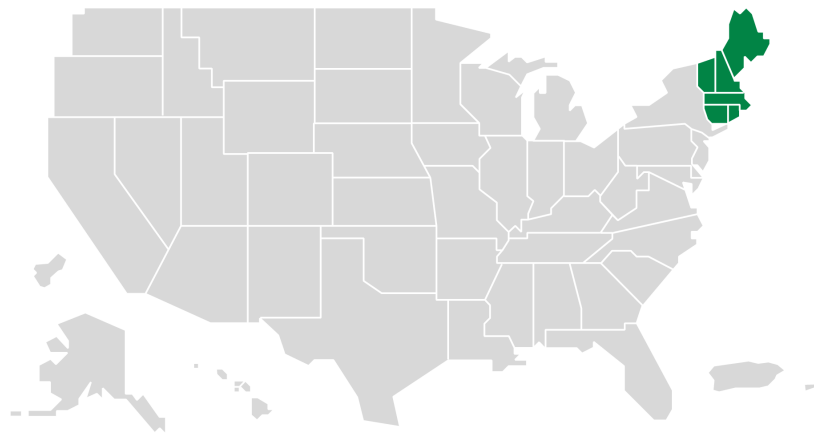


ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



1ST CONGRESSIONAL DISTRICT OF CONNECTICUT
SUB-STATE REPORT

1ST CONGRESSIONAL DISTRICT OF CONNECTICUT

Rental, Home Construction and Rehabilitation Activities Economic Basis



\$3.34 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.

\$4.48 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$92.25 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.

\$125.34 MILLION

DEVELOPMENT COST INFLATION-ADJUSTED

 **17**

PROJECTS

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

 **546**

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.

1ST CONGRESSIONAL DISTRICT OF CONNECTICUT Home Purchase Activities

Economic Basis



\$678.34 THOUSAND

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.

\$772.11 THOUSAND

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$6.38 MILLION

FIRST MORTGAGES

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

\$7.24 MILLION

FIRST MORTGAGES INFLATION-ADJUSTED

 **56**

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.

1ST CONGRESSIONAL DISTRICT OF CONNECTICUT

Rental, Home Construction and Rehabilitation Activities Economic Impact



\$276.25 BILLION

TOTAL ECONOMIC BENEFITS

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



1,841 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.



\$119.76 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 construction and rehabilitation of affordable rental and housing units.

1ST CONGRESSIONAL DISTRICT OF CONNECTICUT Home Purchase Activities

Economic Impact



\$16.87 MILLION

TOTAL ECONOMIC BENEFITS

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



99 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.



\$5.00 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.

2.03

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.

1ST CONGRESSIONAL DISTRICT OF CONNECTICUT Community Insight



NeighborWorks New Horizons (NWNH) has maintained a partnership for more than 20 years with the Federal Home Loan Bank of Boston's Affordable Housing Program that has resulted in the production of more than 335 units of affordable housing units throughout the state of Connecticut.

AHP funding has filled critical gaps and has been instrumental in leveraging other resources for the successful implementation of NWNH's mission to strengthen neighborhoods by developing quality, affordable homes.

AHP has also allowed NWNH to initiate and build relationships with several local financial institutions that have been crucial to NWNH's success in accessing capital for all NWNH development activities.

Seila Mosquera

Executive Director of NeighborWorks New Horizons

