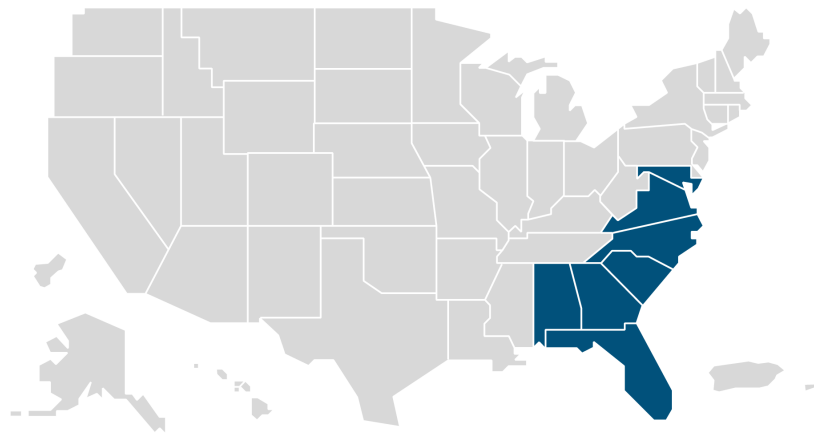


# ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



ALABAMA DISTRICT OF COLUMBIA FLORIDA GEORGIA  
MARYLAND NORTH CAROLINA SOUTH CAROLINA VIRGINIA

DISTRICT REPORT

# FEDERAL HOME LOAN BANK OF ATLANTA DISTRICT REPORT

## Table of Contents



Rental, Home Construction and Rehabilitation Activities Economic Basis .....	2
Home Purchase Activities Economic Basis.....	3
Rental, Home Construction and Rehabilitation Activities Economic Impact .....	4
Home Purchase Activities Economic Impact.....	5
Community Insight.....	6
Project Profile: Home Purchase Activity.....	7
Community Insight.....	8
Project Profile: Rehabilitation Activity.....	9

Since its creation in 1989, the Federal Home Loan Bank System’s Affordable Housing Program (AHP) has been a substantial and valuable source of real estate equity for the financing of affordable housing in the United States. From 1990 through 2016, the 11 Federal Home Loan Banks (FHLBanks) collectively contributed more than \$4.1 billion (\$5.4 billion in inflation-adjusted dollars) in AHP real estate finance equity for rental, home construction and rehabilitation activities. This equity was combined with \$65.7 billion (\$83.9 billion in inflation-adjusted dollars) in leveraged dollars from other private and public sources, enabling \$69.9 billion (\$89.3 billion in inflation-adjusted dollars) in total development funding for more than 601,000 housing units. From 1995 through 2016, the FHLBanks also collectively contributed approximately \$1.0 billion (\$1.2 billion in inflation-adjusted dollars) in AHP equity for down payment assistance and mortgage principal reduction, assisting more than 183,000 home purchase activities. Each FHLBank allocates at least 10 percent of its annual net earnings to fund its AHP. As such, the continued operating and mission success of the FHLBanks has directly enhanced the development and purchase of affordable housing throughout the country and has had a positive impact on local and state economies and on the national economy. The Atlanta district includes Alabama, Florida, Georgia, Maryland, North Carolina, South Carolina, Virginia and the District of Columbia. This report details the economic impact of housing within the Atlanta district that has been enhanced by AHP funding from 1990 through 2016.\*

\* Note: some projects within FHLBank Atlanta’s district received AHP funding from another Federal Home Loan Bank. For further detail on the economic impact study methodology, please see: Study Methodology and Appendices Report.

# ATLANTA DISTRICT Rental, Home Construction and Rehabilitation Activities

## Economic Basis



**\$535.73** MILLION

### TOTAL AHP SUBSIDY

AHP provides real estate finance equity for both rental and for-sale housing. AHP is more often referred to as a subsidy or grant and is delivered to FHLBank-member financial institutions to assist in the funding for construction, rehabilitation and purchase of affordable housing.

**\$688.80** MILLION

### TOTAL AHP SUBSIDY INFLATION-ADJUSTED



**\$7.75** BILLION

### DEVELOPMENT COST

Development Cost refers to the cost of acquiring land or pre-existing housing units, demolition and/or relocation costs and any costs incurred while constructing, rehabilitating or redeveloping housing.

