



HomeSafe Georgia

1st Q 2013 Performance Reports

In the first quarter of 2013, HomeSafe Georgia made payments to mortgage servicers totaling \$10.1 Million with a cumulative payout of \$31.7 Million. As of March 31, 2013, \$70.6 million was committed for future payments on approved loans.

Quarter Highlights:

- 620 applications were closed in the first quarter and another 326 applications were in the closing process at the quarter's end.
- Homeowners in 101 Georgia counties have benefited from HomeSafe Georgia's program.

Outreach Activities:

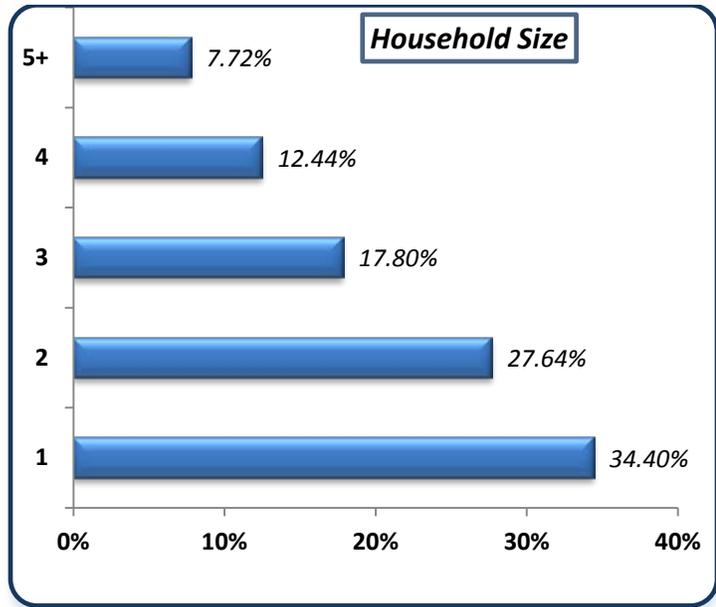
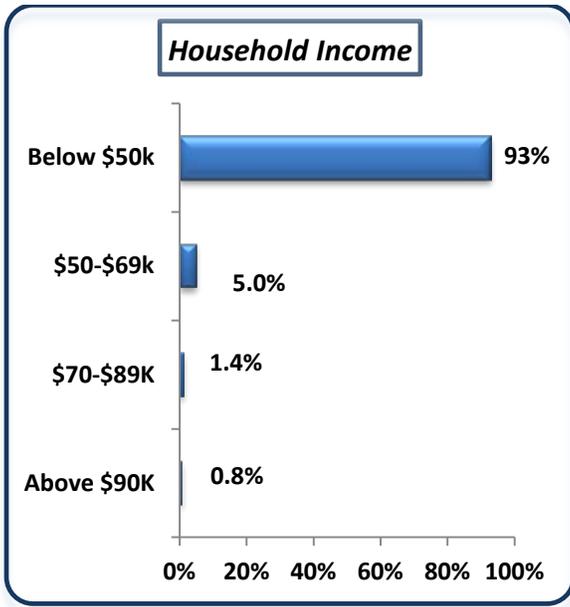
- HomeSafe Georgia continues to work with the Department of Labor as our primary outreach partner. We participate in job fairs, resource events, career workshops, Rapid Response Teams, and DOL provides regular mailings to Unemployment recipients.
- HomeSafe Georgia has an ongoing statewide radio and TV campaign and has had targeted radio spots in the metro Atlanta area.
- HomeSafe Georgia has implemented a targeted focus in metro Atlanta counties hardest hit by foreclosure (Gwinnett, DeKalb, Fulton, Clayton).
- HomeSafe Georgia has engaged CredAbility as its Statewide Partner along with four (4) Regional Partners to provide outreach and processing assistance for HomeSafe Georgia applications

Applications Decided:

During the 1st Quarter of 2013 HomeSafe decided 1,313 applicants while 733 applications were withdrawn.



