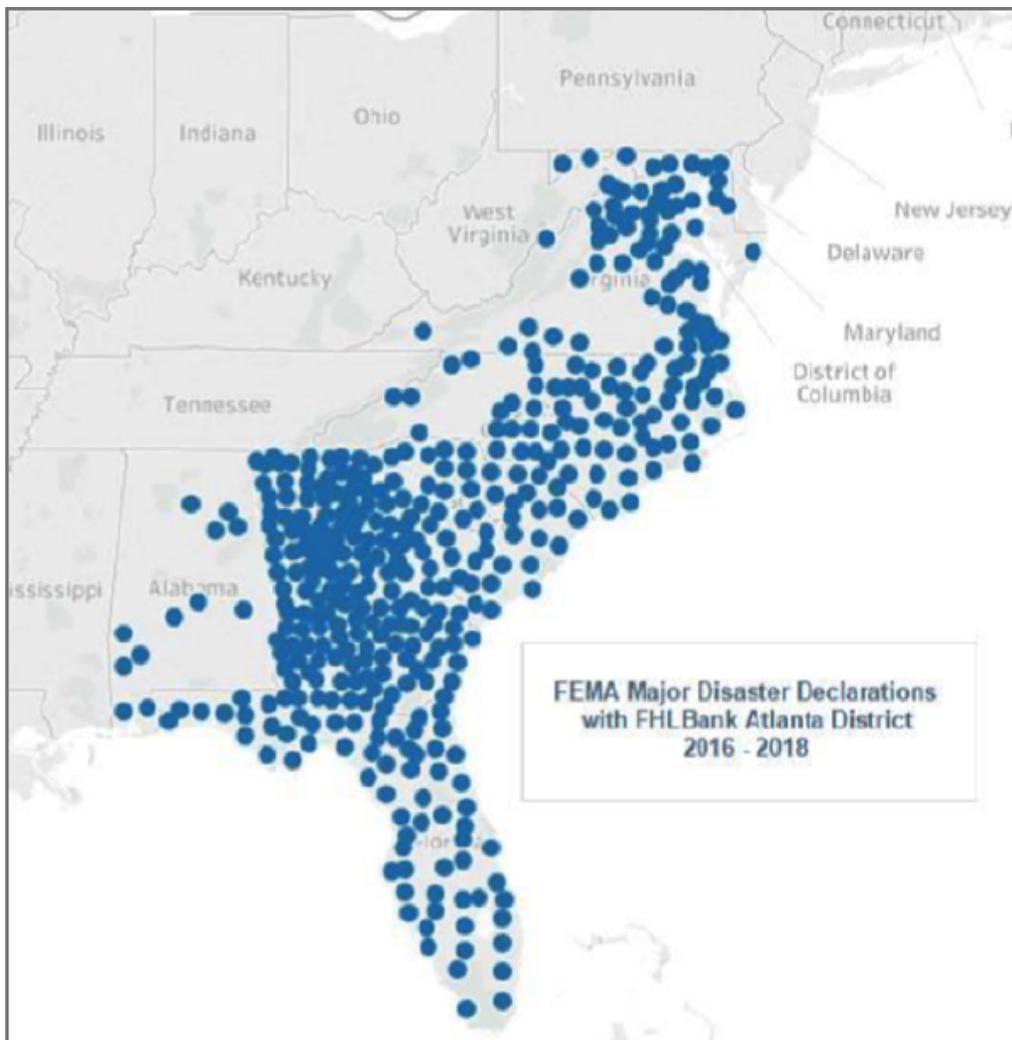
Disaster Recovery

Natural disasters disrupt lives and cause financial hardships on households and communities. A natural disaster almost always adversely affects the value or habitability of impacted properties. The number of communities in the FHLBank Atlanta district with FEMA “Major Disaster” declaration designations in the past several years demonstrates that there is a need in the Bank’s district to support and facilitate local recovery efforts. In 2018, there were 11 “Major Disaster” declarations by FEMA within FHLBank Atlanta’s district, and each state within the district experienced at least one “Major Disaster” declaration.

