



ECONOMIC DEVELOPMENT

Vision: *Shawnee County will create a positive attitude about economic development that attracts and retains individuals and companies who are globally involved.*

Heartland Visioning Strategic Plan,
November 2008



Douglas S. Kinsinger, CCE
President/CEO
Greater Topeka Chamber
of Commerce/GO Topeka



“We will face these challenging economic times together, working harder than ever to seize innovative opportunities for our businesses and for our community.”

GENERAL

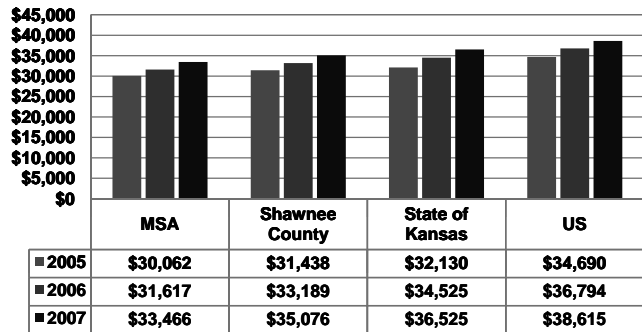
Heartland Visioning Strategy I. Develop and maintain an aggressive economic development program that creates higher paying primary jobs through relocation of jobs to Shawnee County, expansion and retention of jobs by existing employers and creation of new enterprises.

Per Capita Personal Income

What does this measure? Per capita personal income is calculated as the personal income of residents of a given area divided by the resident population of the area. The Census Bureau's annual midyear population estimate is used.

How are we doing? MSA¹ and Shawnee County are lower than the State of Kansas and US.

Per Capita Personal Income



Bureau of Economic Analysis

Total Personal Income²

What does this measure? The income received by all persons from all sources. Personal income is the sum of net earnings by place of residence, rental income of persons, personal dividend income, personal interest income, and personal current transfer receipts.

How are we doing? MSA & Shawnee County continue to increase at the same rate of the State of Kansas and US.

	2005	2006	2007
MSA	\$6,824,808	\$7,186,616	\$7,640,205
Shawnee County	\$5,390,198	\$5,715,336	\$6,076,746
State of Kansas	\$88,105,888	\$95,159,936	\$101,444,002
US	\$10,252,973,000	\$10,978,053,000	\$11,634,322,000

Bureau of Economic Analysis

Total Full-Time & Part-Time Employment³

What does this measure? Total Full-Time & Part-Time Employment in Shawnee County, the State of Kansas and the US. (MSA unavailable)

How are we doing? Shawnee County experienced a significant increase from 2006 to 2007. The State of Kansas and US continued to increase.

	2005	2006	2007
Shawnee County	117,342	115,726	118,419
State of Kansas	1,798,912	1,821,393	1,855,548
US	174,228,400	177,817,600	180,943,800

Bureau of Economic Analysis

WAGES

Key Benchmark: Prosperous Community: Future Shawnee County average earnings per job will increase each year at .075% above the U.S. average.

Shawnee County's Average Annual Wages

What does this measure? The annual wage paid in selected industries and total of all industries.

How are we doing? Total of all industries continues to increase. Decrease experienced in Manufacturing, Transportation and Warehousing, Wholesale Trade, and Administrative and Waste Service.