DEMOGRAPHICS OF APPROVED APPLICANTS

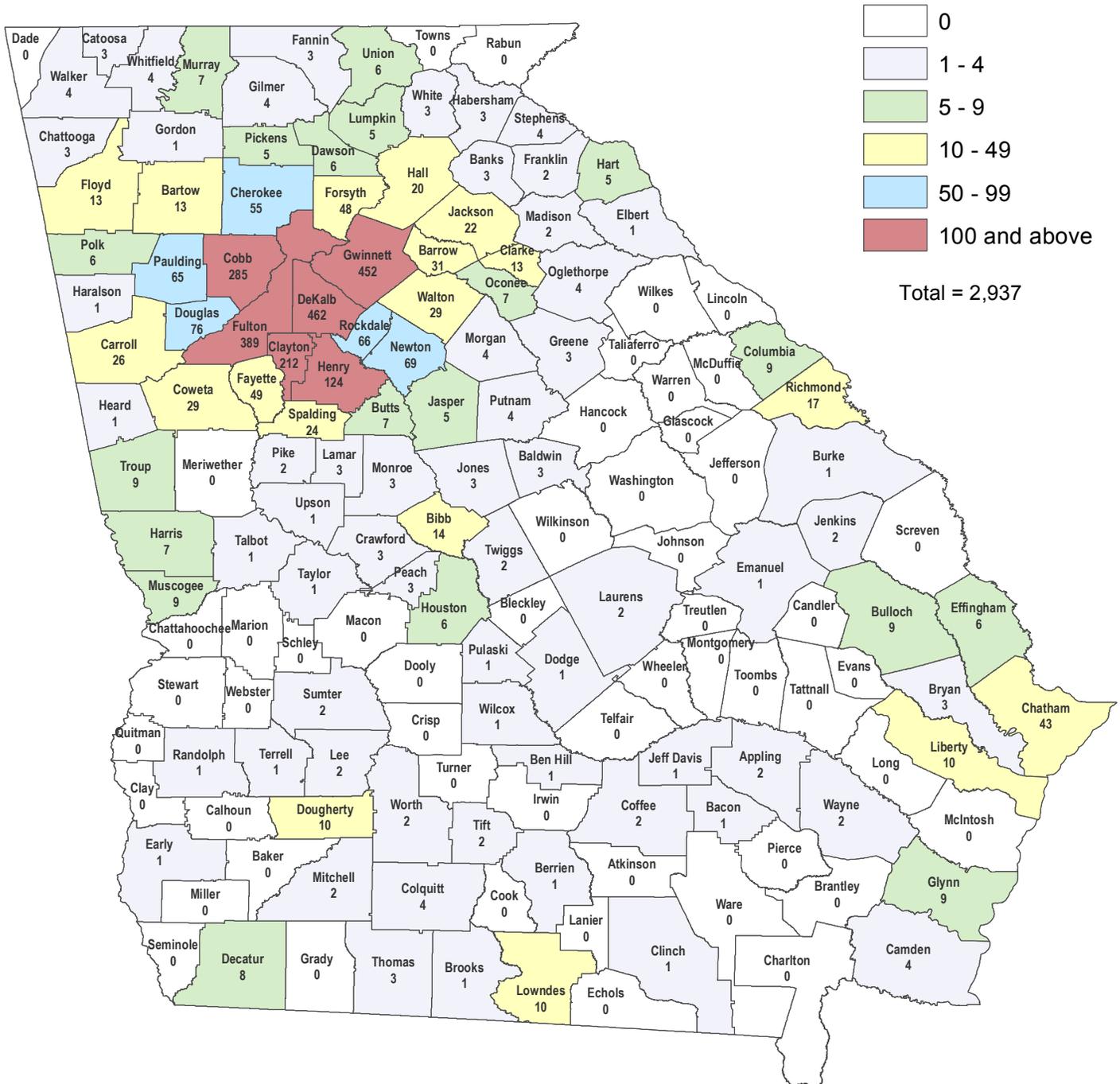


<i>Borrower Race</i>	<i>Cumulative</i>
American Indian or Alaskan Native	0.31%
Asian	1.28%
Black or African American	63.70%
Native Hawaiian or other Pacific Islander	0.10%
White	31.38%
Information not provided by borrower	3.22%

