



Community Development Advance

FHLBBoston

2016

Agenda



- What is the CDA Program?
- CDA Extra Eligibility
- CDA Eligibility
- Three-Month Look-Back
- CDA Extra/CDA Reporting
- Resources

What is the CDA Program?

CDA Program

The Federal Home Loan Bank of Boston's Community Development Advance (CDA) Program is governed by the Community Investment Cash Advance (CICA) regulation 12 CFR 1292.5.

The CDA Program offers two advance products available continuously to all members, CDA Extra and CDA. These advances, simply put, are loans from the Bank to member financial institutions to fund their housing and economic development initiatives.

All advances under the CDA Program require an application and approval prior to funding.

CDA Program



CDA Extra is a deeply discounted advance that supports affordable housing serving households at or below 115 percent of the area median income and economic development or mixed-use initiatives serving households at or below 80 percent of the area median income.

CDA is a discounted advance that supports a variety of economic development and mixed-use initiatives in urban areas with incomes at or below 100 percent of the area median income and rural areas with incomes at or below 115 percent of the area median income.

CDA Program



Community Development Advance Programs Performance

Since 1990, the CDA Programs has disbursed over **\$13.2 billion** across New England and other states outside New England.

Funding Benefitted:

- **92,294** housing units
- **1,344** economic-development or mixed-use initiatives

Program Benefits



Benefits :

- Bank's lowest cost advances
- Expands community development lending
- Meets the credit needs of communities
- Easy to find qualifying loans

Allows you to:

- Compete on term
- Lock in spread and term
- Mitigate interest-rate risk
- Provide lower cost of funding to community
- May qualify for CRA consideration

Rates

- CDA is a discounted advance
- CDA Extra is a deeper discounted advance
- Available as Classic (bullet), Amortizing, and Member Option advances
- CDA/CDA Extra available in terms from one year to 20 year maturity/30 year amortization

Long-Term	Short-Term	Amortizing	Advance Specials	
Long-Term Classic Advance Rates Effective 12:44 PM March 22, 2016				
Term	Reg.	CDA	CDA Extra	NEF
1yr	0.93	0.84	0.80	0.91
2yr	1.27	1.05	1.01	1.25
3yr	1.47	1.25	1.19	1.45
5yr	1.87	1.66	1.58	1.85
7yr	2.26	2.04	1.94	2.24
10yr	2.80	2.58	2.45	2.78
15yr	3.32	3.13	2.96	3.30
20yr	3.60	3.47	3.24	3.58

For Current Rates: <http://www.fhlbboston.com/rates/advances/index.jsp>

Member Limits



CDA Program Approval and Disbursement Limits

- Total member annual limit \$50 million Combined
 - CDA Extra-\$15 million maximum
 - CDA-\$35 million maximum
- No increases to annual limits are permitted

Member Limits

CDA Programs - Limit Calculation

- Less any unexpired approvals with an available for disbursement balance greater than \$0
- Less CDA Extra disbursements during current calendar year
- Less the total amount requested of any submitted (unapproved) CDA Extra application(s)

How to Apply



The Application Process

- Easy to use online application
- Submitted applications processed within 10 business days
- No commitment to borrow
- No restrictions on incremental disbursements
- No obligation to match fund initiative
- Online report submission
- Approved applications expire after six months
- No extension of approvals are permitted

CDA Extra

CDA Extra Uses



Members may use CDA Extra to fund:

- Future originations;
- Originations up to three months prior;
- Loan refinancing;
- Entities that make loans for eligible housing or economic development initiatives, such as a CDFI;
- Participation interest in a loan consortium;
- Purchase Low Income Housing Tax Credits;
- Purchase Mortgage Revenue Bonds/Mortgage-backed securities; or
- Create or maintain a secondary market for loans.

CDA Extra Application Options



■ CDA Extra – Housing/Economic Development

- ✓ Mortgage Financing
- ✓ Single or Multifamily Financing

- ✓ Economic Development – nonresidential
- ✓ Mixed-Use (combined nonresidential/residential structure)

- ✓ Three-Month Look-Back



CDA Extra Eligibility Options

CDA Extra - Housing

To qualify, the initiative must be a residential initiative serving households based on the following:

Income Eligibility: Housing initiatives serving families/ households with incomes at or below 115% of area median income for a family of four based on the income guidelines as published annually by HUD*; or

Manufactured housing parks where the initiative is located in a census tract with a median income at or below 80% of area median income based on the income guidelines as published by HUD.

