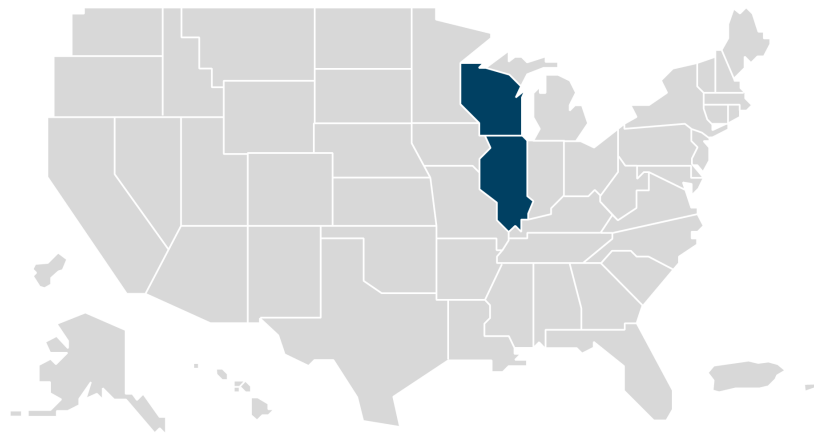


ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



FHLB  **Chicago**

Federal Home Loan Bank of Chicago

SPRINGFIELD, ILLINOIS METRO AREA

SUB-STATE REPORT

SPRINGFIELD, ILLINOIS METRO AREA Rental, Home Construction and Rehabilitation Activities

Economic Basis



\$2.31 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.

\$2.76 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$59.74 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.

\$71.90 MILLION

DEVELOPMENT COST INFLATION-ADJUSTED

 **122**

PROJECTS

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

 **375**

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.

SPRINGFIELD, ILLINOIS METRO AREA Home Purchase Activities

Economic Basis



\$11.26 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.

\$12.98 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$135.85 MILLION

FIRST MORTGAGES

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

\$159.20 MILLION

FIRST MORTGAGES INFLATION-ADJUSTED



2,046

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.

SPRINGFIELD, ILLINOIS METRO AREA Rental, Home Construction and Rehabilitation Activities

Economic Impact



\$137.62 MILLION

TOTAL ECONOMIC BENEFITS

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



1,043 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.



\$49.12 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.

1.91

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.

SPRINGFIELD, ILLINOIS METRO AREA Home Purchase Activities

Economic Impact



\$247.93 MILLION

TOTAL ECONOMIC BENEFITS

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



1,895 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.



\$76.92 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.

2.42

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.

Expanding Affordable Housing

The Springfield Housing Authority (SHA) provides quality affordable housing to families, individuals, senior citizens and persons with disabilities in Springfield, Illinois through a variety of programs. Jackie Newman, executive director of the SHA, explains the Family Self-Sufficiency program: “The goal for the SHA is to encourage and empower residents to develop self-sufficiency and be independent, productive members of the community.” Along with the Family Self-Sufficiency program, SHA has a Section 8 Housing Choice Voucher program that assists low-income families, the elderly and the disabled to afford safe and sanitary housing in the private market.

According to Newman, as available resources through the Department of Housing and Urban Development continue to shrink, many of the affordable housing projects on which SHA focuses would not be possible without the Affordable Housing Program. “As we look to increase affordable housing in Springfield, the SHA has been able to benefit directly from participating in AHP through expanded housing options,” says Newman.

The Villas at Vinegar Hill, a 92-unit senior facility, turned one-year-old in June 2018 and recently received a national award for its design and accessibility. “The Villas at Vinegar Hill could not have happened without the resources and funds received from the Affordable Housing Program,” Newman adds. “AHP is a wonderful resource to expand affordable housing and is truly a viable partnership between housing organizations and the Federal Home Loan Bank System.”

Jackie Newman

Executive Director Springfield Housing Authority