Major Disaster declarations in FHLBank Atlanta district in 2017-2018

State	Major Disaster	FEMA Declaration Date
Alabama	Hurricane Nate	11/16/2017
Alabama	Severe Storms/Flooding	04/25/2018
Alabama	Hurricane Michael	11/05/2018
Florida	Hurricane Irma	09/10/2017
Florida	Hurricane Irma – Seminole Tribe of Florida	09/27/2017
Florida	Hurricane Michael	10/11/2018
Georgia	Severe Storms, Tornadoes, and Straight-line Winds	01/26/2017
Georgia	Hurricane Irma	09/15/2017
Georgia	Hurricane Michael	10/14/2018
Maryland	Severe Storms/Flooding	06/25/2018
Maryland	Severe Storms/Flooding	07/02/2018
North Carolina	Tornado/Severe Storms	05/08/2018
North Carolina	Hurricane Florence	09/14/2018
South Carolina	Hurricane Irma	10/16/2017
South Carolina	Hurricane Florence	09/16/2018
Virginia	Hurricane Florence	10/15/2018
Virginia	Tropical Storm Michael	12/18/2018

FEMA 2016–2018 Major Disaster Declarations within FHLBank Atlanta District



Data Source: [FEMA.gov/disasters](https://www.fema.gov/disasters)

FHLBank Atlanta’s Community Rebuild and Restore product supports our shareholders’ efforts to restore their communities in the aftermath of catastrophic events. The 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

In 2018, FHLBank Atlanta funded 25 Community Rebuild and Restore transactions through six shareholders in Alabama, Florida, and Georgia.



Community Rebuild and Restore
\$10,000

Disaster Recovery – 2018 Outreach and Events

Event	Location	Overview
FEBRUARY		
Florida Housing Coalition Member Update	Atlanta, GA	<ul style="list-style-type: none"> CIS Associate Director presented a webinar to the Florida Housing Coalition on leveraging AHP products to support disaster recovery efforts
JUNE		
Interagency Community Development Forum on Disaster Recovery and Resiliency for Central Florida and Puerto Rico	Orlando, FL	<ul style="list-style-type: none"> CIS Analyst shared insight about the Bank’s disaster recovery initiative and educated attendees on AHP rehabilitation products for areas declared major disaster by FEMA 58 attendees



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Community Heroes Initiative

In 2018, FHLBank Atlanta's board of directors, in consultation with the Bank's Affordable Housing Advisory Council, approved funding for the Community Heroes Initiative, in addition to the Bank's AHP contribution. This voluntary initiative addresses the decreased housing affordability for law enforcement officers, public school educators, firefighters, and other first responders in the communities they serve.

The Community Heroes Initiative creates partnerships between FHLBank Atlanta, local governments or housing finance agencies, and local shareholders to provide grant funding for home purchase assistance. Eligible homebuyers include law enforcement officers, public school educators, firefighters, and other first responders in FHLBank Atlanta's district earning greater than 80 percent and up to 120 percent of area median income.

The initiative will combine up to \$4.5 million in funding from FHLBank Atlanta with up to \$13.5 million in additional funding from local entities, for a total of up to \$18 million. Funds will be delivered exclusively through FHLBank Atlanta shareholders.

The Community Heroes initiative was launched in June 2018 at the U.S. Conference of Mayors Annual Meeting in Boston, MA. The launch event was hosted by Columbia, SC Mayor Stephen Benjamin, a member of the Bank's Advisory Council and the incoming chair of the U.S. Conference of Mayors.

