



FHLBank Atlanta's Community Investment Cash Advance Programs

Low Income Designated Credit Unions and
Minority Depository Institutions

May 14, 2020



This presentation contains information that is proprietary and confidential in nature and is being furnished to you solely for your information. This presentation may not be reproduced, redistributed, passed on or published, in whole or in part, to any other person for any other purpose. This presentation may include "forward-looking statements," which include statements that are based on FHLBank Atlanta's expectations, estimates, projections, and assumptions, including those that relate to the availability and cost of funding, FHLBank Atlanta's liquidity needs, and dividends. These statements involve known and unknown risks and uncertainties, many of which may be beyond our control. Actual future results may be materially different from the future results expressed or implied by the forward-looking statements.

Forward-looking statements included in this presentation may not be realized due to a variety of factors, including, without limitation: the impact of the COVID-19 pandemic; legislative, regulatory and accounting actions, changes, approvals or requirements; uncertainties relating to the potential phase-out of LIBOR; future economic and market conditions (including the housing market); changes in demand for advances or consolidated obligations of the Bank and/or the FHLBank System; changes in interest rates; changes in prepayment speeds, default rates, delinquencies, and losses on mortgage-backed securities; volatility of market prices, rates and indices that could affect the value of financial instruments; changes in credit ratings and/or the terms of derivative transactions; changes in product offerings; political, national, and world events; disruptions in information systems; membership changes; and adverse developments or events affecting or involving other Federal Home Loan Banks or the FHLBank System in general. Additional factors that might cause FHLBank Atlanta's results to differ from these forward-looking statements are provided in detail in our filings with the Securities and Exchange Commission, which are available at www.sec.gov.

Certain information contained in this presentation has been prepared by FHLBank Atlanta from third-party and market data and using analytical tools it believes to be accurate and reliable. No warranty, expressed or implied, however, is made concerning the completeness or accuracy of such information. The analysis and applications contained herein are based on certain assumptions that FHLBank Atlanta believes to be reasonable. Different assumptions, however, may lead to materially different results. Additionally, past performance and experience may not necessarily be indicative of actual results.

- Community Investment Services Product Overview
- Community Investment (CIP)/Economic Development Program (EDP) Details
- CIP/ EDP Community Impact
- Documentation
- Shareholder Profile
- Helpful Resources
- Questions and Answers

Community Investment Services Products

Rental and Ownership Development

AHP Competitive

- \$500,000 for rental or ownership development projects
- Competitive application – each FHLBank has its own scoring criteria
- Shareholder contacts:
 - Commercial loan officers
 - Community Reinvestment Act (CRA) officers
 - Business development officers

Home Purchase

Homeowner Assistance

- Down payment, closing costs, and principal reduction funding for home purchase or home rehabilitation
- Generally first-come, first-served
- Shareholder contacts:
 - Single-family mortgage loan officers
 - CRA officers
 - Business development officers

Advance

CIP/EDP

- Discounted advance products for residential or economic development projects
- Generally first-come, first-served
- Shareholder contacts:
 - Commercial loan officers
 - CRA officers
 - Business development officers

Developer/Builder Driven

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



Mortgage Professional Driven

Owner-occupied products:

- First-time Homebuyer
- Community Partners
- Veterans
- Foreclosure Recovery
- Community Rebuild and Restore



