

Federal Home Loan Bank of San Francisco



COMMUNITY INVESTMENT
Programs

About Community Investment

The Federal Home Loan Bank of San Francisco supports communities by creating affordable housing opportunities and revitalizing neighborhoods. We do this by providing funding to our member financial institutions so they can make more loans for housing and economic development in their communities. Our members include commercial banks, savings institutions, credit unions, thrift and loans, and insurance companies. We offer a wide array of community investment programs designed to improve the lives of families and individuals living in Arizona, California, Nevada, and other communities served by our members.

By using our credit products, grant programs, and the other services we provide, our members work in concert with community partners to:

- Develop new housing units
- Rehabilitate dilapidated housing
- Help lower-income families and individuals move from renting to owning
- Facilitate homeownership preservation for households that may be at risk of foreclosure
- Support innovative economic development efforts that create new jobs
- Educate lenders and developers about housing and economic development opportunities
- Forge new public-private partnerships

CREDIT PRODUCTS

Advances for Community Enterprise (ACE)

ACE credit provides members with lower cost funding for projects and activities that result in the creation or retention of jobs or provide services or other benefits for low- and moderate-income people and communities.

- Finances commercial, industrial, and manufacturing activities, including small business and microenterprise lending
- Supports social service, community, and public facility projects; funds public and private infrastructure projects such as roads, utilities, and sewers
- Applications are accepted from Bank members throughout the year

Community Investment Program (CIP)

CIP provides members with lower-cost funding for affordable housing development for low- and moderate-income families and to support community revitalization and development activities. The program is designed to support our members' community-oriented mortgage lending and economic development in the communities they serve.

- Finance home purchase or rehabilitation projects by or for individuals or families
- Finance commercial and economic development lending activities including residential mortgage loans and business loans that benefit individuals or families
- Applications are accepted from Bank members throughout the year

Homeownership Preservation Advance (HPA)

HPA credit provides members with lower-cost funding to modify or refinance mortgage loans for low- and moderate-income homeowners who may be at risk of losing their primary residence because of delinquency or default on their mortgage loan.

- Members may use HPA to offer eligible homeowners lower monthly mortgage payments, new fixed rate loans, or reverse mortgages that can help them avoid foreclosure
- Applications are accepted from Bank members throughout the year

Standby Letters of Credit

Standby letters of credit can be used for a variety of transactions with third parties, including the issuance of taxable and tax-exempt housing and economic development bonds, provided that a Bank member supplies the primary credit support. (Through 12/31/2010, non-housing related bond issuances supported by Bank standby letters of credit are eligible for tax-exempt status.) The credit enhancement provided by a Bank AAA-rated standby letter of credit may reduce financing costs.

- Supports a variety of community lending purposes, including financing low-income rental housing, Small Business Administration loans, and economic development activities
- Applications are accepted from Bank members throughout the year

AFFORDABLE HOUSING PROGRAM (AHP) GRANTS

AHP Competitive Program

AHP provides grants and subsidized loans to create affordable rental and homeownership opportunities for very low- to moderate-income households. Through our members, AHP supports development, acquisition, or rehabilitation of affordable rental and owner-occupied housing. AHP also provides downpayment and/or closing cost assistance and covers the cost of homebuyer pre- or post-purchase counseling. AHP is funded with 10% of our net income each year.

- Serves families and individuals earning up to 80% of the area median income (AMI)
- Bank-sponsored application workshops are offered twice a year, usually in February and August
- Applications are accepted from Bank members twice a year, with deadlines in April and October
- Funds awarded through a competitive scoring process

AHP Set-Aside Programs

Individual Development and Empowerment Account (IDEA) Program

Through our members, the IDEA Program provides matching grants to lower-income households saving to buy a home. The Bank provides up to \$15,000, matching up to \$3 for every dollar saved by the homebuyer. The subsidy must be used only toward downpayment and/or closing costs in connection with the purchase of a home. The Bank sets aside a portion of our AHP funds each year to fund this program.

- Serves families and individuals earning up to 80% of the AMI
- Participants must be enrolled in an Individual Development Account program administered by an established organization or in a Family Self-Sufficiency program through their local public housing authority
- Participants must save for a minimum of 10 months, complete a homebuyer counseling program, find a home, and qualify for a mortgage
- Applications are accepted from Bank members during an application window at the beginning of the calendar year
- Funds are allocated based on program eligibility, not on competitive scoring

Workforce Initiative Subsidy for Homeownership (WISH) Program

Through our members, the WISH Program provides matching grants for downpayment and closing cost assistance to eligible first-time homebuyers. The Bank contributes up to \$15,000 per homebuyer, matching up to \$3 for every dollar contributed by the homeowner toward the purchase of the home. The Bank sets aside a portion of our AHP funds each year to fund this program.

- Serves families and individuals earning up to 80% of the AMI in any area of the U.S. where Bank members conduct business
- Participants must successfully complete a homebuyer counseling program
- Applications are accepted from Bank members during an application window at the beginning of the calendar year
- Funds are allocated based on program eligibility, not on competitive scoring

AHEAD GRANT PROGRAM

Access to Housing and Economic Assistance for Development (AHEAD) Program

The AHEAD Program provides grants to help members support economic development and housing projects during the conception and early development stages.

- Supports projects that produce housing, services, or other benefits for low- to moderate-income households, result in the creation or retention of jobs in the community, or facilitate public or private infrastructure jobs
- Applications are accepted from Bank members once a year during an application window
- Funds are allocated based on program eligibility, not on competitive scoring

EDUCATION AND SUPPORT ACTIVITIES

The Bank promotes financial literacy and is involved in other activities that foster affordable housing and economic development in the communities served by our members.

- We support financial education efforts, including providing information that alerts borrowers to predatory lending practices
- We support efforts throughout our district and nationwide to prevent foreclosures, working through our members and with other agencies and organizations to develop long-term solutions that can preserve homeownership and strengthen our communities. For a listing of our current foreclosure prevention programs, visit the Community Investment section of the Bank's website at fhlsbf.com

OUTREACH & TECHNICAL ASSISTANCE

The Bank provides extensive outreach and technical assistance throughout our district.

- We participate in homebuyer education, sponsor community investment-related conferences, and speak at a variety of public forums about the Bank's community investment activities
- We provide technical assistance and consultation for our members, as well as nonprofit and public sector entities that partner with our members on affordable housing projects

CONTACT INFORMATION

Visit fhlsbf.com to review program news, application information, and grant recipients.

Community Investment Department	T 415.616.2542 F 415.616.2767 communityinvestment@fhlsbf.com
AHP	ahp@fhlsbf.com
ACE	ace@fhlsbf.com
CIP	cip@fhlsbf.com
IDEA	idea@fhlsbf.com
WISH	wish@fhlsbf.com
AHEAD	ahead@fhlsbf.com