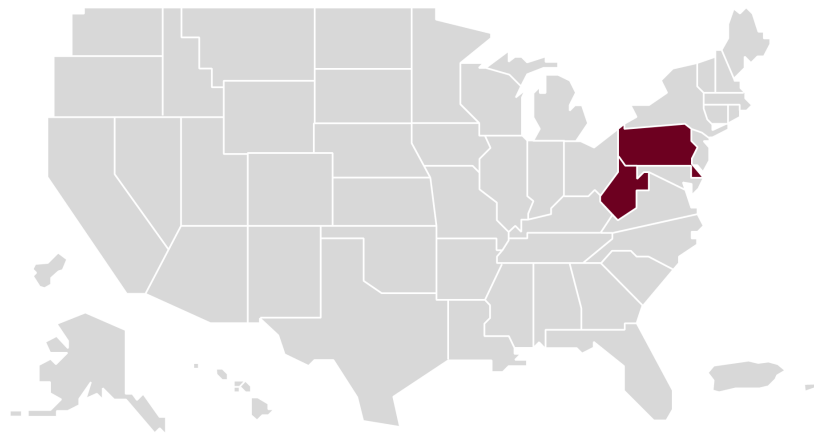


ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



NORTHEAST PENNSYLVANIA
SUB-STATE REPORT

NORTHEAST PENNSYLVANIA Rental, Home Construction and Rehabilitation Activities

Economic Basis



\$8.54 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.

\$11.61 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$114.90 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.

\$146.19 MILLION

DEVELOPMENT COST INFLATION-ADJUSTED

 **50**

PROJECTS

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

 **1,154**

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.

NORTHEAST PENNSYLVANIA Home Purchase Activities

Economic Basis



\$1.47 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.

\$1.86 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$19.02 MILLION

FIRST MORTGAGES

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

\$22.70 MILLION

FIRST MORTGAGES INFLATION-ADJUSTED

 **302**

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.

NORTHEAST PENNSYLVANIA Rental, Home Construction and Rehabilitation Activities

Economic Impact



\$291.39 MILLION

TOTAL ECONOMIC BENEFITS

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



2,255 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.



\$101.44 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.

1.99

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.

NORTHEAST PENNSYLVANIA Home Purchase Activities

Economic Impact



\$59.17 MILLION

TOTAL ECONOMIC BENEFITS

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



467 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.



\$13.44 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.

2.08

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.

The Old School on Luzerne



West Pittston, Pennsylvania, located in Luzerne County, was lacking affordable senior housing. Community leaders were concerned that residents would be pushed into premature admission to nursing homes and other settings that reduce independent living.

The United Neighborhood Community Development Corporation (UNCDC) began to look for a solution to provide affordable senior housing that encouraged independent living and was accompanied by a selection of amenities and robust supportive services. We envisioned the development of the Old School on Luzerne, but we needed \$170,000 to close the financing gap. We turned to Peoples Security Bank, a member of FHLBank Pittsburgh, for assistance in completing an AHP application. Our joint efforts were successful, and the Old School on Luzerne became a reality.

UNCDC is proud to have a hand in ensuring that senior residents in Luzerne County will have access to affordable senior housing that provides 24-hour access to on-call medical professionals, an onsite care coordinator for up to 15 hours per week, health advocacy as well as nutrition and fitness classes.

Without the assistance of Peoples Security Bank and FHLBank Pittsburgh, senior citizens in Luzerne County would continue to have few affordable housing options.

Martin Fotta
Director of Community Development (UNCDC)