* Reporting Required

CDA Extra – Economic Development

To qualify, the initiative must be a **non-residential** initiative serving households based on the following:

Income Eligibility: Economic development initiatives benefitting families/households with incomes at or below **80%** of area median income based on the income guidelines as published by HUD. CDA Extra can be used to support:

- ✓ Commercial initiatives
- ✓ Industrial/manufacturing initiatives
- ✓ Public-facility initiatives
- ✓ Social-service initiatives
- ✓ Public/private infrastructure projects

CDA Extra – Economic Development

Economic Development Eligibility

Individual Beneficiaries

- Creates or retains jobs for at least 51% of income-eligible workers*
- Benefits 51% of income-eligible families

Geographic Beneficiaries

- initiatives serving households at or below 80% of AMI

Located in:

- Income-eligible census tract
- Champion Community
- Empowerment Zone
- Enterprise Community

*** Reporting Required**

CDA Extra –Mixed-Use



To qualify, the application must support a mixed-use initiative comprised of nonresidential and residential space:

Eligibility: Initiative must satisfy the targeted income requirements for at least ONE of the eligibility criteria listed under Housing Initiatives **AND** Economic Development Initiatives.

CDA



CDA Eligibility Options

CDA Application Options



- **CDA — Economic Development**
 - ✓ Economic Development – nonresidential
 - ✓ Mixed-Use (combined nonresidential/residential structure)
 - ✓ Three-Month Look-Back

CDA Eligible Uses



Members may use CDA to fund:

- Future originations;
- Originations up to three months prior;
- Loan refinancing;
- Entities that make loans for eligible economic development initiatives; or
- Participation interest in a loan consortium.

CDA



To qualify, the initiative must be a non-residential, or mixed-use initiative serving households based on the following:

Income Eligibility: Economic development initiatives benefitting families/households with incomes at or below:

- 115% of AMI for a rural initiative or
- 100% of AMI for an urban initiative

CDA can be used to support:

- ✓ Commercial; initiatives
- ✓ Industrial/manufacturing initiatives
- ✓ Public-facility initiatives
- ✓ Social-service initiatives
- ✓ Public/private infrastructure projects

CDA – Economic Development

Economic Development Eligibility

Individual Beneficiaries

- Creates or retains jobs for at least 51% of income-eligible workers*
- Benefits 51% of income-eligible families

Activity Beneficiary

- Initiative qualifies as a Small Business

* Reporting Required

Geographic Beneficiaries

- Urban initiatives serving households at or below 100% of AMI
- Rural initiatives serving households at or below 115% of AMI

Located in:

- Income-eligible census tract
- Champion Community
- Empowerment Zone
- Enterprise Community
- CAIP area
- brownfield
- Indian area
- Area affected by military base closing
- Federal or state-declared disaster area

CDA – Mixed-Use



To qualify, the application must support a mixed-use initiative comprised of nonresidential and residential space:

Mixed-Use

Eligibility: Initiatives must meet at least one of the eligibility criteria for economic-development. There are no eligibility requirements for the housing portion of a mixed-use initiative.

Three-Month Look-Back

Three-Month Look-back



- Used to fund two or more loans originated up to three months before submitting application
 - ✓ Can be used for the CDA Extra or CDA programs
 - ✓ One application per application type
 - ✓ An Excel spreadsheet is provided for each application type
 - ✓ Loans will be reviewed based on application type



CDA Programs Reporting

CDA Programs Reporting



Members will have two options for providing required beneficiary data:

1. Provide beneficiary report data with application submission or
2. Provide beneficiary report data within 30 days of each disbursement linked to the approved application.

If member chooses to submit the specific eligibility data after application submission, once a disbursement occurs, the member will be notified by e-mail and provided a link where eligibility data can be entered and submitted.

CDA Programs Reporting



- Applications that require beneficiary data must have documentation of program eligibility.
- Any application requiring beneficiary eligibility data not provided at the time of application will be added to the Bank's CDA Extra/CDA reporting database.
- Once disbursement occurs, an email will be forwarded to the member after each disbursement requesting the required eligibility data for any application requiring reporting data that was not provided at application.
- Reporting data must be received within 30 days of request.

