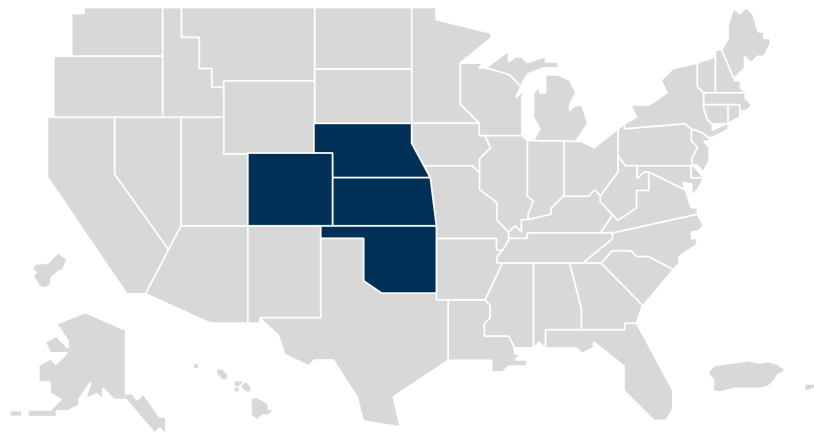


# ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



**TOPEKA, KANSAS METRO AREA**  
SUB-STATE REPORT

# TOPEKA, KANSAS METRO AREA Rental, Home Construction and Rehabilitation Activities

## Economic Basis



**\$5.98** 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.

**\$7.62** MILLION

### TOTAL AHP SUBSIDY INFLATION-ADJUSTED



**\$41.59** 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.

**\$58.09** MILLION

### DEVELOPMENT COST INFLATION-ADJUSTED

 **29**

### PROJECTS

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

 **822**

### 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.

# TOPEKA, KANSAS METRO AREA Home Purchase Activities

## Economic Basis



**\$940.99** THOUSAND

### 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.

**\$1.07** MILLION

### TOTAL AHP SUBSIDY INFLATION-ADJUSTED



**\$9.15** MILLION

### FIRST MORTGAGES

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

**\$10.50** MILLION

### FIRST MORTGAGES INFLATION-ADJUSTED

 **185**

### 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.



# TOPEKA, KANSAS METRO AREA Rental, Home Construction and Rehabilitation Activities

## Economic Impact



**\$116.46** MILLION

### TOTAL ECONOMIC BENEFITS

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



**903** 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.



**\$41.39** 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.

**2.00**

### 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.

# TOPEKA, KANSAS METRO AREA Home Purchase Activities

## Economic Impact



**\$26.70** MILLION

### TOTAL ECONOMIC BENEFITS

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



**214** 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.



**\$6.10** 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.

# TOPEKA, KANSAS METRO AREA Community Insight



Sheltered Living, Inc. (SLI) provides community-living services 24/7/365 days a year for individuals with intellectual and development disabilities. We own 21 homes in the Topeka community, and our homes offer a family atmosphere in safe neighborhoods with well-trained staff, transportation, medical supplies, nutritional meals and opportunities for the clients to experience and engage in a wide variety of community activities.

Maintaining our homes is an ongoing task and costly endeavor. In 2017, SLI was awarded \$367,646 through FHLBank Topeka's Affordable Housing Program (AHP). The grant opened doors to make necessary purchases and upgrades to three duplexes. Each home now has new hardwood and vinyl flooring throughout, updated kitchen counter tops, new paint inside and out, LED lighting throughout, landscaping, fencing around all three homes, new doors and new roofs. Many of these changes make it a safer environment for people who have mobility issues. These duplexes each have five bedrooms per side and are home to 30 SLI clients.

Without the support of FHLBank of Topeka's AHP grant, there would have been no way for SLI to afford all of the necessary work that was completed at each of the homes. When SLI had these homes built, it was with the intention that all who lived there would be able to age in place in accessible, safe and comfortable surroundings. The FHLBank grant made it possible for us to continue to provide that type of environment for everyone who calls one of these duplexes home.

**Jo Ann Tate**  
Vice President of Development

