Federal Home Loan Bank of Seattle
November 2011

Jennifer Ernst
Vice President / Community Investment Department

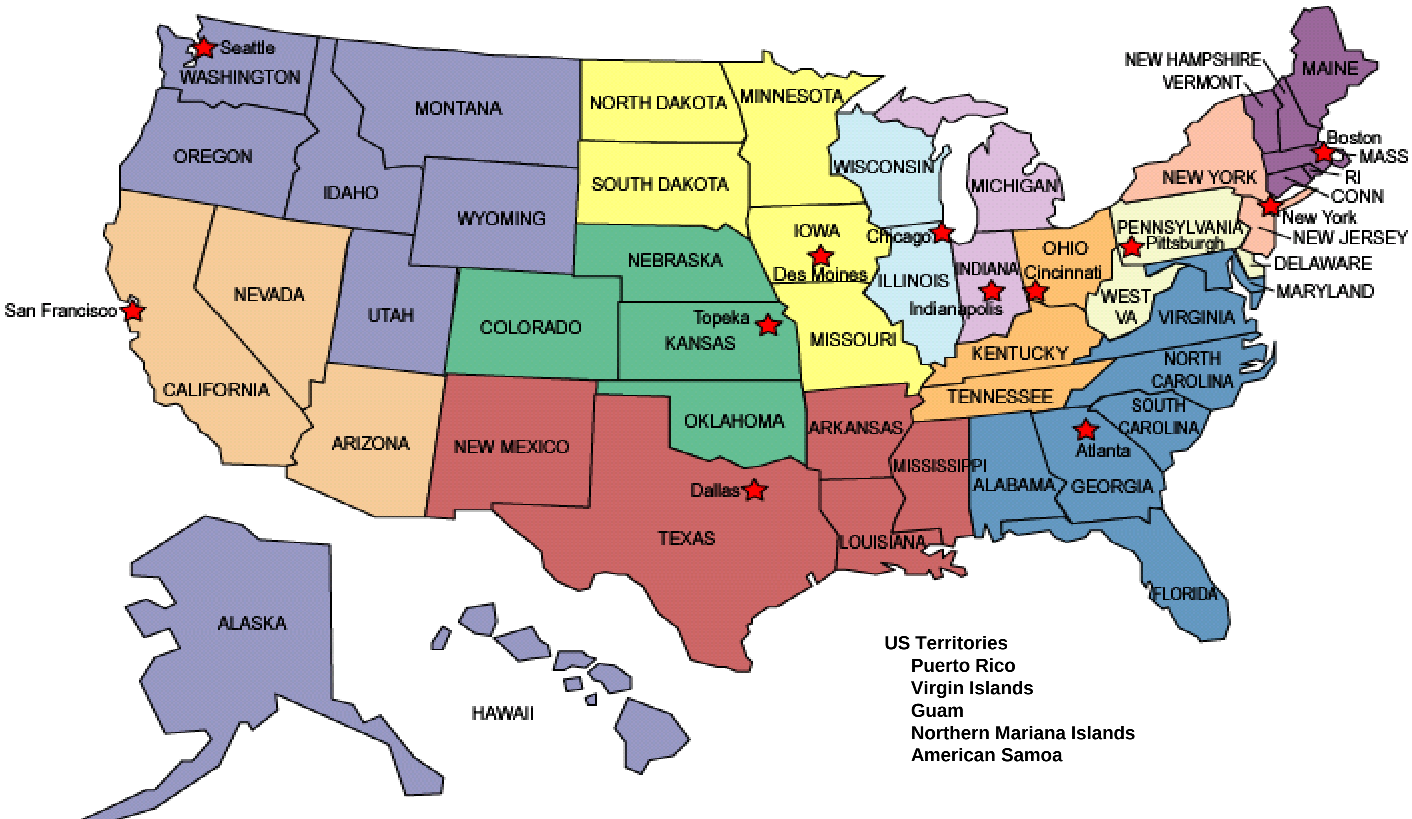
Federal Home Loan Bank System

Created by Congress in 1932

Twelve regional, independently managed, privately-held cooperatives

Shared regulator

Over 8,100 member/owners nation-wide



Community Investment Program Summary

Product	Description	Monitoring and Compliance	Volume
AHP	Direct subsidy or subsidized advance for the capital costs of affordable rental or owner-occupied housing for households at or below 80% of AMI.	• Rental housing monitored for 15 years. • Owner-occupied housing has retention in place for five years. If household sells before the end of the five year retention period, they repay a pro-rata share of the grant for every year of the retention period that was not met.	$141.6 million in AHP awards have leveraged nearly $3 billion to finance more than 27,400 affordable housing units.
CIP/EDF	Reduced-rate Letters of Credit and three- to 30-year advances for affordable housing and economic development for households or neighborhoods at or below 100% or 115% of area median income (AMI).	• After the CIP/EDF advance is funded, members certify that it was used to finance the eligible loan described in the CIP/EDF application.	$3.7 billion to finance 49,338 affordable housing units and 360 economic development projects. $529.3 million outstanding
CIP/EDF Special Offering	Up to $50 million is available for 12 to 35 month CIP/EDF advances.		
Home$tart	Grants for down-payment and closing costs for first-time homebuyers at or below 80% of AMI.	• Retention in place for five years as described above.	$42 million in grants to more than 8,500 first-time homebuyers

Affordable Housing Program (AHP)

- **AHP subsidy supports the acquisition, rehabilitation, or development of affordable rental and owner-occupied housing for families earning 80% or less of AMI, adjusted for family size.**
- **Funds may be used to reduce principal, write down an interest rate, or fund down payment and closing costs.**
- **20% of the units of a rental project must be for incomes at or below 50% AMI.**
- **Competitive application process driven by AHP scoring criteria**
- **Project must also demonstrate:**
    - Market demand for the units
    - Need for the AHP subsidy
    - Units are affordable for the incomes of the households being served
    - The project is financially feasible
    - The project sponsor has the capacity to:
        - Complete the project reasonably on time and on budget and in accordance with what was described in the AHP application
        - Manage the project in compliance with the terms of the AHP award for the duration of the retention period.

