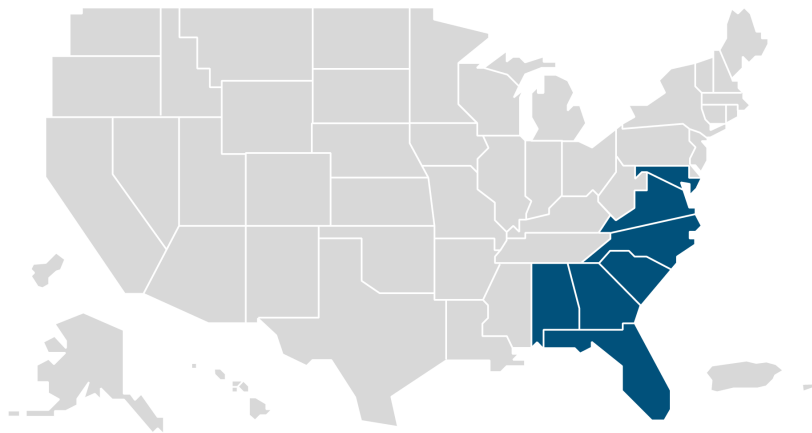


ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



8TH CONGRESSIONAL DISTRICT OF FLORIDA
SUB-STATE REPORT

8TH CONGRESSIONAL DISTRICT OF FLORIDA Rental, Home Construction and Rehabilitation Activities

Economic Basis



\$1.89 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.

\$2.44 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$29.41 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.

\$38.85 MILLION

DEVELOPMENT COST INFLATION-ADJUSTED

 **12**

PROJECTS

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

 **305**

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.

8TH CONGRESSIONAL DISTRICT OF FLORIDA Home Purchase Activities

Economic Basis



\$121.57 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.

\$160.44 THOUSAND

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$1.90 MILLION

FIRST MORTGAGES

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

\$2.54 MILLION

FIRST MORTGAGES INFLATION-ADJUSTED

 **23**

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.

8TH CONGRESSIONAL DISTRICT OF FLORIDA Rental, Home Construction and Rehabilitation Activities

Economic Impact



\$82.58 MILLION

TOTAL ECONOMIC BENEFITS

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



659 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.



\$26.42 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.

2.13

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.

8TH CONGRESSIONAL DISTRICT OF FLORIDA Home Purchase Activities

Economic Impact



\$6.15 MILLION

TOTAL ECONOMIC BENEFITS

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



46 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.



\$1.47 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.

2.24

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.

Helping Our Veterans



“Housing for Homeless, Inc. partnered with the Veterans Administration, Circles of Care, Career Source Brevard and Community Treatment Center to develop and operate 10 units of housing in Titusville, Florida. The property, completed in 2009, fills a critical need for housing for very-low-income disabled veterans who, but for this property, would be homeless. Six beautiful two-bedroom units and three three-bedroom units include universal accessibility features in order to accommodate the veterans’ housing needs. One unit is designated as a community room with computers, TV room and an office for a substance abuse counselor.

The \$500,000 of funding from FHLBank Atlanta and Riverside National Bank of Florida helped make this project possible. While we had commitments from other state and local sources, we needed FHLBank Atlanta AHP funds to finish the funding picture and allow us to construct this new 10-unit property specially designed to meet the needs of our residents.

Tropic Hammock is part of a campus where the sponsor also has triplex housing for 10 disabled veterans (Victory Village) and two other properties, a duplex and a quadplex, that are also part of the sponsor’s four veterans’ programs.”

Rob Camp
Executive Director

