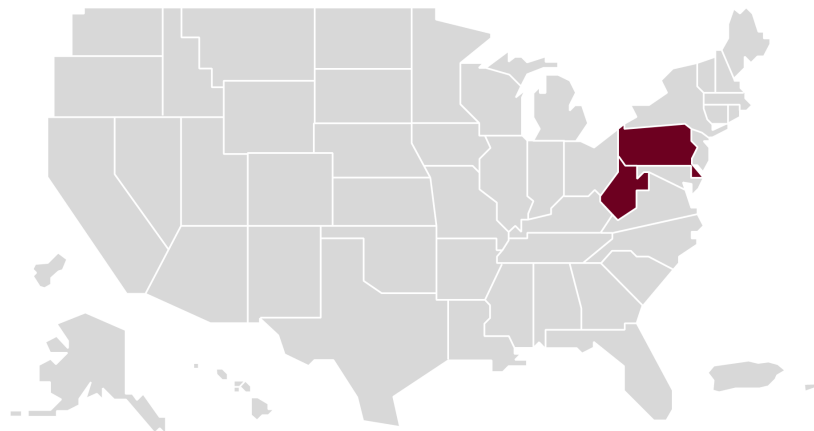


# ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



**SOUTHERN DELAWARE**  
SUB-STATE REPORT

# SOUTHERN DELAWARE Rental, Home Construction and Rehabilitation Activities

## Economic Basis



**\$9.30** 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.

**\$10.17** MILLION

### TOTAL AHP SUBSIDY INFLATION-ADJUSTED



**\$65.27** 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.

**\$73.91** MILLION

### DEVELOPMENT COST INFLATION-ADJUSTED

 **42**

### PROJECTS

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

 **477**

### 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.

# SOUTHERN DELAWARE Home Purchase Activities

## Economic Basis



**\$399.72** THOUSAND

### 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.

**\$494.94** THOUSAND

### TOTAL AHP SUBSIDY INFLATION-ADJUSTED



**\$11.13** MILLION

### FIRST MORTGAGES

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

**\$13.54** MILLION

### FIRST MORTGAGES INFLATION-ADJUSTED

 **86**

### 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.

# SOUTHERN DELAWARE Rental, Home Construction and Rehabilitation Activities

## Economic Impact



**\$144.24** MILLION

### TOTAL ECONOMIC BENEFITS

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



**1,115** 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.



**\$49.64** 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 construction and rehabilitation of affordable rental and housing units.

# SOUTHERN DELAWARE Home Purchase Activities

## Economic Impact



**\$31.04** MILLION

### TOTAL ECONOMIC BENEFITS

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



**230** 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.



**\$7.26** 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.

# 2.21

### 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.

# SOUTHERN DELAWARE Community Insight



The Sussex County Habitat for Humanity became involved in a high-impact neighborhood revitalization initiative for Delaware’s Seaford community. The two-home Downtown Seaford Project was the first step of that revitalization, and it was also a new start for the Bagwell and Estime families.

Two existing homes were designated by Delaware’s governor as part of the Seaford Downtown Development District, which called for the involvement of private investors to help improve housing and business appeal in the area. Habitat became involved in the effort, and our construction staff worked with volunteers and partner families to replace the two abandoned, blighted houses with newly constructed, affordable family housing. The project was made possible by Fulton Bank, a member of FHLBank Pittsburgh. Fulton worked with us to apply for a grant through FHLBank’s AHP. The result was an AHP grant of \$120,000, funds that pushed the Seaford project to completion.

Habitat has the privilege of working alongside community partners on behalf of families. In this case, it was the Estime and Bagwell families who benefited directly from the project. As with all Habitat projects, the families saved for their down payment and closing costs, worked to eliminate delinquent debt, attended pre- and post-homeownership classes and invested 200 hours of “sweat equity” in the construction of their new homes.

By leveraging local resources, Habitat and its community partners are able to contribute to neighborhood momentum through new home construction and major home rehabilitation projects. The collaboration generates noticeable impact in a relatively short period of time, and we are privileged to be one contributing resource in the improvement of housing options in Seaford and throughout Sussex County.

**Kevin Gilmore**

Director, Sussex County Habitat for Humanity

