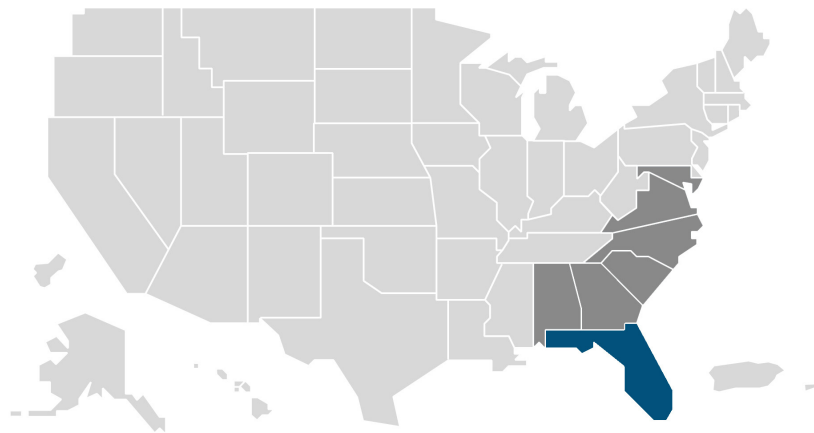


ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



FLORIDA
STATE REPORT

FLORIDA STATE REPORT

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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 state of Florida is in the Atlanta district. This report details the economic impact of housing within Florida that has been enhanced by AHP funding from 1990 through 2016.*

* Note: some projects within Florida may have received AHP funding from a Federal Home Loan Bank other than FHLBank Atlanta. For further detail on the economic impact study methodology, please see: Study Methodology and Appendices Report.

FLORIDA Rental, Home Construction and Rehabilitation Activities

Economic Basis



\$108.01 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.

\$139.18 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$1.76 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.

\$2.26 BILLION

DEVELOPMENT COST INFLATION-ADJUSTED

 **509**

PROJECTS

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

 **17,507**

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.

FLORIDA Home Purchase Activities

Economic Basis



\$10.84 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.

\$13.84 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$129.21 MILLION

FIRST MORTGAGES

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

\$163.32 MILLION

FIRST MORTGAGES INFLATION-ADJUSTED

 **1,957**

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.

FLORIDA Rental, Home Construction and Rehabilitation Activities

Economic Impact



\$4.98 BILLION

TOTAL ECONOMIC BENEFITS

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



36,865 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.



\$1.67 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.

2.20

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.

\$137.30 MILLION

TAX REVENUE

Tax Revenue includes the revenue generated by local and state taxes related to rental, home construction and rehabilitation.

All dollars are in inflation-adjusted dollars.

FLORIDA Home Purchase Activities

Economic Impact



\$675.06 MILLION

TOTAL ECONOMIC BENEFITS

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



4,945 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.



\$162.83 MILLION

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.

2.26

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.

\$24.25 MILLION

TAX REVENUE

Tax Revenue includes the revenue generated by local and state taxes related to rental, home construction and rehabilitation.

If You Haven't Got a Friend in the World, You Will Find One Here



Waterfront Rescue Mission

A veteran of the Marine Corps Reserves, Brad was also a self-described “semi-professional alcoholic.” After three DWI convictions, he eventually lost his job and his home. “I found Waterfront Rescue Mission a refuge and a place to regroup, catch my breath and find resources for employment. I definitely found the fulfillment of a spiritual void that I harbored for many years,” Brad says.

Waterfront Rescue Mission (WRM) helps to make the community a better place to live, work and enjoy while assisting citizens who face the challenges of life-dominating issues, such as a lack of clean and safe housing. WRM provides services to the homeless by assessing their situation and by helping them develop a plan to address and overcome barriers such as addiction or other life-dominating issues. The immediate goal upon coming to the facility is to stabilize new residents (physically, mentally, legally and spiritually) so they will be ready to participate fully in a recovery program with minimal interruptions and distractions.

A critical element of stabilizing homeless individuals is first to provide safe and decent housing. To further their services in the area, WRM began development of a new facility in 2010 that would expand their services from 10 to 74 beds. Leveraging Community Development Block Grant funding and private donations, WRM was awarded \$1 million from FHLBank Atlanta’s AHP through Synovus Bank. In 2017, the facility provided 59,735 nights of shelter to individuals in need.

At WRM, homeless veterans receive special attention because of their individual and collective contribution to our society and way of life. WRM served 136 men in its Homeless Veteran Program in 2016–2017 with 64 percent having positive outcomes.

