



## Making Home Possible in Georgia

### Financing Homeownership & Rental Housing

Freddie Mac is supporting the housing market and answering the nation's call to assist with its recovery. Our top priorities are providing essential liquidity to the market and helping to stem the foreclosure crisis. Over the past decade, Freddie Mac has invested approximately **\$143 billion** in home loans, helping over **1.1 million** Georgia families own or rent a home.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2008	\$12.7 billion	64,238	24,530	88,768
Past 10 Years	\$143 billion	944,599	178,684	1,123,283

#### In 2008 Freddie Mac:

- Enabled 7,100 Georgia homebuyers to purchase their first home.
- Financed loans for 50,455 low- and moderate-income Georgia families.
- Funded home loans with an average mortgage of \$173,584.

### Preventing Foreclosure

We are proud to play a key role in sustaining homeownership by supporting the President's Making Home Affordable program. Freddie Mac helped approximately **88,000** homeowners avoid foreclosure in 2008, and **4,443** in Georgia alone.

	Loan Modifications	Repayment Plans	Forbearance	Other Foreclosure Alternatives	Total Families Avoiding Foreclosure
2008*	1,773	2,381	160	129	4,443

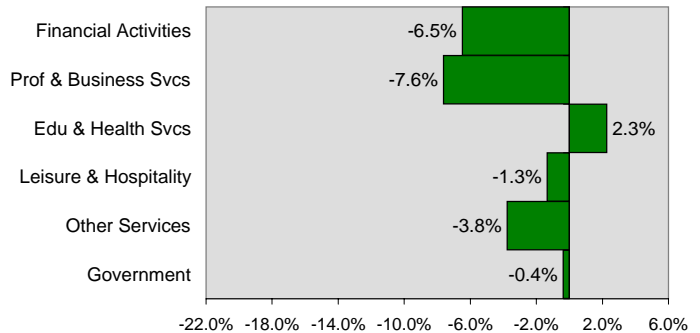
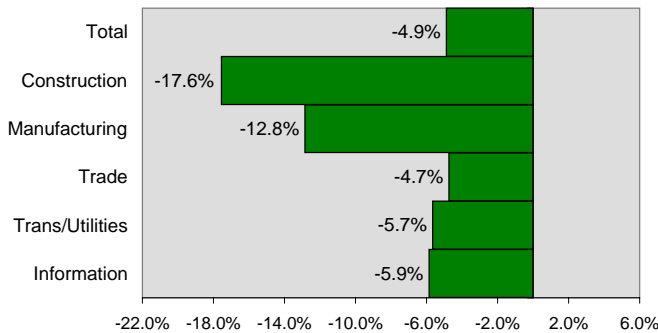
### Homeowner Resources

- The mortgage lender, also called the "servicer." (Contact information located on mortgage statement.)
- [www.MakingHomeAffordable.gov](http://www.MakingHomeAffordable.gov)
- [Georgia Foreclosure Resources](#)
- [Homeowner's HOPE™ Hotline, \(888\) 995-HOPE™](#)
- [HUD-Certified Housing Counselors, \(800\) 569-4287](#)
- [www.FreddieMac.com/avoidforeclosure](http://www.FreddieMac.com/avoidforeclosure) or (800) FREDDIE

For more information, please go to [www.freddiemac.com/states](http://www.freddiemac.com/states)

\* Based on completed agreements. Periodically, there are differences in and changes to our reported numbers due to the timing of completion.

## Employment growth was strongest in Georgia's education and health services sector over the year ended July 2009



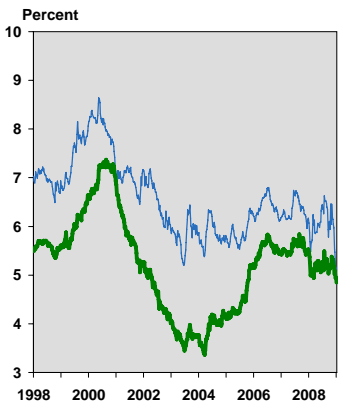
Source: Bureau of Labor Statistics, % change year ago

