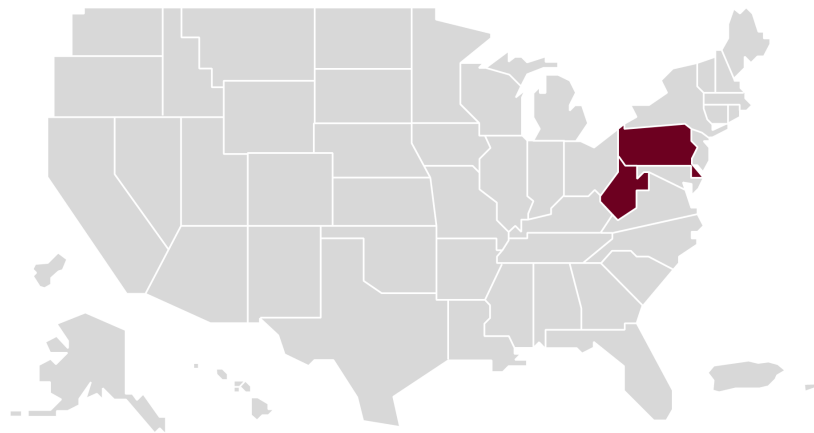


ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



SOUTHEAST PENNSYLVANIA
SUB-STATE REPORT

SOUTHEAST PENNSYLVANIA Rental, Home Construction and Rehabilitation Activities

Economic Basis



\$48.76 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.

\$68.34 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$675.53 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.

\$896.07 MILLION

DEVELOPMENT COST INFLATION-ADJUSTED

 **276**

PROJECTS

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

 **8,803**

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.

SOUTHEAST PENNSYLVANIA Home Purchase Activities

Economic Basis



\$13.17 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.

\$16.35 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$227.38 MILLION

FIRST MORTGAGES

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

\$275.95 MILLION

FIRST MORTGAGES INFLATION-ADJUSTED



2,872

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.

SOUTHEAST PENNSYLVANIA Rental, Home Construction and Rehabilitation Activities

Economic Impact



\$1.86 BILLION

TOTAL ECONOMIC BENEFITS

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



12,873 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.



\$715.12 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 construction and rehabilitation of affordable rental and housing units.

SOUTHEAST PENNSYLVANIA Home Purchase Activities

Economic Impact



\$673.92 MILLION

TOTAL ECONOMIC BENEFITS

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



4,348 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.



\$173.41 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.

2.18

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.

KENCREST COMMUNITY HOMES



KenCrest Community Homes for the Disabled (KenCrest) in Pottstown, Pennsylvania sought to build a new facility for its residents, but the project was cost-prohibitive. We worked with Citizens Bank to apply for an AHP grant, and we received \$450,000.

The project was very important, especially for individuals with co-occurring intellectual and developmental disabilities (IDD) who require a high level of medical care. They have so few places to go, and they often end up in institutions. Our goal was to create a setting that could provide all-encompassing care in an integrated community setting.

With the aid of the AHP grant, we developed an innovative, adapted model of care and floor plans that make the safe movement of nonambulatory people possible. As a result, residents with IDD can utilize the same resources as every other person in the community home.

The environment has long-term benefits, as well, given that a higher quality of life leads to better medical outcomes. In addition, the cost of care is much lower when compared to nursing homes and state institutions. Family members of our residents say it best:

“My sister is in a home that allows her to attain the best care and also allows her the community involvement that she truly needs.”

“The new homes are so well laid out, and my brother is so well taken care of by the knowledgeable support staff.”

Nurses at KenCrest see the facility from the inside, so the comments of this nurse provide great insight: “Since the transfer of these individuals [with IDD] to the new homes, they are livelier and healthier. The personal care that the residents receive is outstanding. Activities are performed daily with outings, games, baking and more. The smiles are the biggest that they have ever smiled.”

Sheetal Manglani

Financial Planning and Analysis Manager, KenCrest Centers

