



PROGRESSIVE Redevelopment, INC.

June 30, 2006

Federal Housing Finance Board
1625 Eye Street, NW
Washington, DC 20006

Re: Federal Housing Finance Board Proposed Rule: Excess Stock Restrictions and
Retained Earnings Requirements for the Federal Home Loan Banks
RIN Number 3069-AB30
Docket Number 2006-03

We write to express grave concern with the proposed capital rule referenced above, which if enacted will, we believe, have a deleterious effect on affordable housing.

Our concerns regarding the proposed capital rule stem from the very real potential that the rule will reduce the profitability of the FHLBank System as a whole and thereby reduce the overall contributions to the Affordable Housing Program (“AHP”). Our organization is engaged in the production and management of nonprofit affordable housing, and the AHP is crucial to our efforts. The proposed rule would require each FHLBank to meet a fixed formula to achieve a minimum retained earnings standard of \$50 million plus one percent of non-advance assets. Over three years, FHLBanks would have to add over \$2 billion to their retained earnings as a result of this proposal. We are very concerned that the required increases to the retained earnings of the FHLBanks will lead to significant reductions in AHP contributions.

Moreover, the proposed limitation on dividend payments could have the consequence of driving large members from the FHLBank System. Many large members can access the capital markets themselves and as the “all-in” cost of FHLBank advances increases due to dividend limitation, these members could decrease their usage of FHLBank advances or even leave the System. This could result in the shrinking of FHLBank assets and earnings, further impairing the AHP.

As you know, 10 percent of FHLBank profits are dedicated to the AHP. In 2005, a total of \$280 million in AHP funds were awarded, funding thousands of affordable housing units. If there is a decline in the number of large members, and thus profits, the Affordable Housing Program will be significantly curtailed.

Additionally, a decrease in volume of the System will result in a higher cost of advances. Smaller members have no other access to the long-term debt markets. Raising the cost of FHLBank credit to small financial institutions will directly affect the amount of

affordable housing lending these members can do. It could also raise borrowing costs for working families who are struggling to find mortgage funding.

In light of these possible impacts, we respectfully request that the Federal Housing Finance Board withdraw the proposed rule and issue an Advanced Notice of Proposed Rulemaking in order to better study the potential effects of such changes on the supply of affordable housing in our nation. Thank you for your consideration.

Sincerely,



Bruce C. Gunter
President