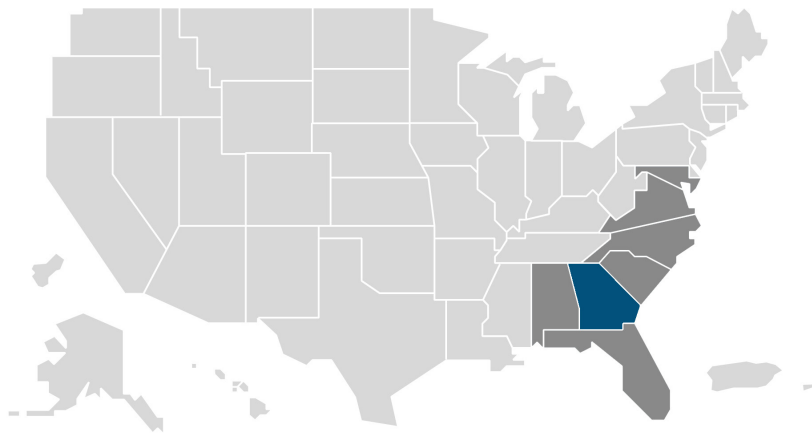


ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



GEORGIA
STATE REPORT

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

* Note: some projects within Georgia 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.

GEORGIA Rental, Home Construction and Rehabilitation Activities

Economic Basis



\$86.55 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.

\$113.07 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$933.88 MILLION

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.

\$1.22 BILLION

DEVELOPMENT COST INFLATION-ADJUSTED

 **856**

PROJECTS

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

 **14,211**

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.

GEORGIA Home Purchase Activities

Economic Basis



\$13.08 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.

\$15.01 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$224.91 MILLION

FIRST MORTGAGES

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

\$251.85 MILLION

FIRST MORTGAGES INFLATION-ADJUSTED



2,303

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.

GEORGIA Rental, Home Construction and Rehabilitation Activities

Economic Impact



\$2.24 BILLION

TOTAL ECONOMIC BENEFITS

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



15,965 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.



\$791.38 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.

1.84

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.

\$74.52 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.

GEORGIA Home Purchase Activities

Economic Impact



\$621.31 MILLION

TOTAL ECONOMIC BENEFITS

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



4,670 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.



\$142.07 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.

2.20

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 purchases of affordable housing units.

\$17.11 MILLION

TAX REVENUE

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

Restored Hotel Serves Most Vulnerable in Downtown Atlanta



Imperial Hotel

While affordable housing comes in many shapes and sizes, for those with special needs—senior citizens, the mentally ill, or people facing other issues such as substance abuse or homelessness—finding a place that combines affordable housing with the services they need to live a quality life can be especially challenging. The Imperial Hotel, originally constructed during the city of Atlanta’s construction boom in the 20th century as a moderately priced hotel, has become an innovative example to other cities of how to serve the homeless population. National Church Residences, one of the larger providers of affordable senior housing, saw the potential in the property and stepped forward with a plan in place. For National Church Residences, the \$500,000 AHP grant it received through Bank of America, National Association proved to be a critical component in its efforts to renovate the Imperial Hotel.

Many obstacles had to be overcome for the project to move forward such as a pending foreclosure and the displacement of residents, who always remained a top priority. A creative plan and multilayered financing allowed the project to be orchestrated and come to reality. For the developers of the property, the project could best be described as a juggling act, as construction issues surfaced along with the need to preserve the historic aspects of the property due to the project being listed on the National Register of Historic Places and recognized as a Landmark Building by the city of Atlanta. The property required extensive rehabilitation in addition to expansive interior renovations. The renovated property in downtown Atlanta along Peachtree Center Avenue now offers a safe haven for formerly homeless individuals and persons with special needs. Carrie Dean, Esq., director of affordable housing closings for developer National Church Residences, says it succinctly: “The benefit to the community is clear: the preservation of a historically significant building, the provision of supportive services for a formerly homeless population and a sustainable future for The Commons at Imperial Hotel.”

