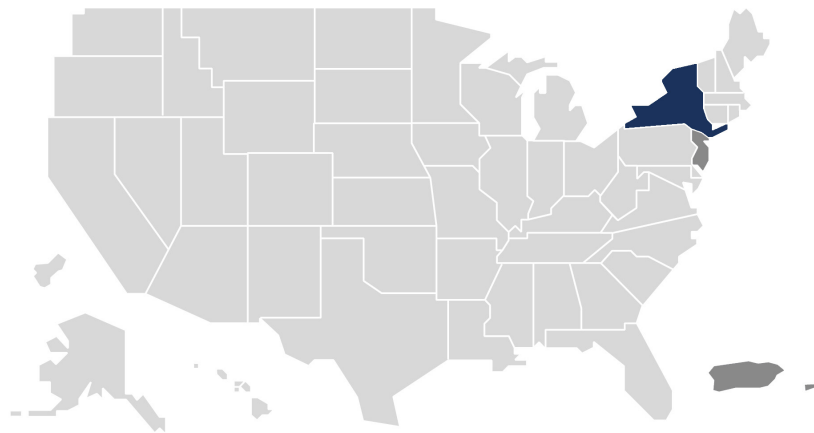


# ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



Federal Home Loan Bank  
NEW YORK

**NEW YORK**  
STATE REPORT

# NEW YORK STATE REPORT

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# NEW YORK 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 New York is in the New York district. This report details the economic impact of housing within New York that has been enhanced by AHP funding from 1990 through 2016.\*

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

# NEW YORK Rental, Home Construction and Rehabilitation Activities

## Economic Basis



**\$330.41** 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.

**\$418.04** MILLION

### TOTAL AHP SUBSIDY INFLATION-ADJUSTED



**\$5.95** BILLION

### 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.

**\$7.43** BILLION

### DEVELOPMENT COST INFLATION-ADJUSTED

 **893**

### PROJECTS

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

 **40,168**

### 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.

# NEW YORK Home Purchase Activities

## Economic Basis



**\$92.79** 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.

**\$106.39** MILLION

### TOTAL AHP SUBSIDY INFLATION-ADJUSTED



**\$1.03** BILLION

### FIRST MORTGAGES

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

**\$1.14** BILLION

### FIRST MORTGAGES INFLATION-ADJUSTED



**12,787**

### 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.

# NEW YORK Rental, Home Construction and Rehabilitation Activities

## Economic Impact



**\$14.96** BILLION

### TOTAL ECONOMIC BENEFITS

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



**99,860** 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.



**\$5.82** BILLION

### 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.

**2.02**

### 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.

**\$633.17** 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.

# NEW YORK Home Purchase Activities

## Economic Impact



**\$3.86** BILLION

### TOTAL ECONOMIC BENEFITS

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



**26,416** 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.



**\$1.07** BILLION

### 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.

**2.32**

### 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.

**\$176.23** 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.

# Mt. St. James Apartments in Syracuse



In 2014 the Federal Home Loan Bank of New York awarded Christopher Community a \$2.2 million Affordable Housing Program grant for the Mount St. James Apartments in Syracuse, New York. Originally built in 1964 and located in a moderate-income census tract, the two four-story buildings were in need of rehabilitation. The funds were used to update 140 apartments for very-low-, low- and moderate-income families. Ten of the units are handicapped-accessible.

A number of refugees from the Bosnian community have lived at Mount St. James. Through hard work and saving, more than five families have been able to purchase their own homes within five to seven years of moving into Mount St James.

“Our work with the Federal Home Loan Bank gives M&T Bank another avenue for providing funding to important projects in our communities,” says M&T Bank Executive Vice President Mike Todaro. “These funds help promote more safe, affordable housing units across many of our neighborhoods.”

**Syracuse  
New York**



# The Reclaim Long Island Project



## Part of the Reclaim Long Island project. (CDCLI)

Long Islanders face many unique challenges, including steadily rising house prices, lack of rental homes and properties, stagnation in wages, high property taxes, ever-decreasing inventory of affordable homes and limited availability of affordable loans and/or grant assistance. This is highlighted by the fact that 45 percent of Long Islanders are unable to make ends meet. To that end, Community Development Corporation of Long Island (CDCLI) meets individuals and families where they are, empowers them to have a greater understanding of their financial situation, and provides objective support and resources to assist them in achieving their dreams, whether that dream includes finding a transit-oriented rental apartment or purchasing a home.

The organization is proud to share the story of Nicole. Living on Long Island as a working mother of three, Nicole was often faced with the same painful choices as many others: pay the rent or the utility bill? Nicole was on the Housing Choice Voucher waiting list for eight years when she learned about Reclaim Long Island. Through this project, CDCLI acquired and renovated foreclosed properties for occupancy by financially constrained families. Nicole and her family, along with 32 other families, moved into high quality, energy efficient homes. The rehabilitation of these blighted properties not only directly impacted the families that reside in them, but significantly improved the overall neighborhood. For Nicole, the home has provided a sense of stability that she never had before, and she no longer has to choose between paying her rent or other bills. This home has given Nicole and her family a platform to not only survive, but thrive. The Federal Home Loan Bank of New York provided financial support to CDCLI to make this transformation of homes, families and community possible.

CDCLI and FHLBNY have a long history of working together to provide safe and obtainable homes for Long Islanders, a key component of the foundation for stable and successful individuals, families and communities. CDCLI is steadfast in its commitment to three pillars: Community Development and Housing for All, Economic Stability and Advocacy, because home matters for all people.