**\$9.95** BILLION

### DEVELOPMENT COST INFLATION-ADJUSTED



**5,233**

### PROJECTS

Projects refers to the distinct use of AHP funding for a specific acquisition, construction or rehabilitation of building(s) or housing unit(s).



**84,533**

### TOTAL UNITS

Total Units refers to the total number of single-family and multifamily units constructed using AHP funding, where each individual dwelling unit in a multifamily building is counted separately.

**Inflation-Adjusted** refers to the measure of return that takes into account the time period's inflation rate. For example, \$100 in 1990 is worth \$192 in 2018. This study reports all economic impacts in inflation-adjusted dollars.



# ATLANTA DISTRICT Home Purchase Activities

## Economic Basis



**\$137.70** MILLION

### TOTAL AHP SUBSIDY

AHP provides real estate finance equity for both rental and for-sale housing. AHP is more often referred to as a subsidy or grant and is delivered to FHLBank-member financial institutions to assist in the funding for construction, rehabilitation and purchase of affordable housing.

**\$162.29** MILLION

### TOTAL AHP SUBSIDY INFLATION-ADJUSTED



**\$2.65** BILLION

### FIRST MORTGAGES

First Mortgages refers to the volume and value of first-lien position mortgages financed by lenders in a home purchase activity.

**\$3.06** BILLION

### FIRST MORTGAGES INFLATION-ADJUSTED



**23,047**

### TOTAL UNITS

Total Units refers to the total number of single-family and multifamily units constructed using AHP funding, where each individual dwelling unit in a multifamily building is counted separately.

**Inflation-Adjusted** refers to the measure of return that takes into account the time period's inflation rate. For example, \$100 in 1990 is worth \$192 in 2018. This study reports all economic impacts in inflation-adjusted dollars.

# ATLANTA DISTRICT Rental, Home Construction and Rehabilitation Activities

## Economic Impact



**\$18.98** BILLION

### TOTAL ECONOMIC BENEFITS

Total Economic Benefits measure the economic activities associated with rental, home construction and rehabilitation enhanced by AHP funding.



**137,708** JOBS

### JOB CREATION

Job Creation includes new full-time, part-time, temporary, permanent, salary based and fee-based jobs generated by the addition of AHP-enhanced rental, home construction and rehabilitation activities.



**\$6.75** BILLION

### LABOR INCOME

Labor Income refers to all forms of income that stem from employment, such as salaries and hourly wages, and profits made by developers, builders and contractors.

**1.91**

### MULTIPLIER (IMPLAN Factor)

Multiplier is a term used for the economic ripple effect measured by an economic impact model. In this case, the multiplier effect accounts for how each additional job or dollar of output enhanced by AHP funding impacts the home construction and rehabilitation of affordable rental and housing units.

# ATLANTA DISTRICT Home Purchase Activities

## Economic Impact



**\$7.04** BILLION

### TOTAL ECONOMIC BENEFITS

Total Economic Benefits measure the economic activities associated with home purchases, enhanced by AHP funding.



**45,620** JOBS

### JOB CREATION

Job Creation includes new full-time, part-time, temporary, permanent, salary-based and fee-based jobs generated by the addition of AHP-enhanced home-purchase activities.



**\$1.72** BILLION

### LABOR INCOME

Labor Income refers to all forms of income that stem from employment, such as salaries and hourly wages, and profits made by developers, builders and contractors.

**2.05**

### MULTIPLIER (IMPLAN Factor)

Multiplier is a term used for the economic ripple effect measured by an economic impact model. In this case, the multiplier effect accounts for how each additional job or dollar of output enhanced by AHP funding impacts the home purchases of affordable housing units.



## **Durham Rescue Mission – Helping the Homeless**

Over the last 13 years, the Federal Home Loan Bank of Atlanta (FHLBank Atlanta), in conjunction with BB&T and SunTrust, has provided excellent service and support to the Durham Rescue Mission. They have been a significant partner in helping us fulfill our mutual vision of combating the increasing stream of poverty in the Raleigh-Durham Triangle Area by rebuilding lives, restoring families and empowering individuals to break the cycle of poverty.

The Durham Rescue Mission is now in its 44th year of helping the homeless and the hurting. Founded in 1974, the mission operated a one-house shelter, providing assistance to 12 men per day. Today, the mission occupies more than three city blocks for our men's campus and utilizes a 60,000-square-foot building as our Good Samaritan Inn for our women and children's campus. Our ministry has expanded to provide these services to more than 400 men, women and children each day. Since 2005, we have successfully completed the construction and renovation of four multi-million-dollar projects and residency at our facilities has increased from 152 to 499. As a result of the five FHLBank Atlanta grants totaling \$2.75 million received to date, thankfully these citizens of greatest need were not out in the freezing cold.

