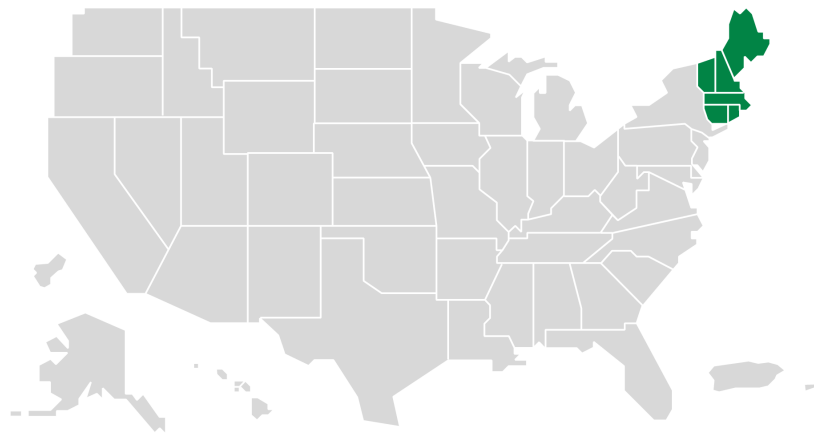


# ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



**4<sup>TH</sup> CONGRESSIONAL DISTRICT OF MASSACHUSETTS**  
SUB-STATE REPORT

# 4<sup>TH</sup> CONGRESSIONAL DISTRICT OF MASSACHUSETTS

## Rental, Home Construction and Rehabilitation Activities Economic Basis



**\$5.81** 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.

**\$7.19** MILLION

### TOTAL AHP SUBSIDY INFLATION-ADJUSTED



**\$75.08** 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.

**\$93.44** MILLION

### DEVELOPMENT COST INFLATION-ADJUSTED

 **25**

### PROJECTS

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

 **459**

### 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.

# 4<sup>TH</sup> CONGRESSIONAL DISTRICT OF MASSACHUSETTS Home Purchase Activities

## Economic Basis



**\$1.43** 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.

**\$1.62** MILLION

### TOTAL AHP SUBSIDY INFLATION-ADJUSTED



**\$22.40** MILLION

### FIRST MORTGAGES

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

**\$25.83** MILLION

### FIRST MORTGAGES INFLATION-ADJUSTED

 **144**

### 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.



# 4<sup>TH</sup> CONGRESSIONAL DISTRICT OF MASSACHUSETTS

## Rental, Home Construction and Rehabilitation Activities Economic Impact



**\$183.74** MILLION

### TOTAL ECONOMIC BENEFITS

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



**1,215** 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.



**\$76.94** 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.

**1.97**

### 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.

# 4<sup>TH</sup> CONGRESSIONAL DISTRICT OF MASSACHUSETTS Home Purchase Activities

## Economic Impact



**\$49.96** MILLION

### TOTAL ECONOMIC BENEFITS

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



**326** 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.



**\$10.20** 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.

**1.65**

### 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.

# Affordable Rental Housing in Brookline



Utilizing a \$572,997 FHLBank Boston Affordable Housing Program (AHP) grant and interest subsidy, Boston Private financed the new construction of 86 Dummer Street, LLC—a 32-unit rental housing development in Brookline, Massachusetts, that is affordable to households earning 60 percent of area median income or less. The development is sponsored by the Brookline Housing Authority. Brookline is one of the more expensive housing markets in the state, and 86 Dummer Street demonstrates the town’s commitment to creating service-rich housing affordable to low-income households.

Now completed, the \$16 million 86 Dummer Street development offers 32 affordable apartment homes with features and amenities that include oversized windows, spacious layouts, patios and underground/surface parking. But more than that, the 86 Dummer project is a culmination of years of efforts by the Brookline community to work together and to find ways to invest and extend the opportunities that the town has to offer.

In addition to the beautiful and energy-efficient apartments, 86 Dummer residents have access to a wide-range of services, including the Steps to Success mentoring program for Brookline public school students; the Next Steps career development program, which is open to all residents; and the Brookline Early Education program.

**Peter Hollands**

Senior Vice President, Boston Private Bank

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