Shareholder Driven

Enable housing development and community revitalization activities

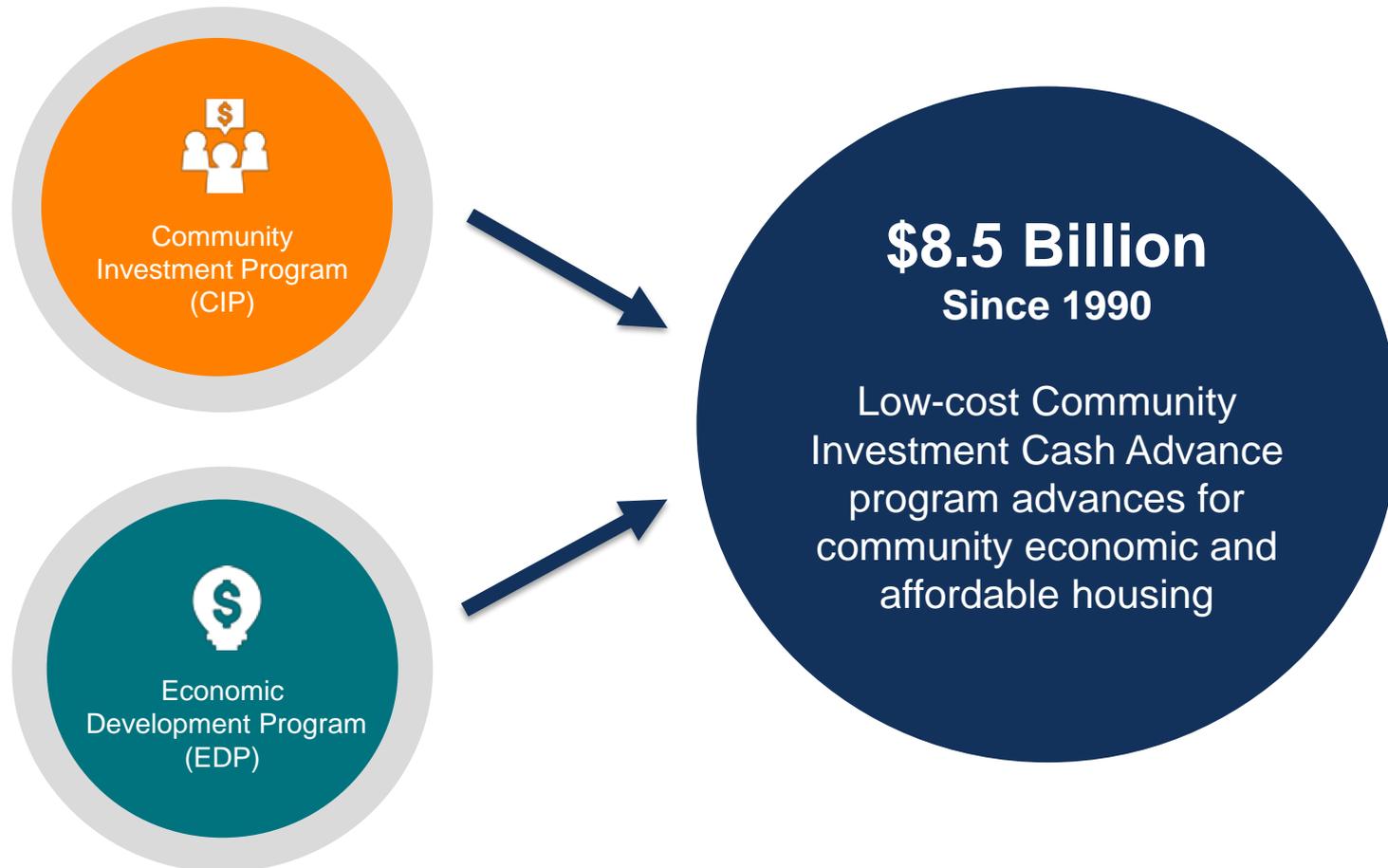


COMMUNITY INVESTMENT PROGRAM (CIP) AND ECONOMIC DEVELOPMENT PROGRAM (EDP)

CIP and EDP Details

Product	Description	Shareholder Benefits	Interest Rate	Key Requirements
Community Investment Program	<ul style="list-style-type: none"> Advances to shareholders to assist low- and moderate-income families that seek affordable housing opportunities Must be used for: <ul style="list-style-type: none"> purchase, construction, and rehabilitation; or refinancing of housing-related projects or activities that benefit families with an income at or below 115 percent of the area median income 	<ul style="list-style-type: none"> Reduces funding costs Supports a broad range of housing projects Stimulates local housing sector 	<ul style="list-style-type: none"> Discounted interest rate is based on the Bank's cost of funds, plus the administrative costs of the advance 	<ul style="list-style-type: none"> Subject to Bank's credit and collateral requirements Prepayment fees may apply
Economic Development Program	<ul style="list-style-type: none"> Advances to shareholders to assist with community economic development activities such as: <ul style="list-style-type: none"> business start-ups, projects that create or maintain jobs redevelopment of federal disaster areas infrastructure improvement other economic development activities 	<ul style="list-style-type: none"> Reduces funding costs Supports small business and microenterprise lending Stimulates local commercial, industrial, and manufacturing sectors 	<ul style="list-style-type: none"> Discounted interest rate is based on the Bank's cost of funds, plus the administrative costs of the advance 	<ul style="list-style-type: none"> Advances subject to the Bank's credit and collateral requirements Prepayment fees may apply

- CIP and EDP are advances available at interest rates generally less than standard advance rates
 - Variety of structures and maturities
- Benefits include:
 - Attract and retain lending business
 - Achieve affordable lending goals, including potential Community Reinvestment Act credit
 - Reduce funding costs
 - Build your institution's profile and reputation in your local markets
 - Access funding year-round – applications can be submitted at any time



