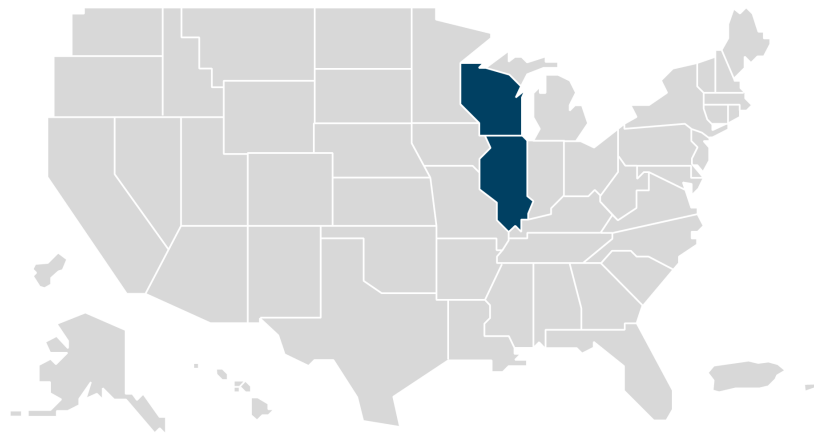


# ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



FHLB  Chicago

Federal Home Loan Bank of Chicago

**CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI METRO AREA**  
SUB-STATE REPORT

# CHICAGO-NAPERVILLE- ELGIN, IL-IN-WI METRO AREA Rental, Home Construction and Rehabilitation Activities Economic Basis



**\$102.14** 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.

**\$126.31** MILLION

### TOTAL AHP SUBSIDY INFLATION-ADJUSTED



**\$3.19** BILLION

### 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.

**\$3.92** BILLION

### DEVELOPMENT COST INFLATION-ADJUSTED

 **946**

### PROJECTS

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

 **18,250**

### 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.

# CHICAGO-NAPERVILLE- ELGIN, IL-IN-WI METRO AREA Home Purchase Activities

## Economic Basis



**\$20.25** 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.

**\$23.73** MILLION

### TOTAL AHP SUBSIDY INFLATION-ADJUSTED



**\$381.40** MILLION

### FIRST MORTGAGES

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

**\$458.00** MILLION

### FIRST MORTGAGES INFLATION-ADJUSTED



**3,785**

### 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.

# CHICAGO-NAPERVILLE- ELGIN, IL-IN-WI METRO AREA Rental, Home Construction and Rehabilitation Activities Economic Impact



**\$8.59** BILLION

## TOTAL ECONOMIC BENEFITS

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



**54,842** 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.



**\$3.39** BILLION

## 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.

# CHICAGO-NAPERVILLE- ELGIN, IL-IN-WI METRO AREA Home Purchase Activities

## Economic Impact



**\$513.74** MILLION

### TOTAL ECONOMIC BENEFITS

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



**3,293** 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.



**\$141.97** 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.

**2.14**

### 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.

# Personal Growth Through AHP

Mercy Housing Lakefront (MHL) is committed to providing safe and quality housing for residents in Illinois, Wisconsin and Indiana. Mark Angelini, president of MHL, says, “Mercy Housing Lakefront is helping our residents and the communities in which we’re invested move to a healthier future. To do this, you need to start with high-quality, affordable housing, while meeting the unique needs of the residents of each property.” MHL offers three distinct types of living: family housing, senior housing/independent living and permanent supportive housing for special-needs residents, many of whom have been chronically homeless and are contending with addiction issues.

One of the more recent housing developments from MHL is the Lofts on Arthington, a rental property with a total of 181 apartments that benefited from the Affordable Housing Program. Within the property, a community room was created as a space to hold a variety of activities for the 400 residents. “This space allows us to bring in services for children and have a place for the case-work team to work with the wage-earner in every family to help improve their economic condition,” says Angelini. MHL is focused on helping each resident achieve independence, have a healthier lifestyle and be prosperous.

“AHP provides high-quality housing that endures for a long time. The program uplifts people to being self-sufficient by showing we recognize their inherent dignity as a human being,” says Angelini. “None of these outcomes would be possible without AHP.”

**Mark Angelini**  
Mercy Housing Lakefront