



# Federal Housing Finance Agency

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## **FHLBank System at 100 Roundtable: Emerging High-Cost Areas**

**Friday, February 17, 2023 | 9:30 a.m. – 12:30 p.m. MT**

1. What role do and should the FHLBank System play in supporting affordable, equitable, sustainable, and resilient housing? What about community development? Where does economic development factor in? Is there a role for pilot programs?
2. Considering recent home price declines and future economic uncertainties, how can/should the FHLBanks position themselves if these price declines continue or even accelerate?
3. What are some of the challenges and opportunities faced by communities experiencing rapid home price appreciation? Are certain types of households more affected than others (e.g., seniors, younger families, first time buyers)?
4. Compared to areas characterized by longstanding affordability concerns, are there unique challenges for a community confronting a sustained period of rapid house price growth for the first time (i.e., emerging high-cost areas)? Are there additional challenges in underserved or rural emerging high-cost areas?
5. Adequate housing supply is critical to ensuring affordability. What role can the FHLBank System plan in ensuring there is adequate housing supply?
6. Beyond fair lending legal requirements, what equity considerations should be considered when developing and implementing FHLBank programs and products? Is there a role for pilot programs?
7. What should the FHLBanks' mission-related programs look like? If we could start from a blank slate, what would be key features?

To submit in advance:

- What is the single most important change you would recommend to best position the System to support emerging high-cost areas? If no changes are needed, why not?
- Do you believe changes to the mission and purpose of the FHLBank System and/or structural changes (e.g., consolidation, change in membership eligibility requirements) would be necessary or advisable to fulfill the role(s) you envision? Why or why not?
- Other bullet points outlining the points you would like to discuss