CDA Programs Reporting

Report Request



Required beneficiary data needed for [REDACTED]

FHLB Notes to: [REDACTED]

Bcc: Paulette Vass

01/24/2014 03:10 AM

Required beneficiary data needed for [REDACTED]

Dear [REDACTED]



The above-noted CDA application disbursed \$5,000,000 on 01/24/2014. In accordance with the CDA program guidelines, beneficiary data is required in order to confirm that the CDA funds were used for the purposes noted in the application.

Please click [here](#) to upload the required information. The data must be submitted within 30 days of this notice.

If you have any questions or comments regarding the reporting requirements, do not hesitate to contact Paulette Vass, community development advance manager at 617-292-9792 or paulette.vass@fhlbboston.com.

CDA Programs Reporting

Key Reporting Points

- Data provided after disbursement must be loans originated no more than 90 days prior to the date CDA Extra/CDA funds were disbursed and up to the date of report submission.
- Loans submitted with an origination date that is “after” the report submission date will not be considered for reporting eligibility.
- Total dollar amount of loans submitted must be equal to or greater than the total amount of CDA Extra/CDA funds disbursed.

Note: Report data is subject to final approval by FHLB staff. Any member with outstanding an CDA Extra or CDA report will be subject to compliance review prior to submitting any subsequent applications.

CDA Programs Reporting

Report Submission

FHLBoston

Building New England

Community Lending Login

Username:
Password: (case-sensitive)

Login

If you are a first-time user, [click here](#) to create an account.

If you are a consultant or a sponsor, login first to add a new relationship to your existing account.

If you forgot your password, [click here](#) to reset it.

If you forgot your username, [click here](#) to retrieve it.

If you're having trouble accessing the site, please contact Paulette Vass, community development advance manager, at 617-292-9792 or paulette.vass@fhlbboston.com, or Mary Ellen Jutras, vice president / deputy director of Housing and Community Investment, at 617-292-9607 or mary.ellen.jutras@fhlbboston.com.

FHLBoston



CDA Extra Residential Reporting

CDA Extra - Reporting



FHLBoston Building New England

WELCOME

MY APPLICATION

- Member Information
- Advance Requested
- Use of Funds
- Initiative
- Property Addresses
- Eligibility Criteria
- Reporting Data**
- Exhibits
- Validate and Submit
- Printable Version

APPLICATION CENTER

LOG OUT

Reporting Data

* Indicates required fields

This is the required reporting data for housing and economic development initiatives. This information can be completed now or at the time of disbursement.

Loan Date*	<input type="text"/>
	(example: 01/31/2014)
Loan Amount*	<input type="text"/>
	(USD)
Street Address*	<input type="text"/>
City*	<input type="text"/>
State*	<input type="text"/>
Zip*	<input type="text"/>
County*	<input type="text"/>
Household Income*	<input type="text"/>

[> Add Loan Information](#)

You can download the file and then add your own data once it is on your hard drive.

- Right-click on the file below.
- Choose "Save Target As..." or "Save Link As..."
- Save the file on your computer.

Required Reporting Data for Homeownership Initiatives

Note: If you click on this link and you're using Internet Explorer, the Excel worksheet will open inside your browser. This means that you need to click the "Back" button to return to the CDA application.

Based on the eligibility information that you entered, the reporting data for housing and economic development initiatives is not required.

Required Reporting Data:

[> Return to previous section](#)
[> Continue to next section](#)



