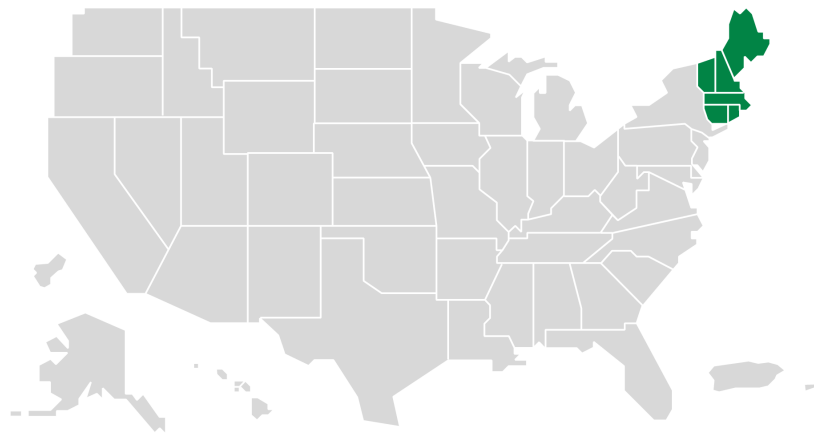


# ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



**3<sup>RD</sup> CONGRESSIONAL DISTRICT OF MASSACHUSETTS**  
SUB-STATE REPORT

# 3<sup>RD</sup> CONGRESSIONAL DISTRICT OF MASSACHUSETTS

## Rental, Home Construction and Rehabilitation Activities Economic Basis



**\$13.45** 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.

**\$17.48** MILLION

### TOTAL AHP SUBSIDY INFLATION-ADJUSTED



**\$160.33** 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.

**\$214.21** MILLION

### DEVELOPMENT COST INFLATION-ADJUSTED

 **60**

### PROJECTS

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

 **1,274**

### 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.

# 3<sup>RD</sup> CONGRESSIONAL DISTRICT OF MASSACHUSETTS Home Purchase Activities

## Economic Basis



**\$1.62** 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.

**\$1.92** MILLION

### TOTAL AHP SUBSIDY INFLATION-ADJUSTED



**\$16.14** MILLION

### FIRST MORTGAGES

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

**\$18.10** MILLION

### FIRST MORTGAGES INFLATION-ADJUSTED



**182**

### 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.

# 3<sup>RD</sup> CONGRESSIONAL DISTRICT OF MASSACHUSETTS

## Rental, Home Construction and Rehabilitation Activities Economic Impact



**\$468.62** MILLION

### TOTAL ECONOMIC BENEFITS

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



**3,151** 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.



**\$195.23** 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.

# 2.19

### 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.

# 3<sup>RD</sup> CONGRESSIONAL DISTRICT OF MASSACHUSETTS Home Purchase Activities

## Economic Impact



**\$72.67** MILLION

### TOTAL ECONOMIC BENEFITS

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



**462** 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.



**\$19.56** 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.

**2.24**

### 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.

# Helping Refugees Build a Future



Habitat for Humanity North Central Massachusetts (NCM), along with the town of Ayer, dedicated two new homes at 76 Central Avenue on June 25, 2016. Shortly after the dedication, the Aouane and Deng families moved out of their cramped apartments and into their new homes. The Federal Home Loan Bank of Boston, through the Affordable Housing Program, provided funding for the project, allowing Habitat NCM's construction manager and volunteers to purchase the materials needed to build these homes. Habitat for Humanity builds strength, stability and self-reliance through shelter and the hand-up we provide to families through low-cost, energy-efficient homes allows them to feel secure as they build for the future. John and Elizabeth Deng were living in a small, upstairs apartment with only one bedroom and no place for their daughter Ajah to play. John was one of the 3,600 U.S.-sponsored refugees who fled from Sudan and was among the 300 Sudanese resettled in Boston. Since moving into their new home on Central Avenue in Ayer, John and Elizabeth have welcomed another daughter, Ayak, and enjoy living next to Mebrouk, Letifa, Daya and Juba Aouane, who moved to the U.S. from Algeria and were also in need of the affordable, safe housing that this duplex provides. Habitat NCM is extremely grateful for this grant program and the funding it provides us as we work toward a world where everyone has a decent place to live.

**Carolyn Read**

**Executive Director, Habitat for Humanity North Central Massachusetts**