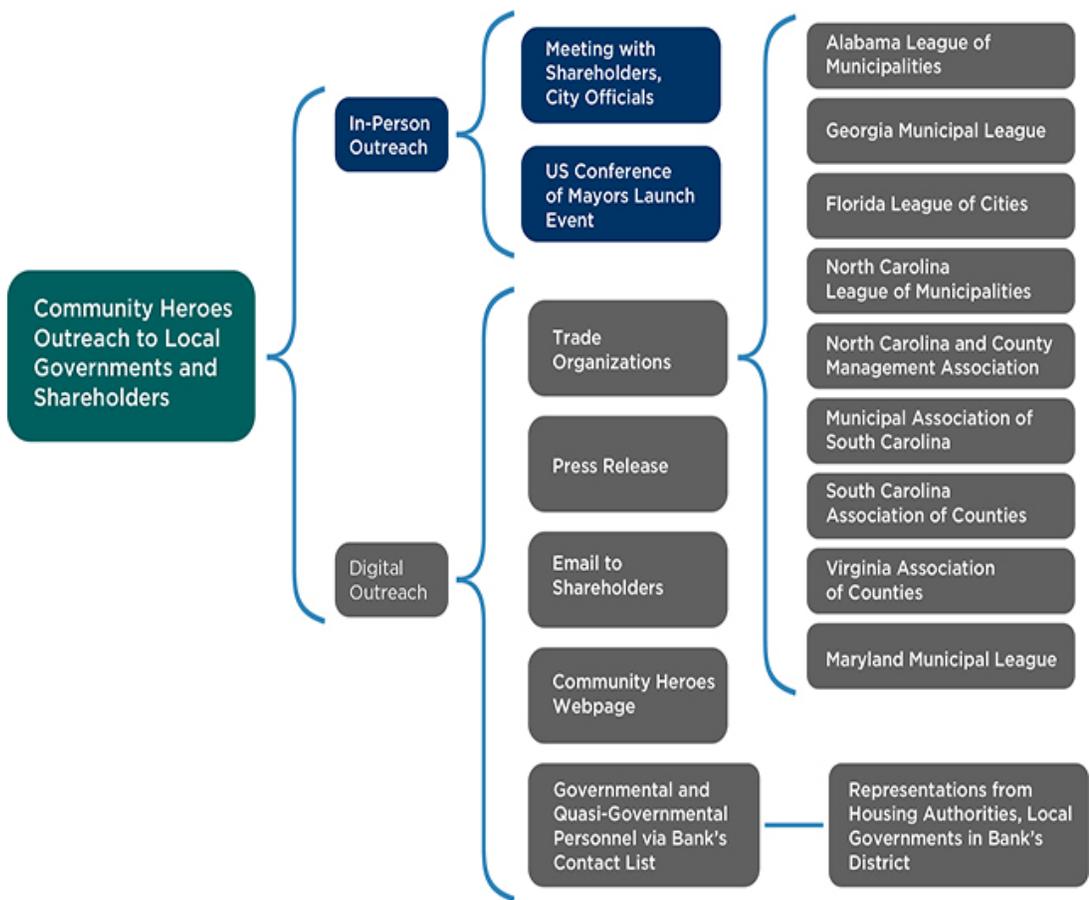
Proposals were accepted starting in November 2018. By the end of the year, FHLBank Atlanta had received nine proposals from various local entities, of which six were approved by the Bank's selection group, representing \$1,255,000 of the \$4,500,000 Community Heroes allocation.



