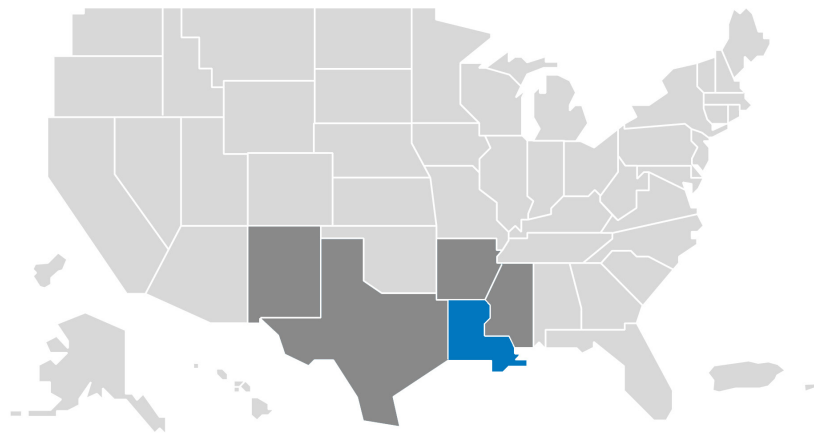


ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



Member driven.
Community focused.

LOUISIANA
STATE REPORT

LOUISIANA STATE 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
Story Narrative.....	6
Project Profile: Home Purchase Activity.....	7

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

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

LOUISIANA Rental, Home Construction and Rehabilitation Activities

Economic Basis



\$52.54 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.

\$66.08 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$678.40 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.

\$839.44 MILLION

DEVELOPMENT COST INFLATION-ADJUSTED



649

PROJECTS

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



8,258

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.

LOUISIANA Home Purchase Activities

Economic Basis



\$8.27 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.

\$10.38 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$31.57 MILLION

FIRST MORTGAGES

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

\$35.72 MILLION

FIRST MORTGAGES INFLATION-ADJUSTED



1,256

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.

LOUISIANA Rental, Home Construction and Rehabilitation Activities

Economic Impact



\$1.68 BILLION

TOTAL ECONOMIC BENEFITS

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



12,842 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.



\$615.58 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.

2.00

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.

\$50.61 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.

LOUISIANA Home Purchase Activities

Economic Impact



\$343.69 MILLION

TOTAL ECONOMIC BENEFITS

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



2,509 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.



\$79.53 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.

1.99

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.

\$8.02 MILLION

TAX REVENUE

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

NOLA's Affordable Housing Options Increase with the Deaconess Apartments



The Deaconess Apartments

The former Bethany Nursing Home in New Orleans—vacant since Hurricane Katrina hit in 2005—celebrated a new lease on life in November 2015 as it opened as the Deaconess apartments, a renovated, 40-unit apartment complex for special needs, low-income and homeless citizens.

A 2014 \$400,000 Affordable Housing Program grant from the Federal Home Loan Bank of Dallas helped fund the building's rehabilitation and renovation.

Gulf Coast Housing Partnership (GCHP) oversaw construction and development of the \$7.4 million affordable housing project, where residents live in 20 permanent housing units and 20 affordable rental units.

First named the Bethany Home, the building was opened in 1890 by the Deaconess Society of New Orleans to create safe housing for those in need.

"We would not have been able to dedicate this high-quality, energy-efficient and historic renovation of this once-blighted building today without the unwavering support of so many," says Kathy Laborde, president and CEO of GCHP.

SOURCES

Community Development Block Grant	\$	3,179,799
Low-Income-Housing Tax Credit	\$	2,317,633
FHLB-Atlanta	\$	500,000
FHLB-Pittsburgh	\$	500,000
HOME Loan	\$	500,000
AHP Grant—FHLB Dallas	\$	400,000
Owner	\$	100
Total	\$	7,397,532

LOUISIANA

Project Profile: Home Purchase Activity



The Musicians' Village

The Musicians' Village in New Orleans' famed Upper 9th Ward is a development of Habitat for Humanity of New Orleans and was started after Hurricane Katrina with the notion of creating an affordable neighborhood that would welcome displaced New Orleans musicians and artists as they returned home. It was the brainchild of Harry Connick, Jr. and Branford Marsalis who envisioned a vibrant, colorful neighborhood with a special focus on the musical community of New Orleans.

Now a neighborhood of 72 homes, the Musicians' Village would not be in existence without the help of a 2011 \$224,000 Affordable Housing Program from the Federal Home Loan Bank of Dallas.

New Orleans Area Habitat for Humanity developed 32 single-family homes in New Orleans East (16) and the Seventh Ward (16). Each home is approximately 1,100 square feet with three bedrooms and one bathroom.

SOURCES

Habitat Mortgages	\$	2,237,875
Fundraising	\$	932,781
Sponsorships	\$	911,240
Donations	\$	420,000
AHP Grant—FHLB Dallas	\$	224,000
Homebuyer Down Payment	\$	7,000
Total	\$	4,732,896