**Imperial Hotel
Atlanta, GA**

GEORGIA

Project Profile: Home Purchase Activity



Savannah Workforce Housing 2017

As housing prices in neighborhoods throughout the Savannah area continue to rise and the supply of affordable housing continues to shrink, Coastal Empire Habitat for Humanity (CEHFH) is working diligently to make the homeownership dream come true one home at a time. Since 1983, CEHFH has constructed 130 new, single-family housing units throughout Savannah and Chatham County while supporting and guiding homebuyers not only through the home-buying process but also providing them with the tools for financial freedom. CEHFH partnered with Carver State Bank and was awarded \$80,000 in AHP funds from FHLBank Atlanta for the development of eight homes. AHP funding made it possible for CEHFH to leverage additional funding from the city of Savannah and the Home Builders Association of Greater Savannah, resulting in affordable mortgages that are often less than what the homeowners would pay for rent.

SOURCES

Developer Financing	\$	349,598
City of Savannah—HOME PI Funds	\$	304,268
Developer Fundraising / Coastal Empire HFH	\$	167,335
In-Kind	\$	121,122
FHLBank Atlanta	\$	80,000
Donated Land	\$	72,900
Homebuyer Down Payment	\$	28,000
Total	\$	1,123,223

Journey to a Healthy Home



Habitat-North Central Georgia (Habitat-NCG) helped 10 families realize their dreams of homeownership with \$50,000 of funds from FHLBank Atlanta and member bank Synovus. This key piece of funding became the final link in completing the financing structure to build and sell the 10 homes. The following excerpt from the 2011 Habitat annual report provides insight on how the project and funding impacted the lives of the homebuyers.

“It was mid-December 2010 when we were approached by Habitat for Humanity International to participate in the ‘Build Smart, Breathe Easier’ campaign sponsored by the pharmaceutical company Merck in conjunction with the Asthma and Allergy Foundation of America. The plan was to build four ‘asthma healthy’ Habitat homes nationally, the caveat being that our sponsored family had to have an asthmatic child under the age of 12. Habitat-NCG accepted the challenge with faith that we would find this special family.

“In early January, Joyce Obele, who had been approved as a homeowner in November, was in our office meeting with Bettye Maye, our now-retired area director. When asked how her Christmas holiday had gone, Joyce said, “not well,” adding that two of her younger children had spent Christmas and New Year’s in the hospital with severe complications from asthma. Providence had intervened; we had found our family.

“Originally from Nigeria, Joyce was a victim of domestic abuse who had found the courage to leave her situation and rebuild her life for the sake of her six children. She also cares for her mother, Cecelia, who is handicapped with a prosthetic leg and is recovering from cancer. Joyce works as a nurse’s assistant and is furthering her education in the field of human services.

Through all its trials, the Obele family is a remarkable example of hope, faith and perseverance. Our construction team modified the Obele family’s home using guidelines provided by the Asthma and Allergy Foundation of America, selecting non-allergenic materials and utilizing special construction techniques. Merck employees volunteered on the build; and when the home was completed, carpenter and HGTV star Carter Oosterhouse presented the keys to a tearful and grateful Joyce, with the president of the American College of Allergy, Asthma and Immunology also in attendance.”

Cherokee, Forsyth and Fulton Counties, GA

GEORGIA

Project Profile: Rental Activity



YWCA of Northwest Georgia Renovation Project

The YWCA of Northwest Georgia operated by LiveSAFE is the only domestic-violence emergency shelter in Cobb County, an area with more than 650,000 residents. The facility is a safe haven for women and children that offers housing units dedicated to helping victims of domestic abuse. Comprehensive support services such as counseling, one-on-one case management and legal advocacy are provided to assist individuals and families during some of the most challenging times of their lives. In addition to providing safe and affordable housing, the project also has supportive service programs in place to assist residents in becoming economically empowered and self-sufficient. Clients have the added benefit of moving from the shelter (where they can stay 90 days or more) into the transitional housing program (for up to two years) while maintaining the same relationships with LiveSAFE case managers and counselors. With the support of the Brand Banking Company, \$500,000 in AHP funds were used to rehabilitate the shelter, which had not undergone any major renovations in the past 35 years.

SOURCES

Land Equity	\$	2,500,000
Foundation Grants	\$	2,125,570
Fundraising	\$	1,780,271
Cobb County Home Funds	\$	1,000,000
Cobb County CDBG	\$	1,000,000
FHLBank Atlanta	\$	500,000
Federal Earmark HUD EDI	\$	475,000
City of Marietta CDBG	\$	300,000
Total	\$	9,680,841