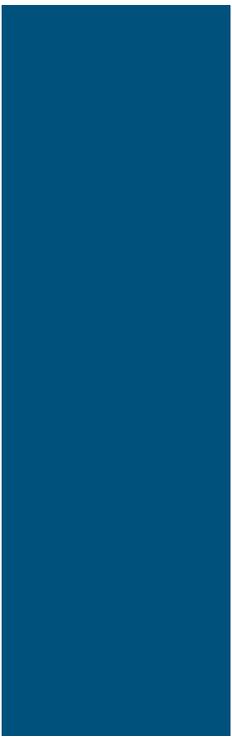
Up to \$4.5 Million in Grants from FHLBank Atlanta



Community Heroes – 2018 Outreach and Events



Event	Location	Overview
FEBRUARY		
CDFI Coalition	Washington, DC	<ul style="list-style-type: none"> Sales and Trading Operations Manager presented the Bank's new Community Heroes initiative to shareholder non-depository CDFIs 150 attendees
MAY		
Non-Depository CDFI Roundtable	Atlanta, GA	<ul style="list-style-type: none"> Sales and Trading Operations Manager and CIS Director presented the Bank's new Community Heroes initiative to shareholder non-depository CDFIs 21 attendees
FHLBank Atlanta AHP Webinar	Atlanta, GA	<ul style="list-style-type: none"> CIS Director and CIS Strategic Initiatives Lead conducted a webinar to educate local government officials on the Bank's new Community Heroes initiative 7 attendees
JUNE		
U.S. Conference of Mayors Reception	Boston, MA	<ul style="list-style-type: none"> CIS Director and CIS Associate Director hosted a reception to launch the new Community Heroes initiative. 50 attendees
JULY		
Florida Association of Local HFAs (FL ALHFA) Annual Education Conference	St. Petersburg, FL	<ul style="list-style-type: none"> CIS Director and Sales and Trading Operations Manager presented on the



		<p>Community Heroes initiative and shared concepts that can help local HFAs reach business objectives</p> <ul style="list-style-type: none">• 150 attendees
OCTOBER		
Alabama's Black Mayor Conference	Birmingham, AL	<ul style="list-style-type: none">• CIS Associate Director presented the Bank's Community Heroes initiative to diverse mayors and highlighted important dates for local entities to garner consideration for a partnership with the Bank• 20 attendees

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Affordable Housing Advisory Council

Strategic Planning, Governance, and Risk Management:

The purpose of the Advisory Council is to advise FHLBank Atlanta's board of directors on ways in which the Bank can better carry out its housing finance and community lending mission, including, but not limited to, advice on the low- and moderate-income housing and community lending programs and needs in the Bank's district, and on the use of AHP subsidies, Bank advances, and other Bank credit products.

The Advisory Council has a subcommittee structure that often aligns with the Bank's strategic priorities. The 2018 subcommittees were: Advancing Growth Strategies, Legislative & Public Policy, and AHP Feedback Working Group.

Sue Henderson(Chair)

Vice President, U.S. Operations
Habitat for Humanity International
Atlanta, GA

Bruce Lyon (Vice Chair)

President and Chief Executive Officer
Winter Haven Economic Development Council
Winter Haven, FL

Stephen Benjamin

Mayor
City of Columbia
Columbia, SC

Wendi Carpenter

Founder and Principal
Gold Star Strategies, LLC
Rear Admiral, U.S. Navy (Retired)
Peachtree City, GA

Angela R. Childers

Executive Director
Beaufort Housing Authority
Beaufort, SC

Fred Dodson, Jr.

Executive Vice President and Chief Operations
Officer
Charlotte-Mecklenburg Housing Partnership, Inc.
Charlotte, NC

Marcia Griffin

President and Founder
Home Free – U.S.A.
Riverdale, MD

Rob Hazelton

President and Chief Executive Officer
Dominion Due Diligence Group
Richmond, VA

Priscilla Howard

President
Community Solutions Group
Brandon, FL

Viola Lyles

Mayor
City of Charlotte
Charlotte, NC

Sally Mackin

Executive Director
Woodlawn Foundation
Birmingham, AL

Lisa Marie Mallory

Chief Executive Officer
District of Columbia Building Industry Association
Washington, D.C.