	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>% Change</u>
Construction	\$35,204	\$37,076	\$39,156	\$41,080	\$43,004	4.47%
Manufacturing	\$48,308	\$48,776	\$49,816	\$48,672	\$46,592	-4.46%
Transportation & Warehousing	\$30,316	\$31,512	\$33,696	\$37,284	\$35,152	-6.07%
Wholesale Trade	\$50,284	\$56,368	\$60,008	\$65,988	\$62,504	-5.57%
Retail Trade	\$20,488	\$20,540	\$22,256	\$21,944	\$22,932	4.31%
Finance & Insurance	\$48,932	\$51,636	\$52,052	\$52,832	\$55,276	4.42%
Real Estate, Rental & Leasing	\$25,168	\$26,052	\$26,000	\$26,624	\$30,316	12.18%
Information	\$37,284	\$38,636	\$39,208	\$40,820	\$43,056	5.19%
Administrative & Waste Services	\$20,228	\$25,480	\$26,624	\$26,884	\$23,088	-16.44%
Professional & Technical Services	\$38,428	\$38,272	\$40,404	\$43,472	\$45,188	3.80%
Educational Services	\$18,928	\$19,032	\$19,292	\$18,876	\$19,396	2.68%
Health Care & Social Assistance	\$31,512	\$32,968	\$34,684	\$36,244	\$38,064	4.78%
Arts, Entertainment & Recreation	\$10,400	\$11,232	\$11,284	\$11,960	\$11,960	0.00%
Accommodation & Food Services	\$10,972	\$10,920	\$11,076	\$12,064	\$12,792	5.69%
Other Services, Ex. Public Administration	\$26,572	\$26,832	\$28,184	\$28,860	\$29,848	3.31%
Total, All Industries	\$33,280	\$34,528	\$36,140	\$37,440	\$37,908	1.23%

Kansas Department of Labor

ASSESSED VALUATION

Shawnee County Assessed Valuation

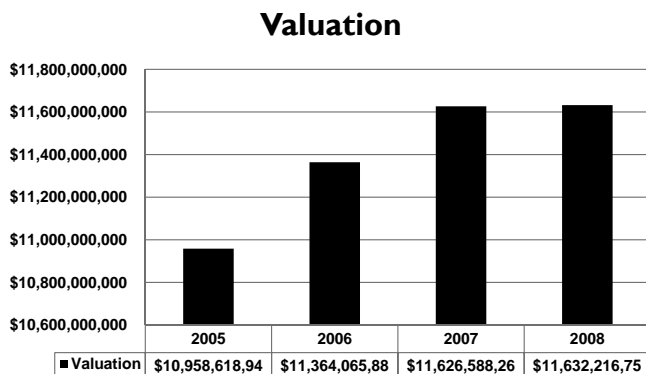
What does this measure? The value assigned to property by a taxing entity for the purpose of tax assessment. Such an assessed valuation is important to investors in municipal bonds that are backed by property taxes.

	2005	2006	2007	2008
State	\$1,427,520,824	\$ 1,478,677,621	\$ 1,513,306,931	\$ 1,515,037,300
County	\$1,427,520,824	\$ 1,478,677,621	\$ 1,513,306,931	\$ 1,513,890,570
Cities	\$993,045,248	\$ 1,044,693,161	\$ 1,061,316,699	\$ 1,059,884,765
Townships	\$429,575,576	\$ 420,984,460	\$ 451,969,632	\$ 454,005,805
School Districts	\$1,427,520,824	\$ 1,478,677,621	\$ 1,513,306,931	\$ 1,513,890,570
Fire Districts	\$206,508,576	\$ 224,907,939	\$ 231,087,808	\$ 232,394,680
Other Districts	\$258,933,945	\$ 256,801,930	\$ 266,342,849	\$ 266,578,936
MTAA	\$1,427,520,824	\$ 1,478,677,621	\$ 1,513,306,931	\$ 1,513,890,570
MTTA	\$979,406,486	\$ 1,025,163,449	\$ 1,038,577,259	\$ 1,038,577,259
MTTA	\$1,401,659,331	\$ 1,451,641,017	\$ 1,485,489,038	\$ 1,485,489,038
T/SC Library	\$979,406,486	\$ 1,025,163,449	\$ 1,038,577,259	\$ 1,038,577,259
Total	\$10,958,618,944	\$ 11,364,065,889	\$ 11,626,588,268	\$ 11,632,216,752