<i>Ethnicity</i>	<i>Cumulative</i>
Hispanic or Latino	2.60%
Not Hispanic or Latino	97.40%

HomeSafe Georgia Recipients

as of March 31, 2013





This document describes the Housing Finance Agency (HFA) Hardest-Hit Fund (HHF) data that state HFAs are required to provide to Bank of New York Mellon. It includes quarterly borrower characteristic data and program specific performance data. All HFA HHF data submitted to Bank of New York Mellon must be accurate, complete, and in agreement with retained HFA records. Data should be reported by each state HFA by the 45th day following the quarter.

Data requested in the "Borrower Characteristic" worksheet should be reported in aggregate for all HHF programs run by the state HFA. Program specific data is separated into reporting tabs for each individual program. State HFAs should report program performance data on an individual program basis. A data dictionary has been provided to assist in the definition of each data point.

Template Version Date: June 2012

Georgia			
HFA Performance Data Reporting- Borrower Characteristics			
		QTD	Cumulative
Unique Borrower Count			
	Number of Unique Borrowers Receiving Assistance	620	2887
	Number of Unique Borrowers Denied Assistance	693	5245
	Number of Unique Borrowers Withdrawn from Program	733	3662
	Number of Unique Borrowers in Process	1445	N/A
	Total Number of Unique Borrower Applicants	3491	13239
Program Expenditures (\$)			
	Total Assistance Provided to Date	10089742	31711052
	Total Spent on Administrative Support, Outreach, and Counseling	1616436	8927299
Borrower Income (\$)			
	Above \$90,000	0.80%	0.80%
	\$70,000- \$89,000	2.26%	1.38%
	\$50,000- \$69,000	4.68%	4.99%
	Below \$50,000	92.26%	92.83%
Borrower Income as Percent of Area Median Income (AMI)			
	Above 120%	1.94%	1.32%
	110%-119%	0.81%	0.62%
	100%- 109%	0.81%	0.80%
	90%- 99%	0.81%	1.21%
	80%- 89%	1.45%	1.70%
	Below 80%	94.18%	94.35%
Geographic Breakdown (by county)			
	Appling	1	2
	Atkinson	0	0
	Bacon	0	1
	Baker	0	0
	Baldwin	2	3
	Banks	1	3
	Barrow	12	31
	Bartow	0	13
	Ben Hill	0	1
	Berrien	0	1
	Bibb	3	14
	Bleckley	0	0
	Brantley	0	0
	Brooks	0	1
	Bryan	2	3
	Bulloch	2	9
	Burke	0	1
	Butts	3	7
	Calhoun	0	0
	Camden	1	4
	Candler	0	0
	Carroll	6	25
	Catoosa	3	3
	Charlton	0	0
	Chatham	11	43
	Chattahoochee	0	0
	Chattooga	0	3
	Cherokee	11	54
	Clarke	2	13
	Clay	0	0
	Clayton	39	208
	Clinch	1	1
	Cobb	59	281
	Coffee	1	2
	Colquitt	0	4
	Columbia	3	9
	Cook	0	0
	Coweta	7	28
	Crawford	0	3
	Crisp	0	0
	Dade	0	0
	Dawson	1	6
	Decatur	1	7
	DeKalb	95	450
	Dodge	0	1
	Dooly	0	0
	Dougherty	4	10
	Douglas	14	76
	Early	0	1
	Echols	0	0
	Effingham	0	6
	Elbert	0	1
	Emanuel	0	1
	Evans	0	0
	Fannin	1	3
	Fayette	12	48
	Floyd	4	13
	Forsyth	11	48
	Franklin	1	2
	Fulton	84	379
	Gilmer	1	4
	Glascocock	0	0
	Glynn	4	9
	Gordon	0	1