Indicators	2004	2005	2006	2007	2008
<b>Gross State Product, C\$B</b>	310,738	322,625	326,469	331,339	329,482
% Change	3.7	3.8	1.2	1.5	-0.6
<b>Total Non-Farm Employment (ths.)</b>	3,898.5	4,001.2	4,089.1	4,145.5	4,102.5
% Change	1.4	2.6	2.2	1.4	-1.0
<b>Unemployment Rate (%)</b>	4.7	5.2	4.6	4.6	6.2
<b>Personal Income Growth (%)</b>	5.6	7.3	5.9	6.0	3.2
<b>Population (ths.)</b>	8,910.7	9,094.0	9,318.7	9,523.3	9,685.7
<b>Single-Family Permits</b>	87,731	94,467	86,106	55,210	24,879
<b>Multifamily Permits</b>	20,625	14,869	18,094	17,955	10,489
<b>Existing Median Home Sales Price (ths.)</b>	140.1	148.2	151.3	148.9	131.3
<b>Mortgage Originations (# of SF loans)</b>	429,049	471,259	458,539	339,781	n/a
<b>Personal Bankruptcies (total ch. 7 &amp; 13)</b>	75,834	79,233	39,705	48,424	59,283
<b>Existing Home Sales (ths.)</b>	213.5	241.1	251.4	212.4	174.6
<b>30-Year Fixed Mortgage Rate Average (%)</b>	5.84	5.87	6.41	6.34	6.07
<b>Rental Vacancy Rate (%)</b>	16.3	14.6	13.0	13.1	14.5
<b>Serious Mortgage Delinquency (% All Loans)</b>	1.85	2.14	2.52	3.86	5.48
<b>Foreclosure Rate (% All Loans)</b>	0.50	0.50	0.56	0.85	1.29
<b>Homeownership Rate (%)</b>	67.7	66.8	67.7	68.5	67.4

Sources: Moody's Economy.com, Bureau of Economic Analysis, Bureau of Labor Statistics, US Census Bureau, Federal Housing Finance Board, US District Courts, National Association of Realtors, First American CoreLogic, Federal Financial Institutions Examination Council, Freddie Mac

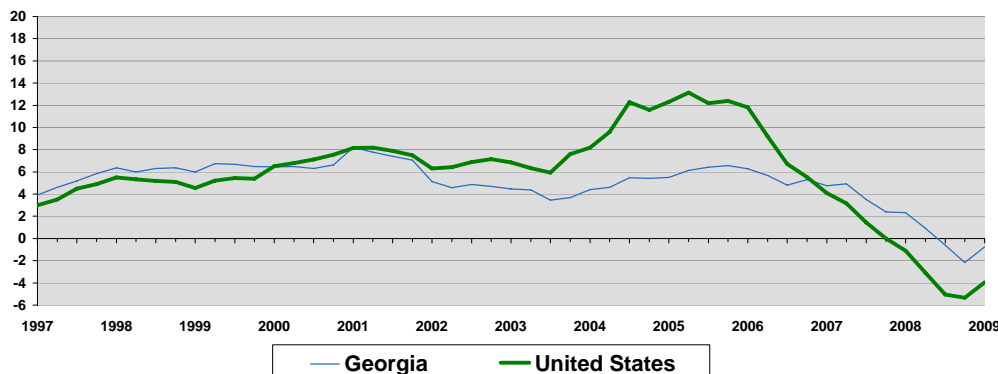
## National Weekly Average Mortgage Interest Rates from Freddie Mac's Primary Mortgage Market Survey®

— 30-Year Fixed Rate — 1-Year ARM



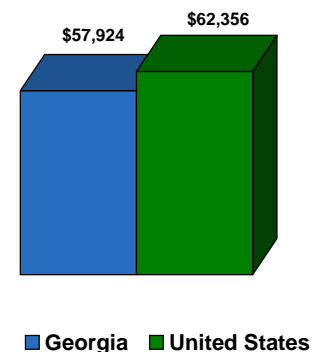
Source: Freddie Mac, Primary Mortgage Market Survey®

## Annual % Change in House Prices



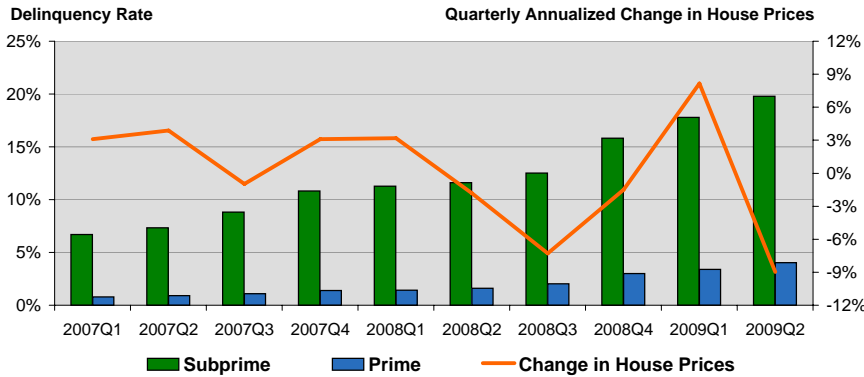
Source: Freddie Mac's Conventional Mortgage Home Price Index