AHP at Work in the Community

Shoulder Blade Complex
Lame Deer, Montana

AHP award helped finance the rehabilitation of a 35-unit multi-family building. All units are equipped to accommodate limited mobility of elderly tenants.

Member
First Interstate Bank

Sponsor
Northern Cheyenne Tribal Housing Authority

Funding Sources

$305,966	AHP Award
$1,194,934	NCTHA Loan
$3,276,612	LIHTC Equity

Shoulder Blade Complex
Lame Deer, Montana

AHP at Work in the Community

Parkview Senior Apartments
Gillette, Wyoming

AHP award helped fund the construction of 20 apartments for low-income seniors. Residents are offered in-home care, meal service, transportation service, and social activities.

Member
Wells Fargo Bank Northwest, N.A.

Sponsor
Pioneer Apartments

Funding Sources

$75,500	AHP Award
$511,628	HOME
$689,090	LIHTC Equity
$27,611	WCDA
$190,575	Land Donation

Parkview Senior Apartments
Gillette, Wyoming

AHP at Work in the Community

Surrey Senior Housing
Powell, Wyoming

AHP award helped fund the construction of 20 apartments for low-income seniors. The project includes a community space and residents are provided education, legal counseling, healthcare counseling and other social services.

Member
First Bank of Wyoming

Sponsor
Wyoming Housing Opportunities Association, Inc.

Funding Sources

$80,000	AHP Award
$200,000	CIP/EDF
$166,000	CDBG
$100,000	Def. Dev. Fee
$372,835	HOME
$725,567	LIHTC Equity

Surrey Senior Housing
Powell, Wyoming

AHP at Work in the Community

Talon Hills Senior Apartments
Liberty Lake, Washington

AHP award helped fund the construction of 60 apartments affordable to seniors at or below 60 percent of the area median income. On-site amenities include a community center, commercial space, carports, a walking path, individual flower gardens, and patios.

Member
Bank of American Oregon, N.A.

Sponsors
Spokane Housing Ventures

Whitewater Creek, Inc.

Funding Sources

$530,941	AHP Award
$3,495,000	Housing Agency Bond
$1,809,791	LIHTC Equity
$374,681	Deferred Developer Fee
$295,000	Donated Land

Talon Hills Senior Apartments
Liberty Lake, Washington

Community Investment Program/Economic Development Fund (CIP/EDF)

CIP/EDF provides reduced-rate advances and Letters of Credit for a wide range of affordable housing and community development projects.

- **Invest in low-income housing tax credits or lender consortia where underlying mortgages may be funded directly with CIP/EDF**
- **Purchase mortgage revenue bonds or mortgage-backed securities representing pools of CIP/EDF-eligible loans**
- **Finance loans for:**
  - Housing: Construction, rehabilitation, purchase, or refinancing of existing loans when refinancing is necessary to preserve or rehabilitate affordable housing
  - Economic Development: Commercial, manufacturing, social service, and public facility projects and services, private/public infrastructure, and small business loans

CIP/EDF Eligibility Criteria

Affordable Housing

Homeownership or rental housing where at least 51% of units are affordable to households earning up to 115% of area median income (AMI)

Economic Development (one of the following)

Geographic Eligibility

Communities earning up to 100% of AMI for urban areas, 115% of AMI for rural areas

Beneficiary Eligibility

The project creates or sustains jobs where at least 51% of salaries are up to 100% of AMI for urban areas,115% of AMI for rural areas

At least 51% of the households who benefit from or are provided services by the project have incomes up to 100% of AMI in urban areas, 115% of AMI in rural areas

Small Business Loans as defined by the Small Business Association (SBA)

CIP/EDF at Work in the Community

Ashton Memorial Nursing Home
Ashton, Idaho

$1 million CIP/EDF advance was used to fund the development of a nursing home for 38 low- and moderate- income seniors.

Member
Bank of Idaho

Sponsor
Ashton Memorial, Inc.

Ashton Memorial Nursing Home
Ashton, Idaho

Home$tart Program (H$P)

Purpose: Provide grants for down-payment and closing costs to first-time homebuyers earning up to 80 percent of area median income, adjusted for family size.

Home$tart grants $3:$1 of an eligible household's funds, up to $5,000.

Home$tart Plus grants $2:$1 of an eligible household's funds, up to $10,000 and is available to recipients of public housing assistance.

H$P at Work in the Community

- 8,556 households served
- $42.2 million disbursed

Federal Home Loan Bank Seattle

Seattle Bank's Community Investment Programs' Impact

85,138 households served

- $183.6 million in grants awarded to finance affordable housing for 35,800 households.
- $3.7 billion in reduced-rate advances to finance housing for 49,338 households and 360 economic development projects.

By Comparison

- **Century Link Field in Seattle has 67,000 seats**

Contact Us

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