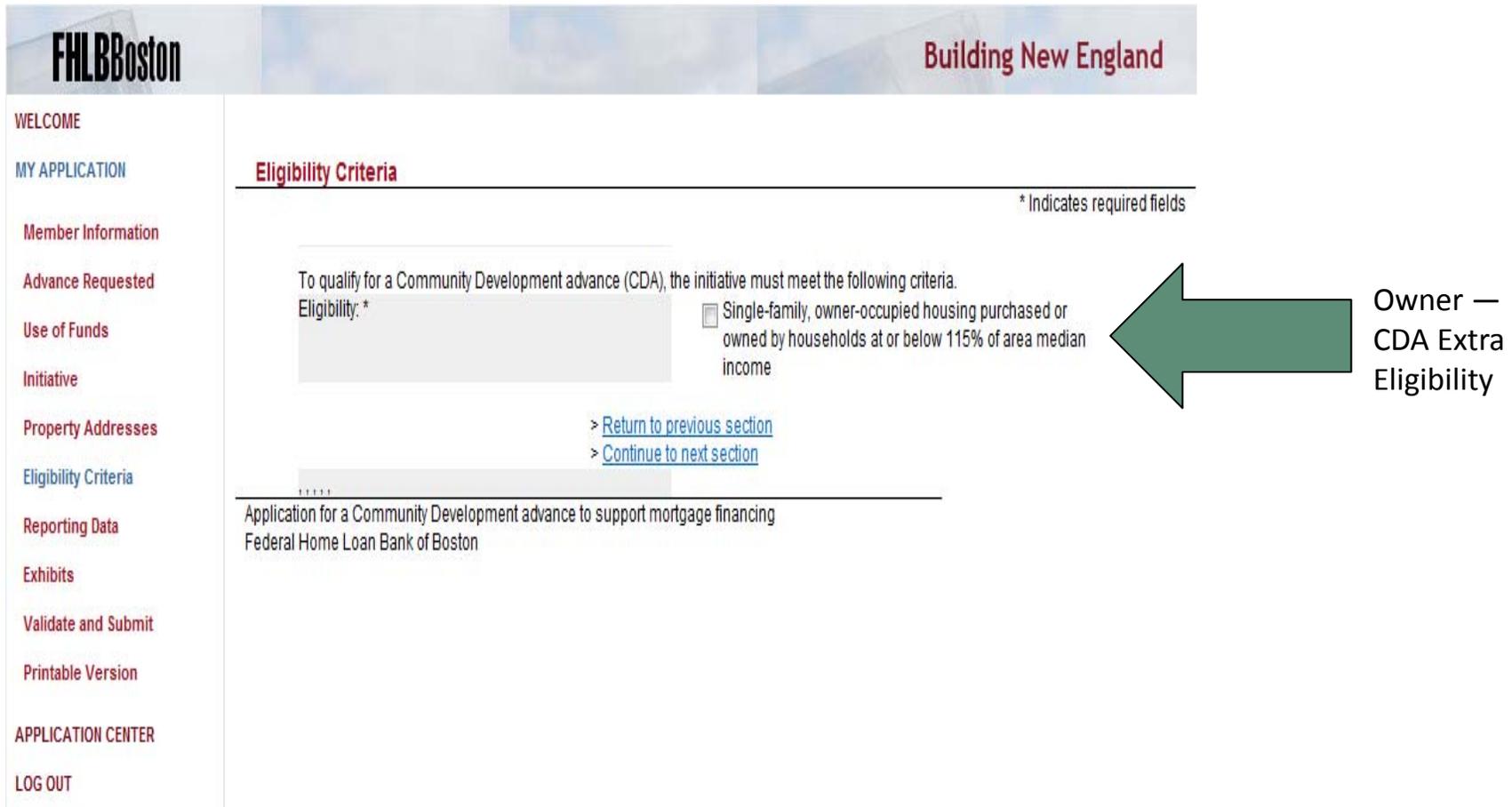
Enter data for each loan here.



Use this option for multiple loans.

CDA Extra – Eligibility Data

Reporting requirements are based on application type.



The screenshot shows the FHLBoston website interface. The top navigation bar includes the FHLBoston logo and the slogan "Building New England". A left-hand sidebar contains a menu with items such as "WELCOME", "MY APPLICATION", "Member Information", "Advance Requested", "Use of Funds", "Initiative", "Property Addresses", "Eligibility Criteria", "Reporting Data", "Exhibits", "Validate and Submit", "Printable Version", "APPLICATION CENTER", and "LOG OUT". The main content area is titled "Eligibility Criteria" and includes a note: "* Indicates required fields". Below this, a text block states: "To qualify for a Community Development advance (CDA), the initiative must meet the following criteria. Eligibility: *". A checkbox is present next to the text: "Single-family, owner-occupied housing purchased or owned by households at or below 115% of area median income". A green arrow points from the text "Owner — CDA Extra Eligibility" on the right towards this checkbox. Below the checkbox, there are two links: "> Return to previous section" and "> Continue to next section". At the bottom of the main content area, there is a horizontal line and the text: "Application for a Community Development advance to support mortgage financing Federal Home Loan Bank of Boston".