A combination of challenging classes, group and individual counseling and work experiences in a supportive environment are required for all WRM residents. Once residents complete the requirements of the Recovery Program, they transition to the Career Development Program, which is designed to move clients toward reentering the workforce. The new facility supports WRM’s program to provide safe and clean housing, classes, counseling and work experiences in a supportive environment while connecting residents with a local community fellowship that will lovingly support them, encourage them and continue to mentor them back to full restoration.

**Waterfront Rescue Mission
Pensacola, Florida**

FLORIDA

Project Profile: Home Purchase Activity



A Roadmap for Lower-Income Homebuyers

Since 1999, the Federal Home Loan Bank of Atlanta has worked with CenterState Bank in creating a roadmap for a lending program targeting low- to moderate-income homebuyers in central Florida. As part of the roadmap, CenterState Bank hosted a forum to introduce local real estate professionals, developers and builders to CenterState. This collaboration resulted in CenterState Bank leveraging \$284,100 of FHLBank Atlanta AHP funds for first-time homebuyers and “community partners”—including first responders, teachers and health care workers—for 58 home purchases, leveraging \$5,009,678 of other funding. This collaboration assisted CenterState in meeting their Community Reinvestment Act requirements for lending in low- to moderate-income areas.

SOURCES

CenterState Bank First Mortgages	\$	5,009,678
FHLBank Atlanta	\$	284,100
Total	\$	5,293,778

Rapid Population Growth and Modest Wages Create Affordable Housing Demand in Sunshine State



The year 2017 was a remarkable one for Lee County, Florida, as it is home to three of the 15 fastest-growing cities in America. Seeking warmer weather, the absence of a state income tax and a friendly business environment, new residents flocked to Lee County. Many newcomers sought employment opportunities at one of the three largest employers within Lee County: Lee Memorial Health System, Lee County School District and Publix Supermarkets. While these organizations provide stable income for many residents, some incomes fall below the county median income of \$57,900. For example, Lee County School District employees earn an average annual salary of \$45,224. These modest wages, coupled with rapid population growth and rapidly increasing median property values, have created a shortfall in affordable housing options.

Utilizing its decade-long experience in Lee County and working with FHLBank Atlanta, FineMark National Bank developed an affordable home loan program designed to help alleviate the burden of homeownership for its local community. The program targets low- to moderate-income individuals and utilizes FHLBank Atlanta AHP funds to make affordable homeownership a reality. From 2015 through 2017, FineMark used \$351,405 in FHLBank Atlanta AHP funds for down payment and closing costs subsidies. The funds have been used to finance 69 residencies and have helped leverage a total of \$7,580,564 of mortgages during that time span. Most of this community investment would not have been possible without assistance from the FHLBank Atlanta's AHP.

In 2017, with the support of FineMark, Habitat for Humanity of Lee & Henry County constructed approximately 50 homes primarily in the Harlem Heights neighborhood, a demographically diverse community with 31 percent of the population living below the federal poverty line and where the average household income of a typical family is less than \$25,000 a year. With the support of Habitat for Humanity, Harlem Heights has been transformed from a severely blighted and underserved area to a now-thriving community that continues to evolve in a positive direction. FineMark has used its experience, financing solutions and passion for providing affordable homeownership opportunities to improve the lives of Lee County residents and the community at large.

**FineMark National Bank
Fort Meyers, Florida**

FLORIDA

Project Profile: Rental Activity



Lakeside Terrace Senior Apartments

Located in Winter Haven, Florida, Lakeside Terrace Senior Apartments is an 84-unit, mid-rise structure designed specifically for senior citizens needing clean, safe, fun and affordable housing. The developers are Winter Haven Housing Authority and Picerne Affordable Development. The development provides services to help the residents, including a 24/7 on-call manager, daily activities and a resident check-in program. On-site amenities include a computer lab, community center, exercise room, library and swimming pool.

The project was financed with low-income- housing tax credits, city and county grants and a loan from Valley National Bank. Owing to cost increases and construction delays beyond its control, Winter Haven Housing Authority became aware of a funding gap. To fill this gap, the developer approached Valley National Bank and applied for and was awarded \$612,815 of FHLBank Atlanta AHP funds, which enabled the feasibility of the project.

SOURCES

Centerline Capital Group Low-Income- Housing Tax Credit Equity	\$	10,916,892
Valley National Bank Permanent Loan	\$	1,100,000
FHLBank Atlanta	\$	612,815
Winter Haven Housing Authority Land Equity	\$	590,000
Winter Haven Housing Authority Grant	\$	248,000
Deferred Developer Fee	\$	142,300
Total	\$	13,610,007