Richard Nelson

Chair, Pro Tem
Housing Opportunities Commission of Montgomery
County, MD
Silver Spring, MD

Christie Smith

Executive Director
Neighborhood Housing Services of Richmond, Inc.
Richmond, VA

Felicia Watkins-Jackson

Executive Director
Alabama Rural Coalition for the Homeless
Montgomery, AL

FHLBank Atlanta Management

W. Wesley McMullan

President and Chief Executive Officer

Executive Vice Presidents

Robert Dozier

Chief Business Officer

Kirk Malmberg

Chief Financial Officer

Senior Vice Presidents

Community Investment Services Management

Arthur Fleming

Director of Community Investment Services

Jan Hadder

Associate Director of Community Investment Services

Tomeka Lambert

Manager of CIS Systems and Reporting

Scott Brennan

Director of Sales

Julia Brown

Corporate Secretary

Alp Can

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Bryan DeLong

Chief Human Resources Officer

Arthur Fleming

Director of Community Investment Services

Annette Hunter

Director of Accounting Operations

Haig Kazazian

Treasurer

Robert Kovach

Chief Credit Officer

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Reginald O'Shields

General Counsel and Chief Compliance and Ethics Officer

Richard Patrick

Chief Audit Officer

Bill Shaw

Controller

Joel Brockmann

Manager of CIS Portfolio and Production

Michelle Hale

CIS Risk Manager

FHLBank Atlanta Contacts**FHLBank Atlanta Corporate Offices**

1475 Peachtree Street, N.E.

Atlanta, GA 30309

800.536.9650

www.fhlatl.com

Media Relations

Peter Garuccio

Assistant Director of Corporate Communications

404.888.8143

pgaruccio@fhlatl.com

Community Investment Services**Arthur Fleming**

Director of Community Investment Services

404.888.8359

afleming@fhlatl.com



AHP & CICA
PRODUCTS

TOTAL OUTPUT

CRA

DIVERSITY &
INCLUSION

DISASTER
RECOVERY

COMMUNITY
HEROES

ADVISORY
COUNCIL

CHAIR
LETTER

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Letter from the Chair of the Affordable Housing Advisory Council

Dear FHLBank Atlanta Community:

As Chair of FHLBank Atlanta's Affordable Housing Advisory Council (Council), I am pleased to present the 2018 Affordable Housing Advisory Council Annual Report. Throughout 2018, the Council supported FHLBank Atlanta (Bank) as it continued to achieve its housing finance mission and strengthen local communities by facilitating the development and preservation of affordable housing, and addressing community finance needs and challenges across the district.

The Affordable Housing Program (AHP) remains one of the largest and most critical sources of private-sector financing for housing serving very low-, low-, and moderate-income households. FHLBank Atlanta has awarded more than \$760 million in funding through its AHP Competitive program to support the development of over 120,000 rental and ownership units, and more than \$200 million in funding through its Homeowner Assistance products to help more than 30,000 homeowners purchase or rehabilitate their homes. In 2018, the Bank awarded 62 projects representing more than \$25 million in AHP Competitive funds. These awards will result in 4,239 housing units, facilitating more than \$856 million in total housing development. The Bank also awarded more than \$16 million in Homeowner Assistance products in 2018. These funds helped 2,656 homeowners purchase or rehabilitate their homes.

FHLBank Atlanta has also leveraged its Community Investment Program (CIP) and Economic Development Program (EDP) to benefit local communities and achieve its targeted community lending objectives. The CIP provides discounted advances to shareholders to fund housing development and support community revitalization activities. The EDP provides discounted advances to shareholders to fund economic development activities that support small businesses, create jobs, or provide services to low- or moderate-income individuals. Since 1990 through the end of 2018, the Bank has provided more than \$8.4 billion in low-cost advances through these programs.

In 2018, the Bank continued its shareholder services relating to the Community Reinvestment Act (CRA) Center of Excellence. The Bank also executed goals advancing its Diversity and Inclusion initiative through a focus on veterans' housing challenges and supporting Community Development Financial Institutions (CDFIs) and Minority Depository Institutions (MDIs); engaging in disaster recovery within the Bank's district; and launching a new voluntary funding initiative focused on law enforcement officers, firefighters, other first responders, and public school teachers.