CDA Extra - Reporting Data

Reporting requirements are based on application type.

FHLBoston Building New England

WELCOME

MY APPLICATION

Member Information

Advance Requested

Rate and Spread

Use of Funds

Initiative

Funding Sources

Property Addresses

Sponsor/Borrower

Eligibility Criteria

Reporting Data

Exhibits

Validate and Submit

Printable Version

CDA APPLICATION CENTER

LOG OUT

Eligibility Criteria

* Indicates required fields

To qualify for a Community Development or New England Fund advance, the initiative must meet at least one of the following criteria. Based on previous input, the possible options are displayed below. Put a check mark next to all that apply.

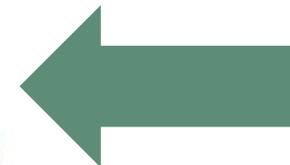
Eligibility: *

- At least 51% of units are owned or occupied by families with incomes at or below 115% of area median income
- Rents for at least 51% of the units do not exceed 30% of the income for families at or below 115% of area median income

> [Return to previous section](#)

> [Continue to next section](#)

Application for a Community Development advance to support multifamily financing
Federal Home Loan Bank of Boston

 Rental — CDA Extra Eligibility

CDA Extra – Reporting Data Residential Ownership Units

Application Types:

- Mortgage Financing
- Multifamily Owner

Required Data for each beneficiary:

- | | |
|----------------------|------------------------|
| ▪ Borrower Last Name | ▪ # of Ownership Units |
| ▪ Origination Date | ▪ # of Rental Units |
| ▪ Loan Amount | ▪ Total Units |
| ▪ Street Address | |
| ▪ City | |
| ▪ State | |
| ▪ Zip | |
| ▪ County | |
| ▪ Census Tract | |
| ▪ Household Income | |

Note: Report data is subject to final approval by FHLB staff.

CDA Extra – Residential Eligibility Data

Using HUD: <http://www.huduser.org/portal/datasets/il.html>

FY 2015 Income Limits Summary

FY 2015 Income Limit Area	Median Income Explanation	FY 2015 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Boston city	\$98,500	Very Low (50%) Income Limits (\$) Explanation	34,500	39,400	44,350	49,250	53,200	57,150	61,100	65,050
		Extremely Low Income Limits (\$)* Explanation	20,700	23,650	26,600	29,550	31,950	34,300	36,730	40,890
		Low (80%) Income Limits (\$) Explanation	48,800	55,800	62,750	69,700	75,300	80,900	86,450	92,050

Annual Income: \$98,500 x 115% AMI = \$113,275

Maximum Rent: \$98,500/12 x 30% = \$2,462*

*Max rent based on sample annual income.

CDA Extra – Residential Reporting Data



	Street Address	City	State	Zip Code	County	Loan Date	Loan Amount	Income	AMI	AMI%
Edit Remove	8 Flower Lane	Manchester	NH	03102	Hillsborough	02/12/2013	\$325,000	\$71,000	\$75,700	94%
Edit Remove	20 Barre Road	Burlington	VT	05401	Chittenden	03/04/2013	\$350,000	\$73,500	\$77,500	95%
Edit Remove	25 New Street	Newton	MA	02458	Middlesex	03/10/2013	\$380,000	\$108,000	\$94,400	114%
Edit Remove	10 Cedar Lane	Bristol	RI	02809	Bristol	03/17/2013	\$332,500	\$90,000	\$71,100	127%
Edit Remove	225 Main Street	Westport	CT	06880	Fairfield	03/28/2013	\$280,000	\$85,000	\$115,300	74%
Edit Remove	25 Reads Road	Bangor	ME	04401	Penobscot	04/20/2013	\$332,500	\$62,500	\$70,600	89%

Sample Data in Application

AMI % indicator

	A	B	C	D	E	F	G
1	Loan Date	Loan Amount	Street Address	City	State	Zip Code	Household Incomes
2	2/12/2013	\$325,000	8 Flower Lane	Manchester	NH	03102	\$71,000
3	3/4/2013	\$350,000	20 Barre Road	Burlington	VT	05401	\$73,500
4	3/10/2013	\$380,000	25 New Street	Newton	MA	02458	\$108,000
5	3/17/2013	\$332,500	10 Cedar Lane	Bristol	RI	02809	\$90,000
6	3/28/2013	\$280,000	225 Mail street	Westport	CT	06880	\$85,000
7	4/20/2013	\$332,500	25 Reads Road	Bangor	ME	04401	\$62,500

Sample Detail Excel File

CDA Extra – Eligibility Data Residential Rental Units



Application Types:

- Single Family Rental
- Multifamily Rental

Required Data for each beneficiary:

- Origination Date
- Loan Amount
- Street Address
- City
- State
- Zip
- County
- Census Tract
- Unit ID
- Rents Charged **OR** Household Income

Note: Report data is subject to final approval by FHLB staff.

