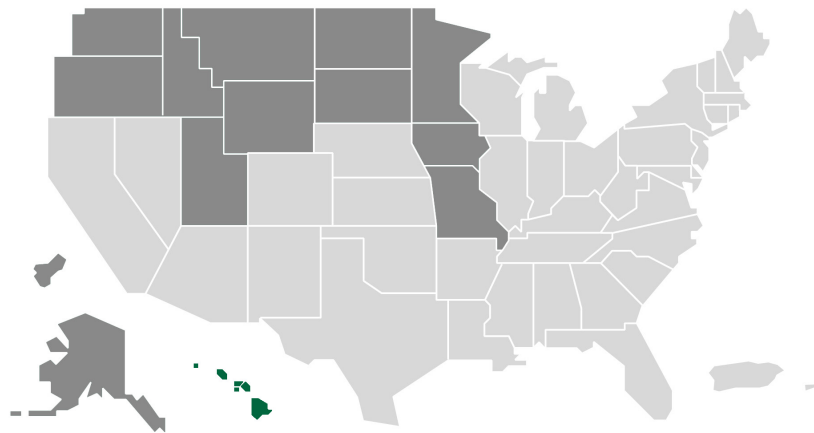


ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



HAWAII
STATE REPORT

HAWAII STATE REPORT

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Since its creation in 1989, the Federal Home Loan Bank System’s Affordable Housing Program (AHP) has been a substantial and valuable source of real estate equity for the financing of affordable housing in the United States. From 1990 through 2016, the 11 Federal Home Loan Banks (FHLBanks) collectively contributed more than \$4.1 billion (\$5.4 billion in inflation-adjusted dollars) in AHP real estate finance equity for rental, home construction and rehabilitation activities. This equity was combined with \$65.7 billion (\$83.9 billion in inflation-adjusted dollars) in leveraged dollars from other private and public sources, enabling \$69.9 billion (\$89.3 billion in inflation-adjusted dollars) in total development funding for more than 601,000 housing units. From 1995 through 2016, the FHLBanks also collectively contributed approximately \$1.0 billion (\$1.2 billion in inflation-adjusted dollars) in AHP equity for down payment assistance and mortgage principal reduction, assisting more than 183,000 home purchase activities. Each FHLBank allocates at least 10 percent of its annual net earnings to fund its AHP. As such, the continued operating and mission success of the FHLBanks has directly enhanced the development and purchase of affordable housing throughout the country and has had a positive impact on local and state economies and on the national economy. The state of Hawaii is in the Des Moines district. This report details the economic-impact of housing within Hawaii that has been enhanced by AHP funding from 1990 through 2016.*

* Note: some projects within Hawaii may have received AHP funding from a Federal Home Loan Bank other than FHLBank Des Moines. For further detail on the economic impact study methodology, please see: Study Methodology and Appendices Report.

HAWAII Rental, Home Construction and Rehabilitation Activities

Economic Basis



\$19.00 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.

\$27.20 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$429.41 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.

\$604.56 MILLION

DEVELOPMENT COST INFLATION-ADJUSTED

 **58**

PROJECTS

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

 **2,347**

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.

HAWAII Home Purchase Activities

Economic Basis



\$853.08 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.

\$1.14 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$10.22 MILLION

FIRST MORTGAGES

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

\$12.26 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.

HAWAII Rental, Home Construction and Rehabilitation Activities

Economic Impact



\$1.50 BILLION

TOTAL ECONOMIC BENEFITS

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



9,774 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.



\$581.85 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.

2.48

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.

\$43.99 MILLION

TAX REVENUE

Tax Revenue includes the revenue generated by local and state taxes related to rental, home construction and rehabilitation.

HAWAII Home Purchase Activities

Economic Impact



\$60.42 MILLION

TOTAL ECONOMIC BENEFITS

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



346 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.



\$17.52 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.

2.40

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.

\$1.38 MILLION

TAX REVENUE

Tax Revenue includes the revenue generated by local and state taxes related to rental, home construction and rehabilitation.

HAWAII

Project Profile: Rental Activity



Hale Mahaolu Ehiku

Completed over multiple phases, the 2003 AHP-funded Hale Mahaolu Ehiku project was the first affordable rental housing project in Kihei, Maui for seniors. The goal of the complex is to offer affordable housing for seniors with supportive services and a place dedicated for senior activities in one community location.

Phase One of the Ehiku Senior Project (1A, 1B–15) consists of 54 one-bedroom units. Also built during this phase was one three-bedroom manager’s unit, a senior center, an adult day care center and an administrative building. The administrative building contains administrative offices, laundry facilities, a beauty salon, a conference room and office spaces. Phase Two (F & H) consists of 59 one-bedroom units and a single one-bedroom workforce housing unit.

The Ehiku residents and the surrounding communities’ seniors enjoy a centralized location of services and activities. Supportive services and the adult daycare center and senior center will allow the elderly to age in place, keeping them within familiar surroundings and avoiding premature placement into a costly nursing home.

SOURCES

Low-Income-Housing Tax Credit Proceeds	\$	6,242,416
Housing and Urban Development-HOME	\$	2,959,195
Housing and Urban		
Development-Section 202	\$	2,676,700
Weinberg Foundation	\$	2,620,000
Hale Mahaolu	\$	1,941,824
County of Maui	\$	1,599,383
Unites States Department of Agriculture-		
Section 515	\$	1,500,452
Hawaii State Legislature	\$	1,150,000
FHLB Des Moines AHP	\$	1,060,000
Special Purpose Grant	\$	297,000
Bank of Hawaii	\$	50,000
Maui Adult Day Care	\$	25,000
Total Development Costs	\$	22,121,970