



Federal Housing Finance Agency

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Roundtable Recap: Affordable Housing and Community Development in Financially Vulnerable Communities

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This *FHLBank System at 100: Focusing on the Future* regional roundtable was hosted in Los Angeles, California with participants serving in a variety of roles in the affordable housing sector. The discussion started with participants sharing the housing-related challenges in the communities that they work in, such as overcrowding, dilapidated housing, unscrupulous landlords, lack of supply, rent burdened tenants, homebuyer discrimination, and gentrification pressures. Cash and bulk sales of real estate have further challenged the communities in retaining their culture. Rather than increasing the FHLBanks' Affordable Housing Program contribution to address these challenges, participants suggested increasing community impact money through other grants and balance sheet assets. More program flexibility and introduction of pilot programs were recommended. Funding for pre-development, accessory dwelling units (ADUs) construction, acquisition of small affordable multi-family buildings, and capacity building were also mentioned as needs.

Participants expressed their most critical need is access to capital to deploy in vulnerable communities, particularly low-cost, flexible term products. They argued that capital should be available at lower rates for community lending. Participants also urged reassessment of CDFI collateral haircuts and underwriting to reflect their strong track records.

More broadly, participants urged the FHLBanks to get back to their original mission of providing liquidity to community-oriented banks. It was expressed that the FHLBanks should develop and embrace a collective mission that incorporates affordable housing and community development in communities of color and low-income communities. The FHLBanks would then execute the mission differently based on regional needs. Transparent reporting should be required to



Photo courtesy of Century Housing

promote accountability for delivery outcomes and impact, and programs should be intentionally developed for the FHLBanks and their members to do more in their communities. To further these goals, participants encouraged revisiting practices for recruitment of the FHLBanks' Advisory Council members and for director allocation process to ensure they are inclusive of diverse stakeholders.

In conjunction with the Los Angeles roundtable, FHFA staff participated in a site visit hosted by Century Housing, a nonprofit CDFI that finances, builds, and operates affordable housing. During the site visit, FHFA staff saw Century-supported properties throughout Los Angeles.

FHFA prepared this roundtable recap to summarize key discussion points. Please [visit the website](#) to view the full roundtable transcript and video recording.