CDA Extra – Residential Reporting Data



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WELCOME

MY APPLICATION

- Member Information
- Advance Requested
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- Property Addresses
- Sponsor/Borrower
- Eligibility Criteria
- Reporting Data
- Exhibits
- Validate and Submit
- Printable Version

CDA APPLICATION CENTER

LOG OUT

Reporting Data

* Indicates required fields

This is the required reporting data for housing and economic development initiatives. This information can be completed now or at the time of disbursement.

	Street Address	City	State	Zip Code	County	Loan Date	Loan Amount	Rents	AMI	Unit ID	Max Rent
Edit Remove	6 Morton Street	Dorchester	MA	02124	Suffolk	03/28/2013	\$225,000	\$1,500	\$94,400	1	\$2,360
Edit Remove	6 Morton Street	Dorchester	MA	02124	Suffolk	-	-	-	\$94,400	-	\$2,360
Edit Remove	6 Morton Street	Dorchester	MA	02124	Suffolk	-	-	-	\$94,400	-	\$2,360
Edit Remove	8 Morton Street	Dorchester	MA	02124	Suffolk	-	-	-	\$94,400	-	\$2,360
Edit Remove	8 Morton Street	Dorchester	MA	02124	Suffolk	-	-	-	\$94,400	-	\$2,360
Edit Remove	8 Morton Street	Dorchester	MA	02124	Suffolk	-	-	-	\$94,400	-	\$2,360

Loan Date*

(example: 01/31/2014)

Loan Amount*

(USD)

Street Address*

City*

State*

Zip*

County*

Rents Charged*

Unit ID*

[> Add Loan Information](#)

You can download the file and then add your own data once it is on your hard drive.

- Right-click on the file below.
- Choose "Save Target As..." or "Save Link As..."
- Save the file on your computer.

[Required Reporting Data for Rental Initiatives](#)

Sample Report
Screen for
Rental

Maximum rent
indicator

Use this option for
multiple loans.



CDA Extra/CDA Economic Development/Mixed Use Reporting

CDA Extra/CDA –Economic Development/Mixed Use Reporting Data

FHLBoston Building New England

WELCOME

MY APPLICATION

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- Reporting Data**
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CDA APPLICATION CENTER

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Reporting Data

* Indicates required fields

This is the required reporting data for housing and economic development initiatives.
This information can be completed now or at the time of disbursement.

Loan Date*	<input type="text"/>
	(example: 01/31/2014)
Loan Amount*	<input type="text"/>
	(USD)
Street Address*	<input type="text"/>
City*	<input type="text"/>
State*	<input type="text"/>
Zip*	<input type="text"/>
County*	<input type="text"/>
Total Employees Retained*	<input type="text"/>
Total Employees Created*	<input type="text"/>

[> Add Loan Information](#)

You can download the file and then add your own data once it is on your hard drive.

- Right-click on the file below.
- Choose "Save Target As..." or "Save Link As..."
- Save the file on your computer.

[Required Reporting Data for Economic Development Projects](#)

Note: If you click on this link and you're using Internet Explorer, the Excel worksheet will open inside your browser. This means that you need to click the "Back" button to return to the CDA application.

Required Reporting Data:



Enter data for one loan here.



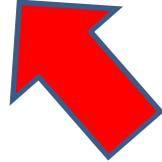
Use this option for multiple loans.

CDA Extra/CDA – Economic Development/Mixed Use



Application Type:

- Economic Development (creates/retains jobs)



Required Data for each beneficiary:

- | | |
|--------------------|-----------------------|
| ▪ Origination Date | ▪ County |
| ▪ Loan Amount | ▪ Census Tract |
| ▪ Street Address | ▪ Total Jobs Created |
| ▪ City | ▪ Total Jobs Retained |
| ▪ State | |
| ▪ Zip | |

Note: Report data is subject to final approval by FHLB staff.