Georgia

HFA Performance Data Reporting- Borrower Characteristics

	QTD	Cumulative
Grady	0	0
Greene	1	3
Gwinnett	91	444
Habersham	1	3
Hall	7	20
Hancock	0	0
Haralson	0	1
Harris	0	7
Hart	2	5
Heard	0	1
Henry	25	123
Houston	2	6
Irwin	0	0
Jackson	4	22
Jasper	1	5
Jeff Davis	0	1
Jefferson	0	0
Jenkins	1	2
Johnson	0	0
Jones	0	3
Lamar	1	3
Lanier	0	0
Laurens	0	2
Lee	2	2
Liberty	3	10
Lincoln	0	0
Long	0	0
Lowndes	1	10
Lumpkin	2	5
Macon	0	0
Madison	1	2
Marion	0	0
McDuffie	0	0
McIntosh	0	0
Meriwether	0	0
Miller	0	0
Mitchell	1	2
Monroe	0	3
Montgomery	0	0
Morgan	1	4
Murray	3	7
Muscogee	2	9
Newton	12	69
Oconee	0	7
Oglethorpe	1	4
Paulding	10	62
Peach	0	3
Pickens	2	5
Pierce	0	0
Pike	0	2
Polk	0	5
Pulaski	0	1
Putnam	0	4
Quitman	0	0
Rabun	0	0
Randolph	0	1
Richmond	7	17
Rockdale	12	66
Schley	0	0
Screven	0	0
Seminole	0	0
Spalding	3	23
Stephens	1	4
Stewart	0	0
Sumter	1	2
Talbot	0	1
Taliaferro	0	0
Tattnall	0	0
Taylor	1	1
Telfair	0	0
Terrell	0	1
Thomas	1	3
Tift	0	2
Toombs	0	0
Towns	0	0
Treutlen	0	0
Troup	1	9
Turner	0	0
Twiggs	1	2
Union	1	5
Upson	1	1
Walker	1	4
Walton	5	29
Ware	0	0
Warren	0	0
Washington	0	0

Georgia			
HFA Performance Data Reporting- Borrower Characteristics			
		QTD	Cumulative
	Wayne	2	2
	Webster	0	0
	Wheeler	0	0
	White	0	3
	Whitfield	1	4
	Wilcox	0	1
	Wilkes	0	0
	Wilkinson	0	0
	Worth	1	2
Home Mortgage Disclosure Act (HMDA)			
Borrower			
Race			
	American Indian or Alaskan Native	5	9
	Asian	13	37
	Black or African American	393	1839
	Native Hawaiian or other Pacific Islander	1	3
	White	181	906
	Information not provided by borrower	27	93
Ethnicity			
	Hispanic or Latino	20	75
	Not Hispanic or Latino	600	2812
	Information not provided by borrower	0	0
Sex			
	Male	219	1054
	Female	401	1833
	Information not provided by borrower	0	0
Co-Borrower			
Race			
	American Indian or Alaskan Native	3	3
	Asian	5	12
	Black or African American	53	253
	Native Hawaiian or other Pacific Islander	0	1
	White	53	263
	Information not provided by borrower	8	21
Ethnicity			
	Hispanic or Latino	4	13
	Not Hispanic or Latino	118	540
	Information not provided by borrower	0	0
Sex			
	Male	28	155
	Female	94	398
	Information not provided by borrower	0	0
Hardship			
	Unemployment	531	2435
	Underemployment	89	452
	Divorce	0	0
	Medical Condition	0	0
	Death	0	0
	Other	0	0
Current Loan to Value Ratio (LTV)			
	<100%	36.94%	37.44%
	100%-109%	12.90%	13.27%
	110%-120%	12.26%	12.44%
	>120%	37.90%	36.85%
Current Combined Loan to Value Ratio (CLTV)			
	<100%	31.45%	31.87%
	100%-119%	23.23%	25.94%
	120%-139%	21.29%	21.34%
	140%-159%	12.10%	11.43%
	>=160%	11.93%	9.42%
Delinquency Status (%)			
	Current	50.32%	40.73%
	30+	10.32%	10.46%
	60+	9.68%	12.23%
	90+	29.68%	36.58%
Household Size			
	1	206	993
	2	165	798
	3	123	514
	4	80	359
	5+	46	223

