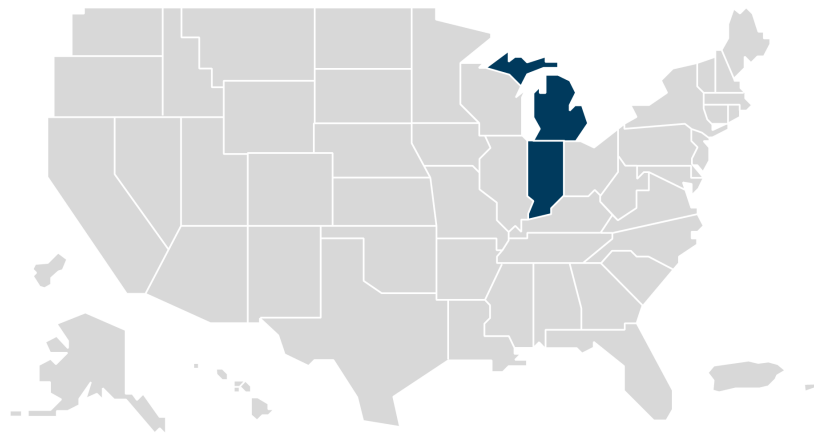


ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



DETROIT-WARREN-DEARBORN, MI METRO AREA
SUB-STATE REPORT

DETROIT-WARREN-DEARBORN, MI METRO AREA Rental, Home Construction and Rehabilitation Activities Economic Basis



\$8.14 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.

\$10.03 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$62.88 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.

\$80.68 MILLION

DEVELOPMENT COST INFLATION-ADJUSTED

 **248**

PROJECTS

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

 **1,117**

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.

DETROIT-WARREN-DEARBORN, MI METRO AREA Home Purchase Activities

Economic Basis



\$3.08 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.

\$4.04 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$19.74 MILLION

FIRST MORTGAGES

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

\$23.03 MILLION

FIRST MORTGAGES INFLATION-ADJUSTED

 **580**

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.

DETROIT-WARREN-DEARBORN, MI METRO AREA

Rental, Home Construction and Rehabilitation Activities

Economic Impact



\$153.79 MILLION

TOTAL ECONOMIC BENEFITS

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



1,032 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.



\$56.68 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.

DETROIT-WARREN- DEARBORN, MI METRO AREA Home Purchase Activities

Economic Impact



\$47.84 MILLION

TOTAL ECONOMIC BENEFITS

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



318 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.



\$12.16 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 purchases of affordable housing units.

DETROIT-WARREN-DEARBORN, MI METRO AREA Community Insight



Vista Maria is a social-services organization in Dearborn Heights, Michigan that delivers innovative care, support, treatment and education to vulnerable youth. Over the years, Vista Maria has partnered with bank member Amerisure and Talmer Bank and Trust to utilize three Affordable Housing Program (AHP) grants.

Angela Aufdemberge, president and CEO of Vista Maria, noted that key programs on the campus would not exist without the transitional housing support provided by the AHP grants. “The Federal Home Loan Bank of Indianapolis is passionate about affordable housing, about homelessness, about organized nonprofits that are skilled, thoughtful and relentless in these areas. Our projects would not have been done without them,” says Aufdemberge. “We have a responsibility to all of the communities we serve to adapt to change and to think innovatively—to learn and to grow for those that we serve. We will not give up until abuse and neglect are gone.”

As a nonprofit, Vista Maria is efficient, and their program statistics bear out that claim:

- They successfully transitioned 32 young women to independence since the inception of the Shepherd Hall project.
- They enhanced aftercare services with 92 clients, creating new beginnings that last.
- 88 percent of their residential clients achieve or exceed their treatment goals.
- 98 percent of foster youth in their care enjoy a successful transition.

“We are excellent stewards of the gifts we’re given, whether that is \$1 or \$1 million. We’re relentless in measuring outcomes to determine how we can do this better, year after year,” Aufdemberge says.

Angela Aufdemberge
President and CEO, Vista Maria

