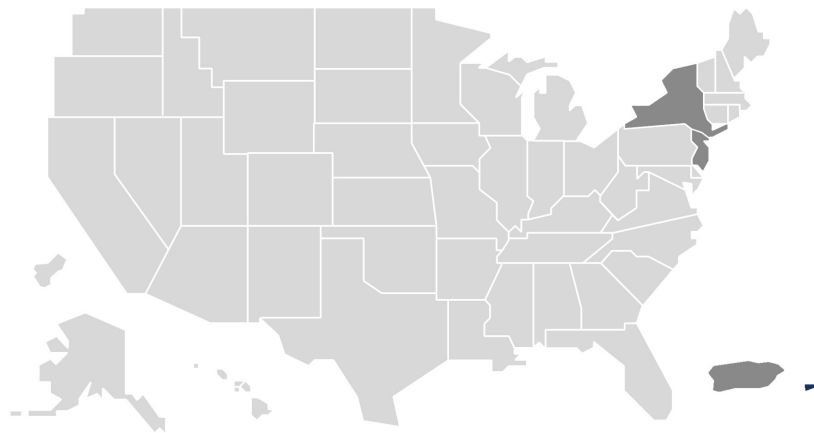


ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



Federal Home Loan Bank
NEW YORK

U.S. VIRGIN ISLANDS
STATE REPORT

U.S. VIRGIN ISLANDS Home Purchase Activities

Economic Impact



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Since its creation in 1989, the Federal Home Loan Bank System’s Affordable Housing Program (AHP) has been a substantial and valuable source of real estate equity for the financing of affordable housing in the United States. From 1990 through 2016, the 11 Federal Home Loan Banks (FHLBanks) collectively contributed more than \$4.1 billion (\$5.4 billion in inflation-adjusted dollars) in AHP real estate finance equity for rental, home construction and rehabilitation activities. This equity was combined with \$65.7 billion (\$83.9 billion in inflation-adjusted dollars) in leveraged dollars from other private and public sources, enabling \$69.9 billion (\$89.3 billion in inflation-adjusted dollars) in total development funding for more than 601,000 housing units. From 1995 through 2016, the FHLBanks also collectively contributed approximately \$1.0 billion (\$1.2 billion in inflation-adjusted dollars) in AHP equity for down payment assistance and mortgage principal reduction, assisting more than 183,000 home purchase activities. Each FHLBank allocates at least 10 percent of its annual net earnings to fund its AHP. As such, the continued operating and mission success of the FHLBanks has directly enhanced the development and purchase of affordable housing throughout the country and has had a positive impact on local and state economies and on the national economy. The state of U.S. Virgin Islands is in the New York district. This report details the economic impact of housing within U.S. Virgin Islands that has been enhanced by AHP funding from 1990 through 2016.*

* Note: some projects within U.S. Virgin Islands may have received AHP funding from a Federal Home Loan Bank other than FHLBank New York. For further detail on the economic impact study methodology, please see: Study Methodology and Appendices Report.

U.S. VIRGIN ISLANDS Rental, Home Construction and Rehabilitation Activities

Economic Basis



\$4.12 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.

\$5.48 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$58.40 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.

\$75.53 MILLION

DEVELOPMENT COST INFLATION-ADJUSTED

 **5**

PROJECTS

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

 **489**

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.

U.S. VIRGIN ISLANDS Rental, Home Construction and Rehabilitation Activities

Economic Impact



\$118.91 MILLION

TOTAL ECONOMIC BENEFITS

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



1,150 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.



\$46.84 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.

1.57

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.

U.S. VIRGIN ISLANDS

Project Profile: Rental Activity



Patriot Manor Apartments

Patriot Manor Apartments, built in June 2007, contains 151 newly constructed apartment homes in the Charlotte Amalie region of St. Thomas in the U.S. Virgin Islands. Constructed on the site of a former hotel, and overlooking the harbor with spectacular views, Patriot Manor is a partnership with a local non-profit organization supporting veterans in the U.S.V.I. The property includes a five-story mid-rise structure, seven bungalow style buildings with balconies, community space for the residents, and serves low- and very-low income families

Funding was provided by the Virgin Islands Housing Finance Agency and the Virgin Islands Housing Authority. Upon realizing that the U.S.V.I. was included within the Federal Home Loan Bank of New York (FHLBNY) district, Wilder Balter was thrilled to be able to leverage long standing relationships with the FHLBNY team, developed in previous partnerships elsewhere in the district. It is a testament to the value of this relationship that a development such as Patriot Manor, which is outside the company's core geographic base, was possible. The Affordable Housing Program funding was an integral part of the development's financial viability.

Robert H. Wilder, Jr., Chairman of Wilder Balter Partners said, "The Federal Home Loan Bank of New York has been one of our most trusted partners in funding affordable housing communities that serve the very low income populations of New York and St. Thomas; and through two of their largest member banks, M&T Bank and Citibank, we've relied on their professionalism and understanding of this complex industry to continue with the important work that we do."

St. Thomas
U.S. Virgin Islands