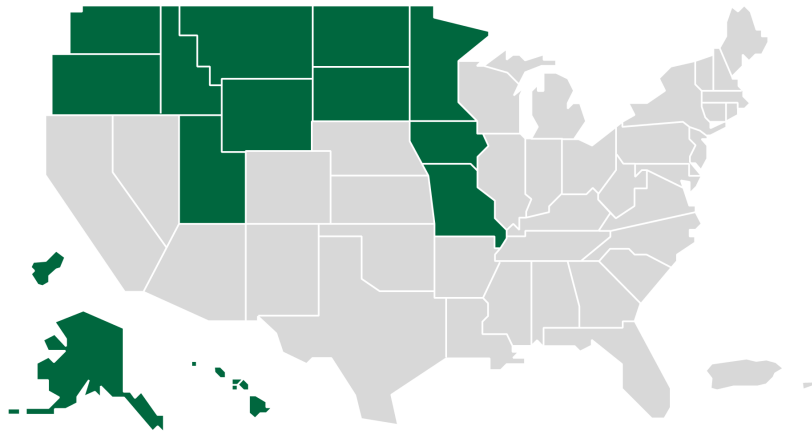


ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



ST. LOUIS AND ST. CHARLES COUNTIES, MISSOURI
SUB-STATE REPORT

ST. LOUIS AND ST. CHARLES COUNTIES, MISSOURI Rental, Home Construction and Rehabilitation Activities Economic Basis



\$16.45 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.

\$19.85 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$134.61 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.

\$176.23 MILLION

DEVELOPMENT COST INFLATION-ADJUSTED

 **69**

PROJECTS

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

 **2,552**

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.

ST. LOUIS AND ST. CHARLES COUNTIES, MISSOURI Home Purchase Activities

Economic Basis



\$4.10 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.

\$6.37 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$5.55 MILLION

FIRST MORTGAGES

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

\$6.39 MILLION

FIRST MORTGAGES INFLATION-ADJUSTED



1,606

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.

ST. LOUIS AND
ST. CHARLES COUNTIES,
MISSOURI
Rental, Home
Construction and
Rehabilitation Activities
Economic Impact



\$371.74 MILLION

TOTAL ECONOMIC BENEFITS

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



2,662 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.



\$142.83 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.

2.11

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.

All dollars are in inflation-adjusted dollars.

ST. LOUIS AND ST. CHARLES COUNTIES, MISSOURI Home Purchase Activities

Economic Impact



\$303.49 MILLION

TOTAL ECONOMIC BENEFITS

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



1,810 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.



\$68.11 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.

1.97

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.

ST. LOUIS AND ST. CHARLES COUNTIES, MISSOURI Community Insight



Affordable Housing Program (AHP) funding from the Federal Home Loan Bank of Des Moines (FHLB Des Moines) has played a vital role in the Columbia Housing Authority's (CHA) work to renovate 717 units of aging public housing stock. The CHA is the first housing authority in the state of Missouri to be approved for the HUD Rental Assistance Demonstration program, which allows us to be competitive for federal and state low-income-housing tax credits. AHP funding from FHLB Des Moines made our applications more competitive by demonstrating our ability to leverage funding from other sources for our renovation projects. AHP funding also played a critical role in the creation of our Patriot Place Apartments for homeless veterans.

The staff at FHLB Des Moines are very supportive and are always responsive to our requests for information.

Phil Steinhaus
CEO, Housing Authority of the City of Columbia