*The Geographic Breakdown, Hardship Information, HMDA fields as well as Median Household Size should be reported in whole number format. All other Borrower Characteristic fields should be reported as %

**Since applications marked as denied or withdrawn in previous quarters may be reconsidered due to a change in borrower circumstances, some unique borrower counts may not sum in a quarter-over-quarter fashion.

Georgia

HFA Performance Data Reporting- Program Performance Mortgage Payment Assistance

		QTD	Cumulative
Program Intake/Evaluation			
<i>Approved</i>			
Number of Borrowers Receiving Assistance		620	2887
% of Total Number of Applications		17.76%	21.81%
<i>Denied</i>			
Number of Borrowers Denied		693	5245
% of Total Number of Applications		19.85%	39.62%
<i>Withdrawn</i>			
Number of Borrowers Withdrawn		733	3662
% of Total Number of Applications		21.00%	27.66%
<i>In Process</i>			
Number of Borrowers In Process		1445	N/A
% of Total Number of Applications		41.39%	N/A
<i>Total</i>			
Total Number of Borrowers Applied		3491	13239
Number of Borrowers Participating in Other HFA HHF Programs or Program Components		0	0
Program Characteristics			
General Characteristics			
Median 1st Lien Housing Payment Before Assistance		929	973
Median 1st Lien Housing Payment After Assistance		0	77
Median 2nd Lien Housing Payment Before Assistance		219	195
Median 2nd Lien Housing Payment After Assistance		N/A	N/A
Median 1st Lien UPB Before Program Entry		120236	126887
Median 1st Lien UPB After Program Entry		N/A	N/A
Median 2nd Lien UPB Before Program Entry		30000	28183
Median 2nd Lien UPB After Program Entry		N/A	N/A
Median Principal Forgiveness ¹		0	0
Median Length of Time Borrower Receives Assistance		N/A	8
Median Assistance Amount		3011	9686
Assistance Characteristics			
Assistance Provided to Date		10089742	31711052
Total Lender/Servicer Assistance Amount		N/A	N/A
Borrowers Receiving Lender/Servicer Match (%)		N/A	N/A
Median Lender/Servicer Assistance per Borrower		N/A	N/A
Other Characteristics			
Median Length of Time from Initial Request to Assistance Granted		218	164
<i>Current</i>			
Number		312	1176
%		50.32%	40.73%
<i>Delinquent (30+)</i>			
Number		64	302
%		10.32%	10.46%
<i>Delinquent (60+)</i>			
Number		60	353
%		9.68%	12.23%
<i>Delinquent (90+)</i>			
Number		184	1056
%		29.68%	36.58%

Georgia

HFA Performance Data Reporting- Program Performance Mortgage Payment Assistance

		QTD	Cumulative
Program Outcomes			
	Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcomes)	97	236
Alternative Outcomes			
	<i>Foreclosure Sale</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Cancelled</i>		
	Number	0	1
	%	0.00%	0.42%
	<i>Deed in Lieu</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Short Sale</i>		
	Number	0	4
	%	0.00%	1.70%
Program Completion/ Transition			
	<i>Loan Modification Program</i>		
	Number	2	7
	%	2.06%	2.97%
	<i>Re-employed/ Regain Appropriate Employment Level</i>		
	Number	24	46
	%	24.74%	19.49%
	<i>Reinstatement/Current/Payoff</i>		
	Number	8	54
	%	8.25%	22.88%
	<i>Short Sale</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Deed in Lieu</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Other - Borrower Still Owns Home</i>		
	Number	63	124
	%	64.95%	52.54%
Homeownership Retention²			
	Six Months Number	N/A	1704
	Six Months %	N/A	99.77%
	Twelve Months Number	N/A	868
	Twelve Months %	N/A	99.54%
	Twenty-four Months Number	N/A	9
	Twenty-four Months %	N/A	100.00%
	Unreachable Number	N/A	0
	Unreachable %	N/A	0.00%