CDA Extra/CDA –Economic Development/Mixed Use Reporting Data

Reporting requirements are based on application type.

CDA Extra

Building New England

Eligibility Criteria

* Indicates required fields

To qualify for a Community Development or New England Fund advance, the initiative must meet at least one of the following criteria. Based on previous input, the possible options are displayed below. Put a check mark next to all that apply.

Eligibility: *

- Primarily serves or benefits families at or below 80% of median income
- Located in a [Champion Community](#) as designated by HUD or USDA
- Creates or retains jobs, other than construction jobs, where at least 51% of the permanent jobs are for workers at or below 80% AMI
- Located in a [Empowerment Zone](#) as designated by HUD or USDA
- Located in a [Enterprise Community](#) as designated by HUD or USDA
- Located in a census tract with a median income at or below 80% of the area median income
- Located in an [Indian area](#) as defined by the NAHASDA of 1996

Economic Development/Mixed Use CDA Extra Eligibility

- Using www.FFIEC.gov
 - ✓ Select “Geocoding/Mapping System”
 - ✓ Enter Target Address
 - ✓ Review “Median Family Income” data
 - ✓ **Beneficiary annual income must be at or below 80%**

$\$66,234 \times 80\% \text{ AMI} = \$52,987$

▼ Census Demographic Data

 Address: 534 Lincoln St, MARLBOROUGH, MA, 01752
MSA-State-County-Tract: 15764-25-017-3213.00

Census Income Population Housing

Tract Income Level	Moderate
Underserved or Distressed Tract	No
2014 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$93,300
2014 Estimated Tract Median Family Income	\$66,234
2010 Tract Median Family Income	\$64,342
Tract Median Family Income %	70.99
Tract Population	7497
Tract Minority %	30.61
Tract Minority Population	2295
Owner-Occupied Units	1319
1- to 4- Family Units	2274

CDA Extra/CDA –Economic Development/Mixed Use Reporting Data

Reporting requirements are based on application type.

CDA Building New England

WELCOME

MY APPLICATION

- Member Information
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- Eligibility Criteria
- Reporting Data
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CDA APPLICATION CENTER

LOG OUT

Eligibility Criteria

* Indicates required fields

To qualify for a Community Development or New England Fund advance, the initiative must meet at least one of the following criteria. Based on previous input, the possible options are displayed below. Put a check mark next to all that apply.

Eligibility: *

- Primarily serves or benefits families at or below the median income (100% urban area/115% rural area)
- Located in a [brownfield](#) area eligible for a Brownfield Tax Credit
- Located in a [Community Adjustment and Investment \(CAIP\)](#) area
- Located in a [Champion Community](#) as designated by HUD or USDA
- Located in an area affected by the [closing of a military base](#) as defined by the DOD
- Creates or retains jobs, other than construction jobs, where at least 51% of the permanent jobs are for [income-eligible workers](#)
- Located in a federally or state-declared disaster area
- Located in a [Empowerment Zone](#) as designated by HUD or USDA
- Located in a [Enterprise Community](#) as designated by HUD or USDA
- Located in a census tract with a median income at or below the median income (100% urban area/115% rural area)
- Located in an [Indian area](#) as defined by the NAHASDA of 1996
- Projects that qualify as [Small Business](#) as defined by the SBA

> [Return to previous section](#)
> [Continue to next section](#)

Application for a Community Development advance to support economic-development initiatives
Federal Home Loan Bank of Boston

Economic Development/Mixed Use CDA Eligibility

- Using www.FFIEC.gov
 - ✓ Select “Geocoding/Mapping System”
 - ✓ Enter Target Address
 - ✓ Review “Median Family Income” data
 - ✓ **Beneficiary annual income must be at or below 115% AMI for rural or 100% AMI for urban**

$\$66,234 \times 100\% \text{ AMI} = \$66,234$

$\$66,234 \times 115\% \text{ AMI} = \$76,169$

▼ Census Demographic Data

 Address: 534 Lincoln St, MARLBOROUGH, MA, 01752
MSA-State-County-Tract: 15764-25-017-3213.00