- Provide supporting documentation to demonstrate the project's eligibility
 - **Owner-occupied housing:** Household income of homeowners must be at or below 115 percent of the area median income adjusted for a four-person household as published annually in the HUD Income Guidelines
 - **Rental housing:** At least 51 percent of units in the project must be occupied by, or affordable to, households earning at or below 115 percent of the area median income adjusted for a four-person household as published annually in the HUD Income Guidelines
 - **Manufactured housing parks:** At least 51 percent of units in the project must be occupied by, or affordable to, households earning at or below 115 percent of the area median income adjusted for a four-person household, or the project must be located in a census tract with a median income at or below 115 percent of the median income for the county

Pine Tree Estates (Miami, FL)

Purchase of a 60-unit apartment complex

CIP advance:

\$1.3 million for 10 years

Value to Shareholder:

- Reduced interest-rate risk
- Reduced funding costs
- Jobs created represented additional business opportunity
- Opened doors to new business opportunity with developers

- Demonstrate the project's eligibility by providing supporting documentation for one type of beneficiary :
 - **Geographic beneficiary:** The project is located in a census tract with median income at or below 100 percent of the area median income in urban areas or 115 percent of the area median income in rural areas. Projects located in Indian areas, brownfields, Empowerment Zones, Enterprise and Champion Communities, federally or state-declared disaster areas, areas affected by a military base closing, or areas designated under the Community Adjustment and Investment Program may automatically qualify
 - **Activity beneficiary:** The project qualifies as a small business, based on United States Small Business Administration guidelines. The business qualifies by either annual receipts or number of employees
 - **Individual beneficiary:** At least 51 percent of full-time employee salaries or income of households served by the project are at or below 100 percent of the area median income in urban areas or 115 percent of the area median income in rural areas, adjusted for a four-person household as published annually in the HUD Income Guidelines

Doctor's Memorial Hospital (Perry, FL)

Construction and permanent financing of equipment for new county-owned hospital, located in an Enterprise Community

EDP Advance:

\$1.3 million for 10 years

Value to Shareholder:

- Reduced interest-rate risk
- Reduced funding costs
- Jobs created represented additional business opportunity
- Opened doors to new business opportunity with developers

Doctor's Memorial Hospital (Perry, FL)



- Advance Types Available
 - CIP and EDP advances can be structured as Fixed Rate Credit or Principal Reducing Credit advances and are generally available for maturities of 12 months to 20 years
- Pricing
 - CIP and EDP advance rates are based on the Bank's cost of funds plus an administrative fee
 - Please call the Funding Desk at 404.888.8011 for pricing information