1. Includes second mortgage settlement

2. Borrower still owns home

Data Dictionary

HFA Performance Data Reporting- Borrower Characteristics

The Following Data Points Are To Be Reported In Aggregate For All Programs:

Unique Borrower Count		
	Number of Unique Borrowers Receiving Assistance	Total number of unique borrowers having received some form of assistance under any one of the HFA's programs. The number of borrowers represented in the other "Borrower Characteristics" fields should foot to this number.
	Number of Unique Borrowers Denied Assistance	Total number of unique borrowers not receiving assistance under any of the programs and not withdrawn
	Number of Unique Borrowers Withdrawn from Program	Total number of unique borrowers who do not receive assistance under any program because of voluntary withdrawal after approval or failure to complete application despite attempts by the HFA
	Number of Unique Borrowers in Process	Total number of unique borrowers who have not been decided for any program and are pending review. This should be reported in the QTD column only.
	Total Number of Unique Applicants	Total number of unique borrowers. This should be the total of the four above fields (using the QTD column for in process borrowers).
Program Expenditures		
	Total Assistance Provided to Date	Total amount of assistance provided to borrowers through HHF program(s)
	Total Spent on Administrative Support, Outreach, and Counseling	Total amount spent on administrative expenses to support the program(s)
Borrower Income		
	All Categories	At the time of assistance, borrower's annual income (\$) rounded to the nearest thousand.
Borrower Income as Percent of Area Median Income (AMI)		
	All Categories	At the time of assistance, borrower's annual income as a percentage of area median income.
Geographic Breakdown (by County)		
	All Categories	Number of aggregate borrowers assisted in each county listed.
Home Mortgage Disclosure Act (HMDA)		
	Borrower	
	Race	
	All Categories	All totals for the aggregate number of borrowers assisted.
	Ethnicity	
	All Categories	All totals for the aggregate number of borrowers assisted.
	Sex	
	All Categories	All totals for the aggregate number of borrowers assisted.
	Co-Borrower	
	Race	
	All Categories	All totals for the aggregate number of borrowers assisted.
	Ethnicity	
	All Categories	All totals for the aggregate number of borrowers assisted.
	Sex	
	All Categories	All totals for the aggregate number of borrowers assisted.
Hardship		
	All Categories	All totals for the aggregate number of borrowers assisted.
Current Loan to Value Ratio (LTV)		
	All Categories	Market loan to value ratio calculated using the unpaid principal balance at the time of assistance divided by the most current valuation at the time of assistance.
Current Combined Loan to Value Ratio (CLTV)		
	All Categories	Market combined loan to value ratio calculated using the unpaid principal balance for all first and junior liens at the time of assistance divided by the most current valuation at the time of assistance.
Delinquency Status (%)		
	All Categories	Delinquency status at the time of assistance.
Household Size		
	All Categories	Household size at the time of assistance.
HFA Performance Data Reporting- Program Performance		
The Following Data Points Are To Be Reported In Aggregate For All Programs		
Program Intake/Evaluation		
	<i>Approved</i>	
	Number of Borrowers Receiving Assistance	The total number of borrowers receiving assistance for the specific program
	% of Total Number of Applications	Total number of borrowers receiving assistance for the specific program divided by the total number of borrowers who have applied for the specific program.
	<i>Denied</i>	
	Number of Borrowers Denied	The total number of borrowers denied for assistance for the specific program. A borrower that has provided the necessary information for consideration for program assistance, but is not approved for this assistance.
	% of Total Number of Applications	Total number of borrowers denied for assistance for the specific program divided by the total number of borrowers who have applied for the specific program.
	<i>Withdrawn</i>	

