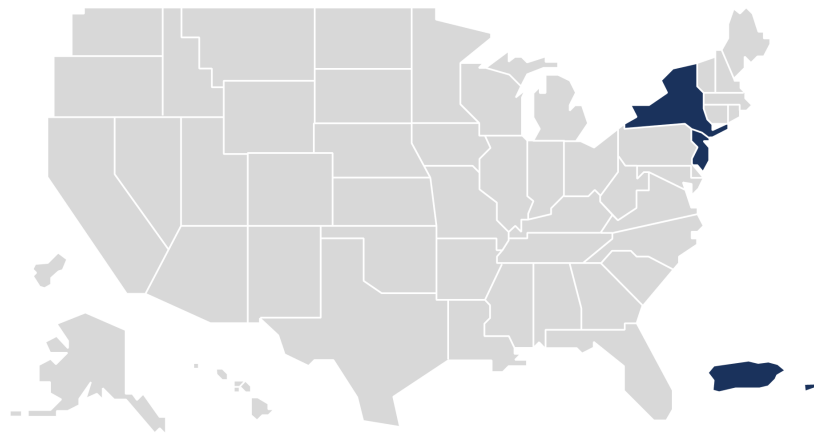


# ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



Federal Home Loan Bank  
NEW YORK

**NEW JERSEY NEW YORK PUERTO RICO U.S. VIRGIN ISLANDS**  
DISTRICT REPORT

# FEDERAL HOME LOAN BANK OF NEW YORK DISTRICT 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 New York district includes New York, New Jersey, Puerto Rico and Virgin Islands. This report details the economic impact of housing within the New York district that has been enhanced by AHP funding from 1990 through 2016.\*

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

# NEW YORK DISTRICT Rental, Home Construction and Rehabilitation Activities

## Economic Basis



**\$537.83** 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.

**\$682.40** MILLION

### TOTAL AHP SUBSIDY INFLATION-ADJUSTED



**\$10.00** 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.

**\$12.50** BILLION

### DEVELOPMENT COST INFLATION-ADJUSTED



**1,443**

### PROJECTS

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



**66,454**

### 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 DISTRICT Home Purchase Activities

## Economic Basis



**\$96.96** 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.

**\$110.94** MILLION

### TOTAL AHP SUBSIDY INFLATION-ADJUSTED



**\$1.11** BILLION

### FIRST MORTGAGES

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

**\$1.22** BILLION

### FIRST MORTGAGES INFLATION-ADJUSTED



**13,464**

### 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 DISTRICT Rental, Home Construction and Rehabilitation Activities

## Economic Impact



**\$25.53** BILLION

### TOTAL ECONOMIC BENEFITS

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



**170,868** 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.



**\$10.04** 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.

# 2.04

### MULTIPLIER (IMPLAN Factor)

Multplier 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.

# NEW YORK DISTRICT Home Purchase Activities

## Economic Impact



**\$4.13** BILLION

### TOTAL ECONOMIC BENEFITS

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



**27,889** 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.



**\$1.14** 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.

**2.27**

### 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.

# Tennessee Green – Affordable Housing in the Heart of Atlantic City



The Federal Home Loan Bank of New York and the New Jersey Housing and Mortgage Finance Agency (NJHMFA) have had a longstanding and fruitful financing partnership to provide financing for affordable housing. The latest example of this successful, joint collaboration is Tennessee Green, a newly opened development in Atlantic City.

Tennessee Green, built in conjunction with RPM Development, is a four-story building in the heart of the city, providing 66 affordable apartments for working families with five set aside for residents with developmental disabilities. The building, specifically designed to meet the needs of families, features a community room for resident activities, laundry facilities on each floor and a roof garden.

This development meshes construction financing, Superstorm Sandy recovery funding, and Low-Income-Housing Tax Credit Awards with financing from the Federal Home Loan Bank of New York.

“The NJHMFA has been proud to partner with Federal Home Loan Bank of New York in efforts to expand and provide housing that is affordable,” says NJHMFA Executive Director Charles A. Richman. “Since 2010, our combined financing has been committed to fund more than 60 developments, housing more than 4,400 units totaling over \$1 billion.”

**Charles A. Richman**

NJHMFA Executive Director



# NEW YORK DISTRICT

## Project Profile: Rental Activity



### El Barrio Turns a Historic School in East Harlem into Housing for Artists and Families

With the help of a \$1 million AHP award from the 2013 round, the El Barrio’s Artspace project converted a vacant and abandoned school, listed on the National Register of Historic Places, into an apartment complex for low- and very-low-income artists and their families. The project consists of 50 studio apartments, 18 one-bedroom apartments and 21 two-bedroom apartments. In addition to a large community room and two courtyards, the building offers almost 10,000 square feet of space for community and arts organizations. The project was a partnership with Federal Home Loan Bank of New York—member Signature Bank.

#### SOURCES

Federal Low-Income-Housing Tax Credits	\$	24,800,000
Historic Tax Credits	\$	12,000,000
New York City Department of Housing		
Preservation and Development	\$	10,700,000
Developer’s Equity	\$	2,300,000
Deferred Developer’s Fee	\$	1,300,000
Federal Economic Development Initiative	\$	1,200,000
Affordable Housing Program	\$	1,000,000
<b>Total</b>	<b>\$</b>	<b>53,400,000</b>



# NEW YORK DISTRICT

## Project Profile: Rental Activity



Market Apartments at Corpus Christi is a unique affordable apartment community in the City of Rochester, New York for artists where they can create, collaborate and live. The historic Corpus Christi School and Church had sat vacant for over a decade. Conifer Realty envisioned and implemented the incredible transformation of the property into 42 high quality, state-of-the-art apartment homes – some within the historic portion of the existing building and the remaining in a new addition. This development maintains the historic landmark’s original character while offering residents brand new one and two bedroom apartments to live and a newly constructed 2,600 square foot art studio to practice their art.

Lisa Kaseman, Conifer’s Regional Vice President of Development, said, “Market Apartments is the result of collaborative effort between Conifer and the professional, committed and forward thinking staff at the Federal Home Loan Bank of New York (FHLBNY), who truly care about developing high quality affordable homes within the communities they serve. Their concerted approach allows them to be industry leaders in understanding and addressing the needs of affordable housing. They engage their development partners in policy and process and provide vital funding for critically needed affordable housing developments. Not only are FHLBNY funds utilized for funding gaps, but they are instrumental in leveraging the millions of dollars required to make developments, like Market Apartments, a reality. For over 15 years, Conifer has worked closely with FHLBNY. We greatly value the relationship and always look forward to partnering with them.”

**Lisa Kaseman**

Regional Vice President of Development, Conifer Realty