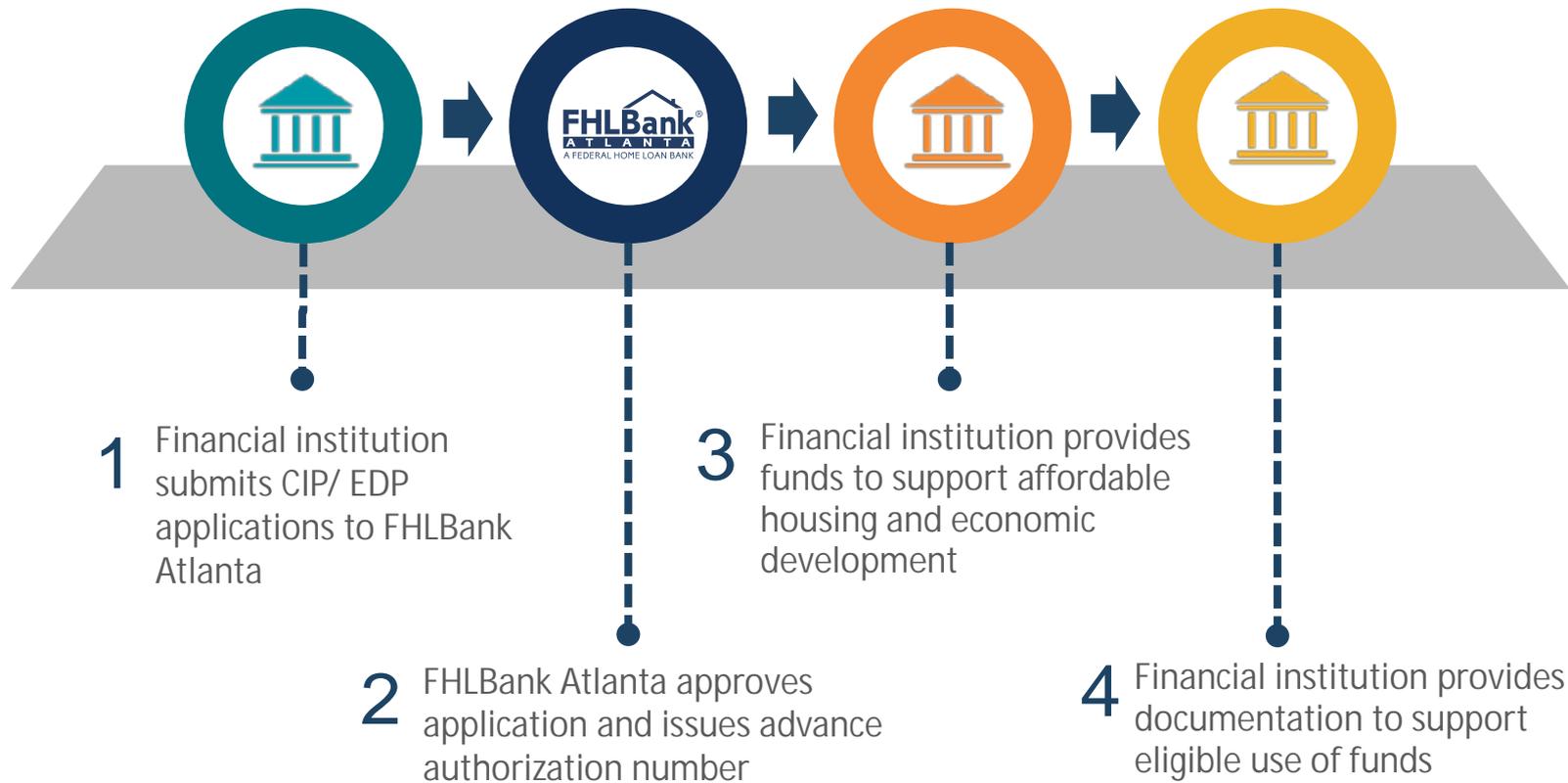
Example Pricing

Term	Fixed Rate Advance	CIP/EDP Advance Pricing
1 year	.35	.29
2 year	.48	.37
3 year	.56	.45
4 year	.70	.59
5 year	.85	.74
10 year	1.53	1.42
20 year	2.18	2.17

Pricing as of 5/5/20

- Funding
 - Each shareholder is limited to **\$50 million** in funds during an annual offering period
 - Funding generally is available two Bank business days after the pricing date for CIP/EDP advances for terms 12 months or greater and notional amounts of \$1 million or more
 - CIP/ EDP funding can be used in conjunction with the Bank's Affordable Housing Program offering
- Prepayment
 - For CIP/EDP advances with terms of 12 months or greater and notional amounts of \$1 million or more, the prepayment fee generally is equal to the Bank's cost of unwinding the transaction

Applying for Advance: Easily Accessible Funding



Application Process

- Easy to submit applications
(Email completed application documents to traders@fhlbatl.com)
 - Credit Product Application
 - CIP or EDP Authorization Application
- No commitment to borrow
- No restrictions on incremental disbursements
- No obligation to match fund initiative
- Email report submission after funding to confirm eligibility
 - [CIP Single-family Homeownership Loans - Schedule 1\(SF\)](#)
 - [CIP Rental Housing Loans - Schedule 1\(R\)](#)
 - [EDP Loans - Schedule 1\(EDP\)](#)

Shareholder Profile: Apple Federal Credit Union



Helpful Resources



Program Guidelines	Links
Member Products and Services Guide	https://corp.fhlbatl.com/files/documents/member-products-and-services-guide.pdf

Application/ Funding Resources	Links
CIP Authorization Application	http://corp.fhlbatl.com/files/documents/cip-authorization-application.pdf
EDP Authorization Application	http://corp.fhlbatl.com/files/documents/edp-auth-app.pdf
CIP Single Family Homeownership Loans	http://corp.fhlbatl.com/files/documents/cip-singlefamily-form..xlsx
CIP Rental Housing Loans	http://corp.fhlbatl.com/files/documents/cip-rentalhousing-form..xlsx
EDP Loans- Schedule 1	http://corp.fhlbatl.com/files/documents/edp-loan-form..xlsx

Do You Have Any Questions?



We are happy to help!

Contact Us for More Information



800.536.9650, option 3

Email: fhlbasap@fhlbatl.com

Management Team

Tomeka Lambert Strickland
Interim Associate Director
tstrickland@fhlbatl.com

Joel Brockmann
Production and Portfolio Manager
jbrockmann@fhlbatl.com

Funding Desk

404.888.8011
fundingdesk@fhlbatl.com

Business Development

ShaDonte Butler
Community Investment Relationship Manager
sbutler@fhlbatl.com

Cassandra Madden
Homeowner Assistance Coordinator
cmadden@fhlbatl.com