Number of Borrowers Withdrawn	The total number of borrowers withdrawn from the specific program. A withdrawal is defined as a borrower who was approved but never received funding, or a borrower who drops out of the process despite attempts by the HFA to complete application.
% of Total Number of Applications In Process	Total number of borrowers withdrawn for the specific program divided by the total number of borrowers who have applied for the specific program.
Number of Borrowers In Process	The total number of borrowers who have applied for assistance from the specific program that have not been decisioned and are pending review. This should be reported in the QTD column only.
% of Total Number of Applications Total	Total number of borrowers who have applied for assistance from the specific program that have not been decisioned and are pending review divided by the total number of borrowers who have applied for the specific program.
Total Number of Borrowers Applied	Total number of borrowers who have applied for the specific program (approved, denied, withdrawn and QTD in process).
Number of Borrowers Participating in Other HFA HHF Programs or Program Components	Number of households participating in other HFA sponsored HHF programs or other HHF program components (e.g. funded borrowers only).

Program Characteristics

General Characteristics

Median 1st Lien Housing Payment Before Assistance	Median first lien housing payment paid by homeowner for all approved applicants prior to receiving assistance. In other words, the median contractual borrower payment on their first lien before receiving assistance.
Median 1st Lien Housing Payment After Assistance	Median first lien housing payment paid by homeowner for after receiving assistance. In other words, the median contractual first lien payment less HFA contribution.
Median 2nd Lien Housing Payment Before Assistance	Median second lien housing payment paid by homeowner for all approved applicants prior to receiving assistance. In other words, the median contractual borrower payment on their second lien before receiving assistance.
Median 2nd Lien Housing Payment After Assistance	Median second lien housing payment paid by homeowner for after receiving assistance. In other words, the median contractual second lien payment less HFA contribution.
Median 1st Lien UPB Before Program Entry	Median principal balance of all applicants approved for assistance prior to receiving assistance.
Median 1st Lien UPB After Program Entry	Median principal balance of all applicants approved for assistance after receiving assistance.
Median 2nd Lien UPB Before Program Entry	Median second lien principal balance of all applicants approved for assistance prior to receiving assistance.
Median 2nd Lien UPB After Program Entry	Median second lien principal balance of all applicants approved for assistance after receiving assistance.
Median Principal Forgiveness	Median amount of principal forgiveness granted (\$). This should only include extinguished fees in the event that those fees have been capitalized. *Includes second lien extinguishment
Median Length of Time Borrower Receives Assistance	Median length of time a borrower receives on-going assistance (e.g., unemployment programs). Please report in months (round up to closest integer). This only need be reported in the cumulative column.
Median Assistance Amount	Median amount of assistance (\$).

Assistance Characteristics

Assistance Provided	assistance).
Total Lender/Service Assistance Amount	Total amount of aggregate assistance provided by the lenders / servicers (does not include HFA assistance). Lender waiving fees and / or forbearance does not count towards lender / servicer assistance.
Borrowers Receiving Lender/Service Match (%)	Percent of borrowers receiving lender/servicer match out of the total number of assisted applicants.
Median Lender/Service Assistance per Borrower	Median lender/servicer matching amount (for borrowers receiving matching)

Other Characteristics

Median Length of Time from Initial Request to Assistance Granted	Median length of time from initial contact with borrower (general eligibility determination) to granted assistance. Please report in days (round up to closest integer).
Current	
Number	Number of households current at the time assistance is received.
%	Percent of current households divided by the total number of approved applicants.
Delinquent (30+)	
Number	Number of households 30+ days delinquent but less than 60 days delinquent at the time assistance is received.
%	Percent of 30+ days delinquent but less than 60 days delinquent households divided by the total number of approved applicants.
Delinquent (60+)	
Number	Number of households 60+ days delinquent but less than 90 days delinquent at the time assistance is received.
%	number of approved applicants.
Delinquent (90+)	
Number	Number of households 90+ Days delinquent at the time assistance is received.
%	Percent of 90+ days delinquent households divided by the total number of approved applicants.