## 2008Q4 Median Family Income



Source: US Census Bureau, Moody's Economy.com

## Serious mortgage delinquencies are rising among prime and subprime borrowers in Georgia



Source: First American CoreLogic and Freddie Mac

## National Rankings

<b>Homeownership Rate</b>	<b>36</b>
1 = Highest	
<b>Mortgage Delinquency Rate</b>	<b>13</b>
1 = Most Delinquent	
<b>Median Family Income</b>	<b>35</b>
1 = Highest	
<b>Adjustable Rate Mortgage Share</b>	<b>16</b>
1 = Highest Share	
<b>Housing Affordability</b>	<b>9</b>
1 = Most Affordable	
<b>Employment Growth</b>	<b>41</b>
1 = Highest Growth	

## Homeownership Rates by Race and Ethnicity in Georgia

	Homeownership Rate in 2008	Change in Homeownership Rate from 2007
All Households	67.4%	-1.1%
White, Non-hispanic	76.7%	0.3%
Black	51.9%	-0.9%
Hispanic	45.2%	-0.8%
Asian or Pacific Islander	68.7%	-3.5%

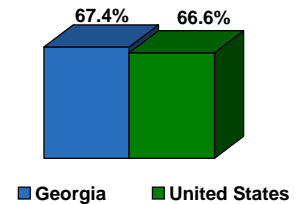
Source: US Census Bureau - American Community Survey

## Homeownership Rate in 2008

## Change in Homeownership Rate from 2007

## Homeownership is higher in GA than the national average

### 2008 Homeownership Rate

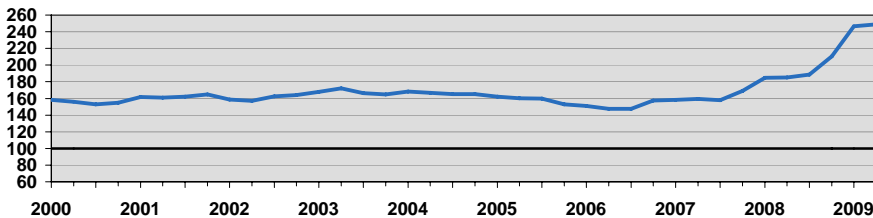


Source: US Census Bureau

## State Housing Affordability Index

### Georgia

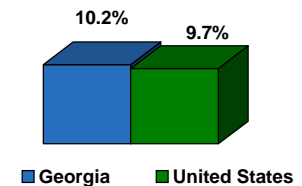
Share of the median-priced home affordable to the median-income family with a 30-year fixed-rate mortgage and 20% downpayment.



Source: Moody's Economy.com

## Unemployment is higher in GA

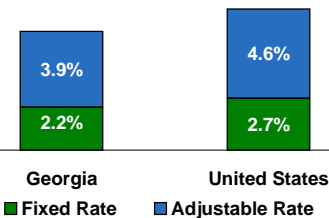
### August 2009 Unemployment Rate



Source: Bureau of Labor Statistics

## The Subprime Picture

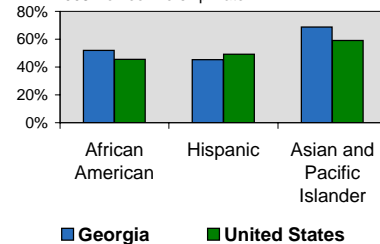
Subprime dollar share of all loans outstanding as of December 2008



Source: First American CoreLogic

## GA Homeownership rate is high among African Americans and Asians

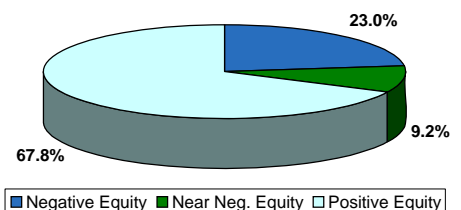
### 2008 Homeownership Rate



Source: US Census Bureau - American Community Survey

## Share of Homes with Negative Equity Georgia

US: 19.8% Negative Equity Share & 5.2% Near Negative Equity



Source: First American CoreLogic. Data represent share of homes where total mortgage debt is higher than home value.