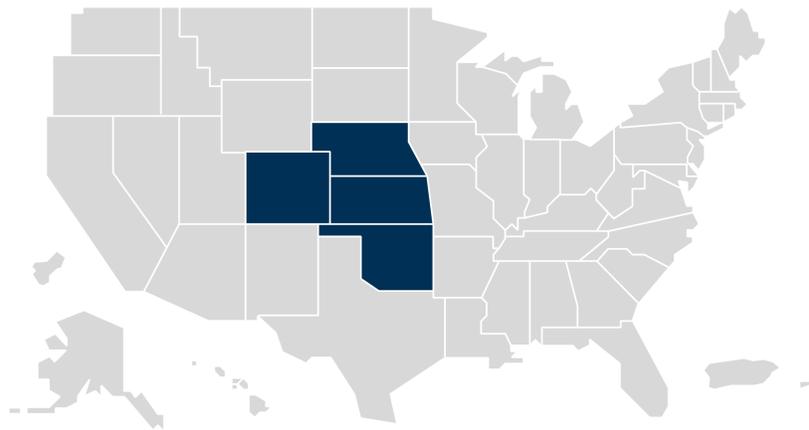


ENHANCING LIVES, IMPACTING COMMUNITIES: THE FEDERAL HOME LOAN BANK SYSTEM



TULSA, OKLAHOMA METRO AREA
SUB-STATE REPORT

TULSA, OKLAHOMA METRO AREA Rental, Home Construction and Rehabilitation Activities

Economic Basis



\$10.19 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.

\$13.43 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$145.50 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.

\$199.50 MILLION

DEVELOPMENT COST INFLATION-ADJUSTED



PROJECTS

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



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.

TULSA, OKLAHOMA METRO AREA Home Purchase Activities

Economic Basis



\$966.09 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.

\$1.13 MILLION

TOTAL AHP SUBSIDY INFLATION-ADJUSTED



\$9.09 MILLION

FIRST MORTGAGES

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

\$10.61 MILLION

FIRST MORTGAGES INFLATION-ADJUSTED

 **229**

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.

TULSA, OKLAHOMA METRO AREA Rental, Home Construction and Rehabilitation Activities

Economic Impact



\$349.79 MILLION

TOTAL ECONOMIC BENEFITS

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



2,536 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.



\$130.26 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.

1.75

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.

TULSA, OKLAHOMA METRO AREA Home Purchase Activities

Economic Impact



\$44.14 MILLION

TOTAL ECONOMIC BENEFITS

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



310 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.



\$9.05 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.

1.79

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.

TULSA, OKLAHOMA METRO AREA Community Insight



For over 20 years, the Affordable Housing Program (AHP) has been an invaluable resource in supporting affordable-housing opportunities in the Tulsa region. INCOG, the Metropolitan Tulsa HOME Consortium, Vintage Housing, Inc. and Metro Plains Development, with the assistance of AHP funds, have constructed 700 units of affordable, quality apartment communities for low-income, elderly residents. AHP has been an important source of funds to help our nonprofit partners to bridge critical financing gaps. Currently, AHP funds are being utilized by a community-based nonprofit in Bartlesville, Oklahoma to construct small, single-family rental units to assist veterans, homeless and family clients with a safe, stable home base from which to establish employment and pursue education opportunities. Simply put, this record of achievement would not have been possible without the AHP and the partnership with the Federal Home Loan Bank of Topeka.

Claudia Brierre

Community and Economic Development Planner, INCOG

