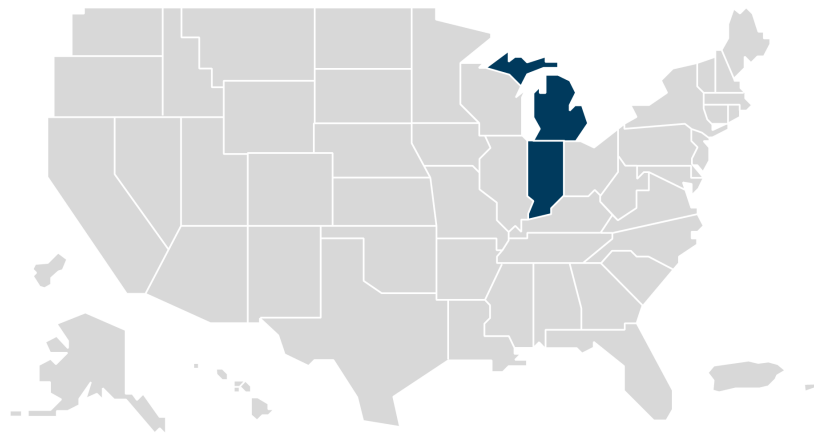


ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



INDIANAPOLIS-CARMEL-ANDERSON, IN METRO AREA
SUB-STATE REPORT

INDIANAPOLIS- CARMEL-ANDERSON, IN METRO AREA Rental, Home Construction and Rehabilitation Activities Economic Basis



\$37.81 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.

\$46.58 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$218.32 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.

\$261.46 MILLION

DEVELOPMENT COST INFLATION-ADJUSTED

 **308**

PROJECTS

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

 **3,476**

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.

INDIANAPOLIS- CARMEL-ANDERSON, IN METRO AREA Home Purchase Activities

Economic Basis



\$3.17 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.

\$4.31 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$12.20 MILLION

FIRST MORTGAGES

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

\$13.68 MILLION

FIRST MORTGAGES INFLATION-ADJUSTED

 **515**

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.

INDIANAPOLIS- CARMEL-ANDERSON, IN METRO AREA Rental, Home Construction and Rehabilitation Activities Economic Impact



\$525.86 MILLION

TOTAL ECONOMIC BENEFITS

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



3,660 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.



\$205.01 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.

2.01

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.

INDIANAPOLIS- CARMEL-ANDERSON, IN METRO AREA Home Purchase Activities

Economic Impact



\$35.12 MILLION

TOTAL ECONOMIC BENEFITS

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



262 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.



\$9.16 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.

1.89

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.

Merici Village Apartments



In 2014, Merchants Bank of Indiana, a member of the Federal Home Loan Bank of Indianapolis, partnered with Merchants Affordable Housing Corporation in transforming a former barracks at the redeveloped Fort Benjamin Harrison into 21 apartment units to foster independent living for adults with developmental disabilities. The project has been transformative for the tenants who call it home, like resident Mary McClamroch. “I have met a lot of friends. I have learned how to cook and clean and take care of my home. I have learned how to be brave. This means not to be scared of storms. Another way I have to be brave is my health. Seizures are not predictable and can be scary too. I have learned to deal with them on my own while living on my own. I like living on my own because I have the freedom to make my own decisions and grow into a stronger, braver person.” Merici Village Apartments has given Mary more than just her very own place to call home. Mary feels that living at Merici Village has been a successful step in life. “Success means to me that I worked hard to be able to live independently and not have to rely on my parents all of the time. Success means being able to fill and take my medicines on my own. Success means that I can go out into the community and speak about the Village of Merici and my abilities. The Village of Merici has given me the tools to succeed and has made me a happier person.”

Mary McClamroch

Resident at Merici Village Apartments

