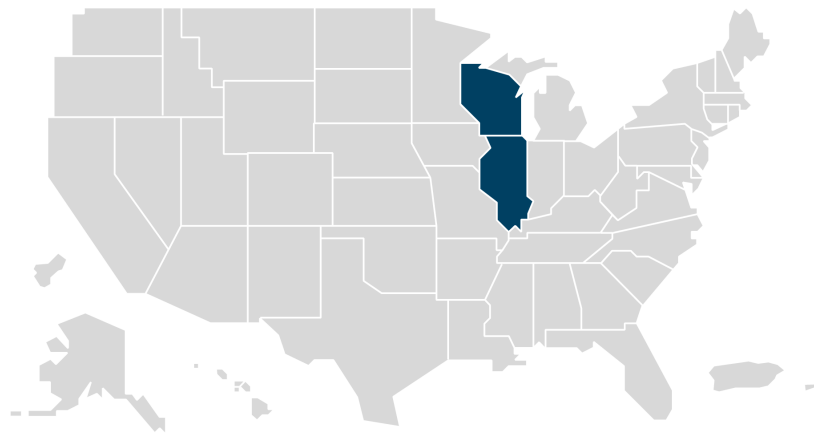


ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



FHLB  Chicago

Federal Home Loan Bank of Chicago

17TH CONGRESSIONAL DISTRICT OF ILLINOIS

SUB-STATE REPORT

17TH CONGRESSIONAL DISTRICT OF ILLINOIS

Rental, Home Construction and Rehabilitation Activities

Economic Basis



\$12.61 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.

\$15.08 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$230.08 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.

\$289.57 MILLION

DEVELOPMENT COST INFLATION-ADJUSTED

 **275**

PROJECTS

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

 **2,043**

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.

17TH CONGRESSIONAL DISTRICT OF ILLINOIS Home Purchase Activities

Economic Basis



\$8.92 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.

\$10.35 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$90.76 MILLION

FIRST MORTGAGES

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

\$106.91 MILLION

FIRST MORTGAGES INFLATION-ADJUSTED



1,632

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.

17TH CONGRESSIONAL DISTRICT OF ILLINOIS

Rental, Home Construction and Rehabilitation Activities

Economic Impact



\$511.48 MILLION

TOTAL ECONOMIC BENEFITS

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



3,756 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.



\$177.29 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.

1.77

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.

17TH CONGRESSIONAL DISTRICT OF ILLINOIS Home Purchase Activities

Economic Impact



\$108.38 MILLION

TOTAL ECONOMIC BENEFITS

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



840 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.



\$22.68 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.

1.76

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.

All dollars are in inflation-adjusted dollars.

Homebuying with AHP

METEC, a nonprofit organization in Peoria, Illinois is a community development corporation that serves nearly 1,500 people per year with its homeownership, employment and tax preparation programs. METEC programs promote an approach that combines financial education and coaching to encourage behavior change and achieve positive and sustainable long-term outcomes. Cheryll Boswell, former executive director of METEC, states, “METEC provides support to empower individuals and communities to improve their financial well-being.”

METEC’s office is located on the southside of Peoria in one of the top 100 poorest zip code areas in the country according to the U.S. Census Bureau. Boswell states, “Nearly 70% of Peoria’s southside households have incomes below \$30,000. METEC’s combination of housing assistance, financial literacy, employment preparation and free tax preparation serves a critical need in the community.”

METEC’s down payment assistance program, Homebuying Made Easy, was created to help families earning low-to- moderate incomes purchase a home and build assets through homeownership. “The Homebuying Made Easy program is strengthened with AHP funding, which made it possible to integrate other asset-building programs to support clients when making financial decisions.”

Boswell has seen AHP’s powerful effect within Peoria and the positive impact on families. “AHP is instrumental in stabilizing families and communities. It helped remove two of the biggest barriers many families still face with purchasing a home— funds for the down payment and credit—this is a much-needed program.”

Cheryll Boswell

Retired former Executive Director of METEC