

2025 AFFORDABLE HOUSING PROGRAM

HOMEOWNERSHIP SET-ASIDE PROGRAM



	First-time Homebuyer	Community Partners	Community Rebuild and Restore
Eligible Borrowers	Funds may only be made available to a "first-time homebuyer," as such term is defined by HUD HOC reference guide chapter 3, expanded to include recovering victims of catastrophic loss or natural disasters	Current or retired law enforcement officers, educators, firefighters, health care workers, and other first responders; veterans and active-duty members of the military or their surviving spouse	Homeowner must have at least 30 days current ownership by life estate, surface rights, leasehold estate, or full interest in the fee title and have ownership of the subject property at the time of the "Emergency Declaration" or "Major Disaster Declaration" by FEMA or by a local, state, or other federal government agency.
Maximum Subsidy	\$17,500	\$20,000	\$25,000
Borrower Minimum Contribution	\$1,000	\$1,000	\$0
Eligible Use of Funds	Down payment, closing costs, and principal reduction for the purchase or purchase/rehabilitation of an existing unit	Down payment, closing costs, and principal reduction for the purchase or purchase/rehabilitation of an existing unit	Rehabilitation of an existing owner-occupied home located in a "Emergency Declaration" or "Major Disaster Declaration" area as designated by FEMA or a local, state, or other federal government agency. Funds can be used to correct deficiencies, resulting from the identified disaster, that impact the habitability of the property not associated with repairs covered under an insurance claim
Eligible Properties	Owner-occupied 1-4 family properties, including manufactured housing	Owner-occupied 1-4 family properties, including manufactured housing	Owner-occupied 1-4 family properties, including manufactured housing

Other eligibility requirements for AHP Homeownership Set-aside Program:

- Retention Period: 5 years for all purchase products. There is no retention period for the Community Rebuild and Restore Product
- Income eligibility: < = 80% of the county area median income or the state median family income, adjusted for family size as published by HUD, whichever is higher

- The AHP Homeownership Set-aside Program products are available within the United States and its territories through FHLBank Atlanta members
- This document is not a complete description of requirements for these products.

For a comprehensive listing of requirements, refer to FHLBank Atlanta's Affordable Housing Program Implementation Plan, available on www.fhlbatl.com