**Long Island  
New York**

# NEW YORK

## Project Profile: Rental Activity



### The Hillside View project

The Hillside View project consists of 58 rental units across eight separate 1-2 family homes, and converted use buildings in Schenectady. Part of the project involved the rehabilitation of vacant former elementary schools. Constructed in the early 1900s, the schools had large windows and plenty of sunlight. This makes for a pleasant appearance and spacious feeling in the new apartments. The project, a partnership with M&T Bank, received a \$660,000 commitment in the 2014 Affordable Housing Program round. The project sponsor has plans for expanding the number of sites to be rehabilitated in the neighborhood.

#### SOURCES

Federal Low Income Housing Tax Credits	\$	12,000,000
Historic Tax Credits	\$	4,500,000
HUD Neighborhood Stabilization Program 2	\$	1,800,000
Conventional financing	\$	1,700,000
State funds	\$	736,000
Affordable Housing Program	\$	660,000
Schenectady HUD 108 funds	\$	500,000
Deferred developer fee	\$	88,000
General partner's equity	\$	75,000
<b>Total</b>	<b>\$</b>	<b>22,000,000</b>

# State Employees Federal Credit Union (SEFCU)

## Mortgage Match Program



### First Home Club

Tom Perez’s parents came to the United States from Puerto Rico with hopes for a better life. It has been a journey with many ups and downs, including time in a Rockland County orphanage for Tom and his siblings. At one point, now living in the capital of New York, Tom even thought that the dream of owning a home had passed him by. Then he learned about the First Home Club.

He started researching the benefits of owning a home, learning about building equity and the increased security of being a homeowner. Tom found his way to the counselors at the Affordable Housing Partnership and State Employees Federal Credit Union’s (SEFCU) Mortgage Match program, where he learned how to bring his credit score from good to excellent to get into the type of home he wanted. After meeting the woman of his dreams he knew he didn’t want her living in his high-crime neighborhood. He wanted better than that for her.

Tom had always heard that buying a home was the most stressful experience one could have. But, thanks to his SEFCU Mortgage Services’ mortgage loan originator, he always got the reassurance he needed. He was made to feel that his goal was achievable and not that far away. Most importantly, he never felt like a number.

After working with the Affordable Housing Partnership for nine months, Tom eliminated some debt and decreased his debt-to-income ratio to show he could afford a home in a nice neighborhood. In the summer of 2017, the happy couple moved into a house in the suburbs with a garden full of flowers and a real white picket fence. “It’s a blessing every day,” he said.

Thanks to the partnership with the Federal Home Loan Bank of New York and SEFCU Mortgage Services, many others will walk in Tom’s footsteps. In 2017, SEFCU Mortgage Services enrolled 187 members into the First Home Club <sup>SM</sup>, receiving 151 commitments. As of year-end 2017, 297 households are pending.

**New York  
New York**

# NEW YORK

## Project Profile: Rental Activity



### Akwesasne Housing Authority

In the 2016 Affordable Housing Program round, the Federal Home Loan Bank of New York received its first application for a project on tribal land, sponsored by the Akwesasne Housing Authority (St. Regis Mohawk tribe), in New York State. Though that application was unsuccessful, it spurred the Bank to undertake significant and sincere outreach with the tribe and the other seven federally recognized tribes in New York. During the course of the year, staff visited the St. Regis Mohawk (Akwesasne) tribe, the Seneca Nation and the Shinnecock Indian Nation to meet with their leaders, tour existing housing developments and survey the housing stock and needs and brainstorm future partnerships with the Bank. The Akwesasne Housing Authority re-submitted its application for 18 units of supportive housing in the 2017 AHP round, and after technical assistance with Bank staff, this time it received a commitment for \$540,000. The project is a partnership with Glens Falls National Bank.

<b>SOURCES</b>		
Indian Housing Block Grant funds	\$	3,500,000
Federal Low Income Housing Tax Credits	\$	2,200,000
New York State Homeless Housing Assistance Program	\$	800,000
Affordable Housing Program	\$	540,000
Deferred developer fee	\$	100,000
New York State Research and Development Authority	\$	64,000
<b>Total</b>	<b>\$</b>	<b>7,200,000</b>

# NEW YORK

## Project Profile: Rental Activity



### Pond View Homes

An inspection by the New York State Homes and Community Renewal, along with a detailed physical needs assessment, indicated that almost of all the major infrastructure systems at this 52-unit public housing project had reached the end of their useful life. So in the 2014 Affordable Housing Program round, the Federal Home Loan Bank of New York awarded \$780,000 to the Pond View Homes project to conduct extensive rehabilitation. This effort was critical in preserving the affordability of the units — apartments for low-income families in one of the most affluent communities on Long Island, where there is a huge unmet demand for affordable rental housing.

#### SOURCES

Federal Low Income Housing Tax Credits	\$	6,200,000
State funds for housing modernization	\$	5,000,000
Assumed existing debt	\$	4,200,000
Tax Exempt Revenue Bonds	\$	2,000,000
Purchase back mortgage note	\$	940,000
Developer's equity	\$	800,000
HOME funds	\$	600,000
Subordinate loan	\$	520,000
Existing reserves	\$	300,000
Charitable grants	\$	20,000
Financing by Member bank	\$	16,000
Affordable Housing Program	\$	780,000
<b>Total</b>	<b>\$</b>	<b>21,300,000</b>