The Bank engaged in over 37 events, workshops, and other activities that provided opportunity to gather primary data and feedback from shareholders, for-profit and nonprofit intermediaries, regulators, developers, government agencies, and other entities. These events also provided opportunity for the Bank to understand how AHP can better support housing demands in local communities. This data and feedback are reflected in the Bank's Community Lending Plan.

CRA Compliance and the CRA Center of Excellence

The Bank continued to leverage its CRA Center of Excellence to help shareholders achieve their business development goals and positive CRA regulatory outcomes. The Bank hosted CRA consultations with two shareholders, assisting both in drafting a CRA Exam Entrance presentation. The Bank also conducted three CRA business development workshops in collaboration with federal regulators, and sponsored the National Interagency Community Reinvestment Conference in Miami, where it led a panel discussion with other FHLBanks designed to educate conference attendees and shareholders on how to leverage FHLBank generally and Atlanta products and services specifically to achieve CRA objectives.

Diversity and Inclusion

FHLBank Atlanta's Diversity and Inclusion initiatives received continued support in 2018 with a focus on veterans' housing challenges and enhancing the ability of CDFI and MDI shareholders to adjust to changing market dynamics. The multi-year focus on veterans housing has yielded significant results. Since 2012, 27 percent of all AHP Homeowner Assistance subsidies have been awarded to veteran households, for a combined total of over \$33 million in subsidies.

With respect to CDFIs and MDIs, the Bank conducted three one-on-one shareholder engagements with executives and senior management to help these institutions take advantage of Bank products and services as a means for addressing lending and credit needs in their communities. The Bank also conducted AHP Competitive technical assistance and outreach webinars for four CDFI/MDI shareholders.

Finally, the Bank hosted its inaugural CDFI and MDI Forum, the objective of which was to connect CDFI and MDI shareholders with unique business opportunities in the affordable housing, small business, local government, and Fintech sectors. The event was attended by approximately 60 individuals from 19 CDFI and MDI shareholders.

Natural Disasters

In 2018, the Federal Emergency Management Agency (FEMA) made 11 “Major Disaster” declarations within FHLBank Atlanta’s district, and each state in the district experienced at least one “Major Disaster” declaration from FEMA in 2018. The Bank’s Community Restore and Rebuild product played an important role in helping communities recover, with 25 fundings and commitments for Community Rebuild and Restore initiated through six shareholders in 2018. This represents a significant increase over the nine fundings and commitments through four shareholders in 2017.

Community Heroes

In 2018, FHLBank Atlanta’s board of directors, in consultation with the Bank’s Advisory Council, approved and funded the Community Heroes initiative. This voluntary initiative, funded outside of the Bank’s required ten percent AHP allocation, creates partnerships between FHLBank Atlanta and local governments or housing finance agencies to provide grant funding for home purchase assistance. Eligible homebuyers include law enforcement officers, public school educators, firefighters, and other first responders in FHLBank Atlanta’s district earning greater than 80 percent and up to 120 percent of area median income.

The initiative will combine up to \$4.5 million in funding from FHLBank Atlanta with at least \$13.5 million in additional funding from local entities to provide a total of \$18 million. Funds will be delivered exclusively through FHLBank Atlanta shareholders.

Moving Forward

As we look forward to 2019, the Council will continue to provide advice to the Bank’s management and board of directors on how to further enhance the Bank’s approach to meeting its housing finance and targeted community lending objectives. Continued engagement with our communities will aid in this effort by providing a strong sounding board for ideas and innovations, and keep the Bank apprised of challenges and opportunities.

We look forward to working with you all in 2019 and beyond. Thank you for commitment to the Council and to the communities we serve.

Sue Henderson
Chair, Affordable Housing Advisory Council