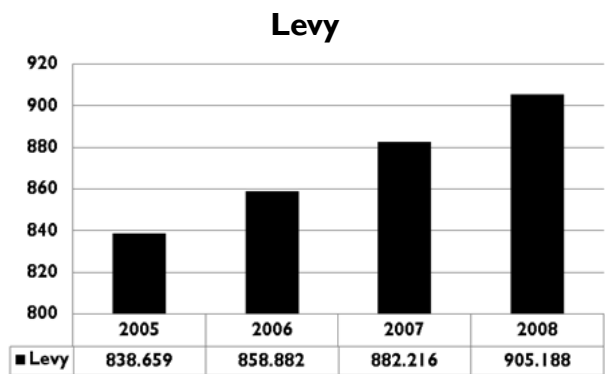
Shawnee County Tax Statement

How are we doing? The Assessed Valuation increased as did the mill levy. There was a .05% increase in Assessed Valuation in 2008 and a 2.6% increase in the Mill Levy (a tax levied on real property based on its use and its assessed value).

Shawnee County Total Assessed Valuation Comparison



Total Mill Levy Assessed To Shawnee County Residents



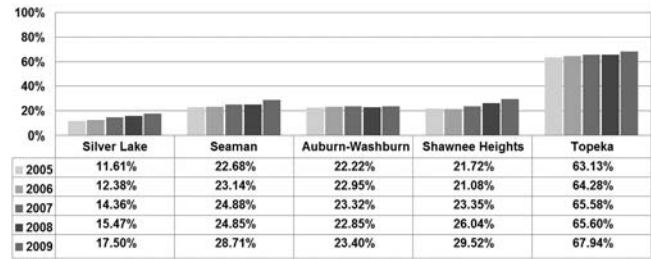
LOW INCOME

Free & Reduced Lunch

What does this measure? The percentage of Shawnee County students by district receiving free and reduced lunch.

How are we doing? Topeka continues to be at 65% or above while the other four districts are at or below 29%.

Free & Reduced Lunch



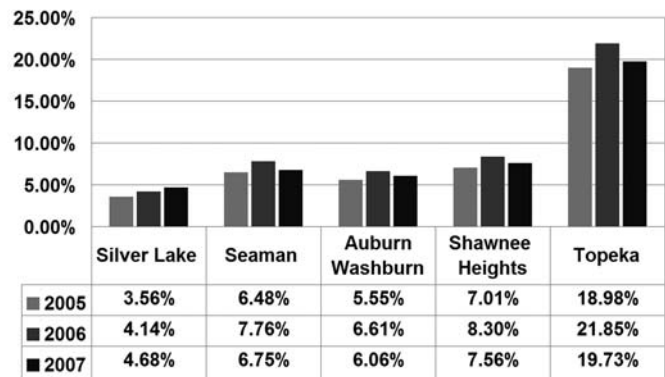
US Bureau of Housing and Development: Small Area Income & Poverty Estimates

School District Poverty

What does this measure? Estimated poverty level by school district as defined by USDA.

How are we doing? Silver Lake increased slightly in 2007. All other districts decreased from 2006 levels. Decrease is positive.

Poverty By School District



Kansas State Department of Education

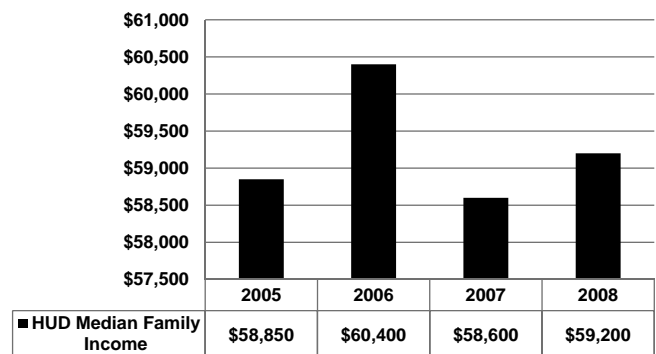
USDA's normal criterion for designating schools as low-income (low socio-economic status) is those with 50 percent or more of students eligible for reduced price or free school meals.