FHLBank Atlanta, in conjunction with BB&T, most recently awarded \$500,000 to assist the construction of our second phase of the New Life Building. The grant made possible a nice, quality facility with 60 beds available to help our clients complete our Victory Program, where they learn and practice soft job skills that most employers require. Also, they have the opportunity to go on to college while living in affordable housing. Without the support of the FHLBank Atlanta and BB&T, these opportunities for the homeless and addicted would have been almost impossible. We are thankful for our partnership with FHLBank Atlanta.

**Ernie Mills**

CEO/Co-Founder



# ATLANTA DISTRICT

## Project Profile: Home Purchase Activity



### The Atlanta BeltLine

The Atlanta BeltLine is the most comprehensive revitalization effort ever undertaken in the city of Atlanta and among the largest, most wide-ranging urban redevelopment and mobility projects currently underway in the United States. Winding through 45 neighborhoods and interconnected by four historic, abandoned railroad rights-of-way, this regional revitalization effort is providing a network of public parks, multiuse trails and housing.

The FHLBank Atlanta approached the Atlanta BeltLine to create a “structured partnership” where FHLBank Atlanta and the Atlanta Beltline would both commit funds to enable the purchase of homes and the rehabilitation of existing homes in the Beltline corridor. The Atlanta Beltline structured partnership was launched in 2015 with \$274,000 in down payment and closing cost assistance provided by FHLBank Atlanta and \$400,000 of Atlanta BeltLine Affordable Housing Trust Funds for the purchase of homes along the Atlanta BeltLine. The combined funding from FHLBank Atlanta and the Atlanta BeltLine leveraged \$3.4 million in purchase mortgages from the following FHLBank Atlanta members: Ameris Bank, BankSouth, Fidelity Bank, Georgia Banking Company, RBC Bank (Georgia) National Association, Synovus Bank and the Brand Banking Company.

#### SOURCES

Strategic Partner	Atlanta Beltline, Inc.	
Location	Atlanta, GA	
Sum of 1st Mortgages	\$	3,431,087
FHLBank Atlanta Funds Used for Purchase	\$	237,595
Total FHLBank Atlanta Funds	\$	274,990
FHLBank Atlanta Funds Used for Rehab	\$	37,395
Total Units		30
Purchase Units		25
Rehab Units		5



# ATLANTA DISTRICT Community Insight



“Our economy is impacted by everything that happens in housing. That’s why at First Citizens Bank, we take great pride in partnering with the City of Savannah and FHLBank Atlanta to facilitate new affordable housing options. It has been great for the community and even greater for many hardworking homeowners in Savannah. It’s part of our strong commitment to corporate citizenship in the markets we serve.”

**James A. Bennett**

EVP / Director of Public Affairs



# ATLANTA DISTRICT

## Project Profile: Rehabilitation Activity



### Wired for Affordable Housing Success – Edgewood Terrace

Winner of the U.S. Department of Housing and Urban Development (HUD) 2005 Beacon of Light Award, Edgewood Terrace was the first wired affordable housing community as well as the first Neighborhood Network Center in the country. In addition to 292 rehabilitated apartment units, the Community Preservation and Development Corporation redeveloped the property to include 40,000 square feet of common space for supportive programs. This common area features five computer classes, a career and education assessment and resource center, a youth recreation facility, tutoring spaces and meeting and counseling rooms. Through a combination of funding from HUD, the District of Columbia, SunTrust and FHLBank Atlanta’s (AHP), the property was purchased and rehabilitated into a vibrant mixed-income community.

#### SOURCES

<b>US Dept of Housing and Urban Development Grant</b>	\$	<b>15,237,749</b>
<b>SunTrust First Mortgage Loan (Funded by FHLBank Atlanta CIP Loan)</b>	\$	<b>4,286,682</b>
<b>FHLBank Atlanta AHP</b>	\$	<b>1,200,000</b>
<b>District of Columbia Community Development Block Grant</b>	\$	<b>1,000,000</b>
<b>Net Interim Income</b>	\$	<b>581,916</b>
<b>Total</b>	\$	<b>22,306,347</b>