



# Community Heroes

## Grant Funding Initiative

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A Federal Home Loan Bank of Atlanta Product

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- Description
- Use of Funds
- Purchase/Homebuyer Eligibility
- Timeline
- Structure of Proposal

## New Initiative

- Local structured partnerships focused on Community Heroes
- Revitalization and stabilization objectives

## Structured Partnership Entities

- Municipalities
- Counties
- States
- Housing Finance Agencies (HFAs)

## Targeted Consumers

- Community Heroes earning greater than 80 percent up to 120 percent area median income (AMI)
  - Law enforcement officers
  - Public school educators
  - Firefighters
  - Other first responders

Up to **\$4.5 Million** in Grants from FHLBank Atlanta

## Community Heroes

*Leveraging up to \$13.5 million in additional grants from local sources to support home purchase activities*

Households **must be greater than 80 percent AMI and shall not exceed 120 percent of AMI**

Local **Structured Partnership** entity (HFA, state, or local municipality) must provide at least **3 to 1 match**

All funding shall be **extended exclusively via FHLBank Atlanta shareholder financial institutions**

**Local entity will manage** local structures, intake, processing, and funding

**\$18 Million** in Total Funding Available

## Funding Access and Availability

- Accessible for all shareholders throughout the FHLBank Atlanta district
- Access to every state in FHLBank Atlanta's district
- Encourages local and government initiatives in both urban and rural communities

## Structured Partnership

- Generally 18 month Memorandum of Understanding (MOU) term
- MOUs include a “use it or lose it” provision where Bank funds committed will be released back to the Bank for redeployment to another structured partnership if not used by the sunset date
- Proposals accepted as long as there are available funds
- Proposals to be submitted by local entities

Funding Eligibility Requirements	Guidelines
Use of Funds	<ul style="list-style-type: none"> <li>● Purchase of existing home                             <ul style="list-style-type: none"> <li>○ First mortgage principal reduction                                     <ul style="list-style-type: none"> <li>■ Down payment, closing costs</li> </ul> </li> </ul> </li> <li>● New construction or rehabilitation                             <ul style="list-style-type: none"> <li>○ Funds can be used during construction or rehabilitation for purchase</li> <li>○ Funds can be used during rehabilitation</li> </ul> </li> </ul>
Leveraging	<ul style="list-style-type: none"> <li>● The 3:1 leveraging ratio and matching requirements prevail at every funding stage of the project                             <ul style="list-style-type: none"> <li>○ Evidence of ratio and matching requirement                                     <ul style="list-style-type: none"> <li>■ Construction settlement statement</li> <li>■ Homebuyer mortgage settlement statement</li> </ul> </li> </ul> </li> </ul>
Construction Lender	<ul style="list-style-type: none"> <li>● All FHLBank Atlanta shareholders are eligible to be the first mortgage lender and access the end loan funds, regardless of whether shareholder is also the construction lender</li> </ul>
Properties	<ul style="list-style-type: none"> <li>● Owner-occupied, primary home                             <ul style="list-style-type: none"> <li>○ 1-4 family properties</li> <li>○ Townhouses, condos</li> <li>○ Foreclosed properties</li> <li>○ Cooperatives</li> <li>○ Manufactured housing</li> </ul> </li> </ul>

Purchase/Homebuyer Eligibility	Guidelines
<b>Properties</b>	<ul style="list-style-type: none"> <li>● Owner-occupied, primary home                             <ul style="list-style-type: none"> <li>○ 1-4 family properties</li> <li>○ Townhouses, condos</li> <li>○ Foreclosed properties</li> <li>○ Cooperatives</li> <li>○ Manufactured housing</li> </ul> </li> </ul>
<b>First Mortgage Lender</b>	<ul style="list-style-type: none"> <li>● All first mortgages under the structured partnerships are to be originated and closed by FHLBank Atlanta shareholders</li> </ul>
<b>Borrowers</b>	<ul style="list-style-type: none"> <li>● Current full-time municipal law enforcement officers, K-12 public school educators, firefighters, and other first responders</li> <li>● First-time or non-first-time homebuyers are eligible</li> </ul>
<b>Household Income</b>	<ul style="list-style-type: none"> <li>● Greater than or equal to 80.01 percent and less than or equal to 120 percent of the county AMI or the state median family income, adjusted for family size as published by HUD, whichever is higher, using the greater of FHLBank Atlanta's income methodology</li> </ul>

## June 2018 through December 2018

June 2018

Launch on June 10, 2018 at the US Conference of Mayors Annual Meeting Boston, MA

Shareholder and stakeholder announcements

November 2018

Proposals accepted starting November 5, 2018

December 2018

Review any proposals received on a quarterly basis starting December 3, 2018

	Details
<b>Readiness</b>	<ul style="list-style-type: none"><li>• The local entity's immediate access to the match funds</li><li>• The local entity's authorizations and resolutions to move forward</li></ul>
<b>Level of Commitment from Local Entity</b>	<ul style="list-style-type: none"><li>• Level of local leadership commitment</li></ul>
<b>Leveraging</b>	<ul style="list-style-type: none"><li>• Minimum 3:1 match requirement per unit</li><li>• Additional consideration if greater than 3:1 match per unit</li><li>• Other financing committed by the local entity including debt (development funding only)</li></ul>
<b>Capacity (Operational)</b>	<ul style="list-style-type: none"><li>• Local entity's demonstrated ability to execute as per a joint operational workflow that streamlines the application, processing, and funding requirements to create ease of use for the Bank's shareholders</li></ul>
<b>Shareholder Support</b>	<ul style="list-style-type: none"><li>• Availability and interest of multiple shareholders in the market to participate in closing transactions under the proposed structured partnership</li></ul>

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**Thank You**