Housing & Urban Development (HUD) Median Family Income for Shawnee County

What does this measure? The dollar amount which is required to maintain a household of four persons.

How are we doing? After a high in 2006, the average median family income dropped to a low in 2007 and in 2008 started to increase again.

HUD Median Family Income



US Bureau of Housing and Urban Development

LOW INCOME

2009 HUD Median Family Income for Shawnee County

(Very Low, Extremely Low, Low)

What does this measure? Based on HUD median income by family size.

How are we doing? The HUD Median Income increased to a high and based on that the poverty limits were raised proportionately.

	Median Income	Income Limits	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Shawnee County	\$61,300	Very Low (50%) Income Limits	\$21,450	\$24,500	\$27,600	\$30,650	\$33,100	\$35,550	\$38,000	\$40,450
		Extremely Low (30%) Income Limits	\$12,900	\$14,700	\$16,550	\$18,400	\$19,850	\$21,350	\$22,800	\$24,300
		Low (80%) Income Limits	\$34,350	\$39,250	\$44,150	\$49,050	\$52,950	\$56,900	\$60,800	\$64,750

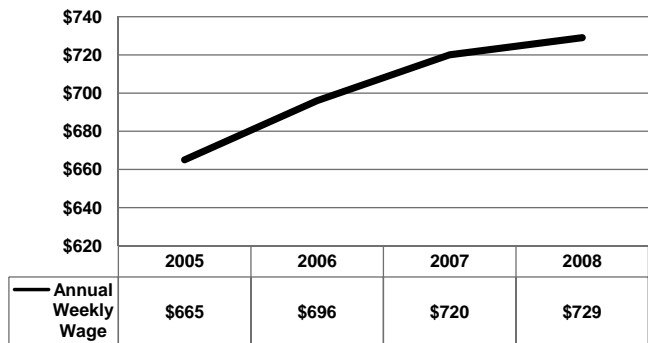
US Bureau of Housing and Urban Development

Shawnee County Annual Weekly Wage

What does this measure? Shawnee County Annual Weekly Wage for all industries and all sizes.

How are we doing? The Annual Weekly Wage increased one percent from 2005 to 2008. Increase is positive.

Annual Weekly Wage



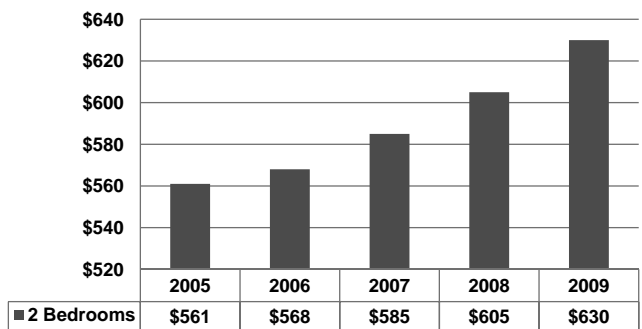
US Bureau of Labor Statistics

Shawnee County Fair Market Rent⁵

What does this measure? The amount that a two-bedroom property would command if it were now available for Lease (includes average utility and rent).

How are we doing? The rent increased roughly 3% from 2008 to 2009.