Census Income Population Housing

Tract Income Level	Moderate
Underserved or Distressed Tract	No
2014 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$93,300
2014 Estimated Tract Median Family Income	\$66,234
2010 Tract Median Family Income	\$64,342
Tract Median Family Income %	70.99
Tract Population	7497
Tract Minority %	30.61
Tract Minority Population	2295
Owner-Occupied Units	1319
1- to 4- Family Units	2274

CDA Programs Reporting



FHLBoston Building New England

WELCOME

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APPLICATION CENTER

LOG OUT

Exhibits

* Indicates required fields

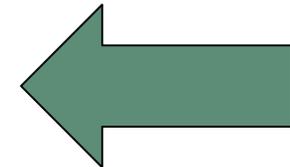
You may attach any electronic exhibits here (you must have a file on your computer to attach). If you have any paper exhibits, they may be mailed or faxed with the cover page of your application.

Browse your computer to attach an exhibit file.

Please include a description of this exhibit.

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Application for a Community Development advance to support mortgage financing
Federal Home Loan Bank of Boston



CDA Programs Reporting



FHLBoston

Building New England

WELCOME

APPLICATION CENTER

CREATE A NEW APPLICATION

FIND A DRAFT APPLICATION

LOG OUT

Reporting Data Submitted

Thank you for submitting your required beneficiary reporting data. Federal Home Loan Bank of Boston staff will contact you if they have any questions with your report.

If you have any questions in the meantime, please contact Paulette Vass, or any member of the HCI staff, at housing@fhlbboston.com or 1-888-424-3863.

We are interested in your feedback regarding this system and the community-lending advances. If you are interested in completing a very short survey, please click [here](#).

Note: Members with outstanding CDA Extra or CDA report will be subject to compliance review prior to submitting any subsequent applications.

Community Lending Programs



Community Lending Program Options:

- Affordable Housing Program (AHP)
- Equity Builder Program (EBP)
- New England Fund (NEF)

New for 2016!

- Jobs for New England (JNE)
- Helping House New England (HHNE)

Resources

Where to Get More Information



➤ **CDA – Overview**

<http://www.fhlbboston.com/communitydevelopment/cda/index.jsp>

- **CDA Fact Sheet**
- **CDA Extra Fact Sheet**

➤ **CDA Forms & Applications**

http://www.fhlbboston.com/communitydevelopment/cda/03_01_07_forms.jsp

- **CDA Technical Assistance Training**
- **CDA Application Manual**

➤ **HUD Income Guidelines**

<http://www.huduser.org/portal/datasets/il.html>

➤ **Income Eligibility (FFIEC)**

<http://www.ffiec.gov/>

➤ **Rural Eligibility**

<http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?NavKey=home@1>

➤ **Empowerment/Enterprise Communities**

<http://www.hud.gov/offices/cpd/economicdevelopment/programs/rc/index.cfm>

Where to Get More Information

Housing & Community Investment

Paulette Vass, Community Development Advance Manager

617-292-9792

Additional Contacts

Ken Willis, FVP/Director

617-292-9631

Mary Ellen Jutras, VP/Deputy Director

617-292-9607

Theo Noell, Manager of Programs & Outreach

617-292-9668

Susan Younis, Equity Builder Program Manager

617-292-9606

Kathleen Amonte, HCI Compliance Analyst

617-425-9413

Community Investment Managers

Tobi Goldberg

617-292-9653

(ME & Essex & Suffolk Counties MA)

Kathy Naczas

617-292-9646

(NH; VT; Berkshire, Franklin, Hampden, Hampshire, & Counties MA) & Outside New England

Fatima Razzaq

617-425-9564

(CT & Middlesex & Worcester Counties MA)

Christine Rogers

617-292-9677

(RI; Barnstable, Bristol, Dukes, Nantucket, Norfolk, Plymouth, & Suffolk County MA)

www.fhlbboston.com 1-800-424-3863 [option 1]

Where to Get More Information

Sales & Business Development

Ana Dyer	617-292-9762	Director/Sales & Business Development
Loughlin Cleary	617-292-9667	Vice President/Member Solutions Manager
Steve McHugh	617-292-9616	Vice President
Matt Stewart	617-425-9528	Vice President
Maria Nichols	617-292-9723	Vice President
Rich Moran	617-425-9452	Financial Strategist
Money Desk	800-357-3452	

www.fhlbboston.com

1-888-424-3863 [option 2]

Questions