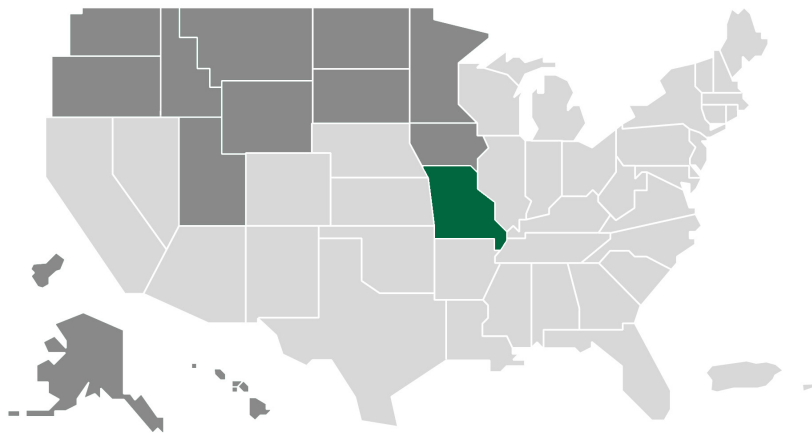


ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



MISSOURI
STATE REPORT

MISSOURI 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 Missouri is in the Des Moines district. This report details the economic impact of housing within Missouri that has been enhanced by AHP funding from 1990 through 2016.*

* Note: some projects within Missouri 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.

MISSOURI Rental, Home Construction and Rehabilitation Activities

Economic Basis



\$61.18 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.

\$76.22 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$390.05 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.

\$514.04 MILLION

DEVELOPMENT COST INFLATION-ADJUSTED

 **334**

PROJECTS

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

 **10,948**

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.

MISSOURI Home Purchase Activities

Economic Basis



\$11.27 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.

\$15.90 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$103.60 MILLION

FIRST MORTGAGES

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

\$124.79 MILLION

FIRST MORTGAGES INFLATION-ADJUSTED



3,745

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.

MISSOURI Rental, Home Construction and Rehabilitation Activities

Economic Impact



\$1.11 BILLION

TOTAL ECONOMIC BENEFITS

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



8,334 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.



\$413.04 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.

2.15

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.

\$29.20 MILLION

TAX REVENUE

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

All dollars are in inflation-adjusted dollars.

MISSOURI Home Purchase Activities

Economic Impact



\$648.42 MILLION

TOTAL ECONOMIC BENEFITS

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



4,958 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.



\$139.23 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.

1.95

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.

\$16.92 MILLION

TAX REVENUE

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

MISSOURI

Project Profile: Home Purchase Activity



Rosati House Apartments

In 2006, St. Patrick Center was awarded \$250,000 in Affordable Housing Program (AHP) funding to assist in the development of the Rosati House Apartments in St. Louis, Missouri. The funds were awarded through the Federal Home Loan Bank of Des Moines’ member, the Heartland Bank. The apartment complex includes 26 mixed units. Rosati House is part of the comprehensive and innovative “Housing First” approach to ending chronic homelessness in the St. Louis area. St. Patrick Center, along with the Department of Housing and Urban Development, has created a model that is designed to end chronic homelessness for its participants and serve as a model for other communities.

The Rosati House development consists of 26 units of affordable housing financed with Low-Income-Housing Tax Credits. In addition, there is a significant amount of space for providing a comprehensive array of social services to the residents.

SOURCES

| | | |
|--|-----------|------------------|
| Missouri Housing Development Commission | | |
| Mortgage Loan | \$ | 1,500,000 |
| Section 811 Capital Advances | \$ | 1,016,900 |
| St. Louis Equity Fund, Inc. | \$ | 791,166 |
| Rosati Center | \$ | 787,650 |
| Missouri Housing Development Commission | | |
| Home Loan | \$ | 595,000 |
| Supportive Housing Program | \$ | 400,000 |
| Missouri Housing Development Commission | | |
| Housing Trust Fund | \$ | 300,000 |
| Federal Home Loan Bank of Des Moines | \$ | 250,000 |
| Enterprise Greening Loan | \$ | 54,000 |
| Total Development Cost | \$ | 5,694,716 |

MISSOURI

Project Profile: Rental Activity



2017 Pine Lawn Home Repair Program

Seniors and those with disabilities who are living on a fixed income often struggle to pay for preventative home maintenance and repairs. Through Midwest Bank Centre, Beyond Housing received a grant from Federal Home Loan Bank of Des Moines (FHLB Des Moines) and a private funder in 2016 to assist low-income, owner-occupied homeowners to improve their homes in St. Louis County.

The project emphasized correcting health and safety issues. Other focuses were weatherization to improve energy efficiency and bringing households up to current building codes and standards. Repairs included roof replacement, HVAC replacement, electric service upgrades, plumbing repairs, replacement of windows, fascia, gutters, soffit and siding, general carpentry and painting.

Beyond Housing has assisted more than 500 households with leveraged funding from FHLB Des Moines, HOME Investment Partnerships Program funds, and private donations over the past several years.

SOURCES

| | | |
|-----------------------|-----------|---------------|
| Private Funding | \$ | 9,365 |
| FHLB Des Moines AHP | \$ | 8,999 |
| Home Owner Filing Fee | \$ | 70 |
| Total | \$ | 18,434 |