Program Outcomes		
	Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcome)	Number of households who are not longer in the HFA program and reach an alternative outcome or program completion/transition.
Alternative Outcomes		
	<i>Foreclosure Sale</i>	
	Number	Number of households transitioned out of the HHF program into a foreclosure sale as an alternative outcome of the program.
	%	Percent of transitioned households that resulted in foreclosure.
	<i>Cancelled</i>	
	Number	Number of borrowers who were approved and funded , then were disqualified or voluntarily withdrew from the program without re-employment or other intended transition.
	%	Percent of transitioned households that were cancelled from the program.
	<i>Deed in Lieu</i>	
	Number	Number of households transitioned out of the HHF program into a deed in lieu as an alternative outcome of the program.
	%	Percent of transitioned households that resulted in deed in lieu.
	<i>Short Sale</i>	
	Number	Number of households transitioned out of the HHF program into a short sale as an alternative outcome of the program.
	%	Percent of transitioned households that resulted in short sale.
Program Completion/ Transition		
	<i>Loan Modification Program</i>	
	Number	Number of households that transitioned into a loan modification program (such as the Making Home Affordable Program)
	%	Percent of transitioned households entering a loan modification program.
	<i>Re-employed/ Regain Appropriate Employment Level</i>	
	Number	Number of households transitioned out of the program due to regaining employment and/or appropriate levels of employment.
	%	Percent of transitioned households that resulted in re-employment or regained employment levels.
	<i>Reinstatement/Current/Payoff</i>	
	Number	Number of households transitioned out of the program due to reinstating/bringing loan current or paying off their mortgage loan.
	%	Percent of transitioned households that resulted in reinstatement/current or payoff.
	<i>Short Sale</i>	
	Number	Number of households transitioned out of the HHF program into a short sale as the desired outcome of the program.
	%	Percent of transitioned households that resulted in short sale.
	<i>Deed in Lieu</i>	
	Number	Number of households transitioned out of the HHF program into a deed in lieu as the desired outcome of the program.
	%	Percent of transitioned households that resulted in a deed in lieu
	<i>Other - Borrower Still Owns Home</i>	
	Number	Number of households transitioned out of the HHF program not falling into one of the transition categories above, but still maintaining ownership of the home.
	%	Percent of transitioned households in this category
Homeownership Retention ¹		
	Six Months	Number of households assisted by the program in which the borrower retains ownership 6 months post receipt of initial assistance. (Note: borrowers counted in the 12-mo mark are to be rolled into the 6-mo category; the two intervals are not mutually exclusive)
	%	Percent of households assisted by the program in which the borrower retains ownership 6 months post receipt of initial assistance divided by the total number of households assisted by the program 6 months prior to reporting period.
	Twelve Months	Number of households assisted by the program in which borrower retains ownership 12 months post receipt of initial assistance. (Note: borrowers counted in the 24-mo mark are to be rolled into the 12-mo category; the two intervals are not mutually exclusive)
	%	Percent of households assisted by the program in which the borrower retains ownership 12 months post receipt of initial assistance divided by the total number of households assisted by the program 12 months prior to reporting period.
	Twenty-four Months	Number of households assisted by the program in which borrower retains ownership 24 months post receipt of initial assistance.
	%	Percent of households assisted by the program in which the borrower retains ownership 24 months post receipt of initial assistance divided by the total number of households assisted by the program 24 months prior to reporting period.
	Unreachable	Number of homes assisted by the program that are unable to be verified by any means.
	%	Percent of homes assisted by the Program that are unable to be verified by any means.

1. Borrower still owns home

* Information should reflect quarterly activity (e.g., borrowers assisted during the reporting quarter)