Fair Market Rent



US Bureau of Labor Statistics

LOW INCOME

Fair Market Rent in Shawnee County

<u>2008 Renter Household Income</u>	
Renter Household Income	\$28,801
Percent Need to Afford 2 BR BMR	84%
Rent Affordable at Median	\$720
% Renters Unable to Afford 2 BR FMR	42%
<u>2008 Renter Wage</u>	
Estimated Mean Renter Wage	\$10.83
Rent Affordable at Mean Wage	\$563
<u>2008 Minimum Wage</u>	
Minimum Wage	\$5.85
Rent Affordable Minimum Wage	\$304
<u>2008 Supplemental Security Income</u>	
Monthly SSI Payment	\$637.00
Rent Affordable Minimum Wage	\$191
<u>Housing Wage</u>	
Two-Bedroom	\$11.63
<u>Housing Wage as % of Minimum Wage</u>	
Two-Bedroom	199%
<u>Housing Wage as % of Mean Renter Wage</u>	
Two-Bedroom	107%
<u>Work Hours/Week at Minimum Wage needed to Afford FMR</u>	
Two-Bedroom	80
<u>Work Hours/Week at Mean Wage needed to Afford FMR</u>	
Two-Bedroom	43
<u>Full-time Jobs at Minimum Wage Needed to Afford FMR</u>	
Two-Bedroom	2
<u>Full-time Jobs at Mean Wage Needed to Afford FMR</u>	
Two-Bedroom	1.1

National Low Income Housing Coalition

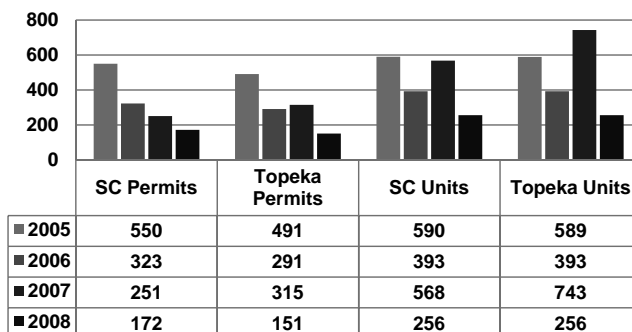
BUILDING/HOUSING

Building Permits

What does this measure? The total number of building permits and units reported in Shawnee County and The City of Topeka.

How are we doing? Shawnee County and The City of Topeka saw a significant decrease in 2008, recording a 30% decrease from 2007 in Building Permits and a 46% decrease in the number of units.

Shawnee County/Topeka Building Permits/Units



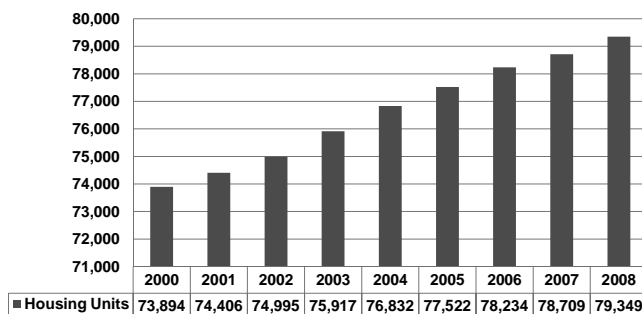
CenStatsDatabase

Housing Units^{6/7}

What does this measure? The annual estimates of Housing Units for Shawnee County: April 1, 2000 to July 1, 2008.

How are we doing? Shawnee County continues to increase the number of housing units available.

Housing Units



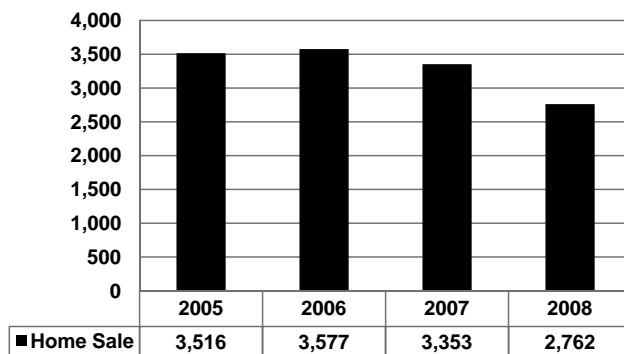
US Census Bureau

Home Sales

What does this measure? Total number of home sales as reported by the Topeka Association of Realtors.

How are we doing? The number of home sales continues to decline.

Home Sales



Topeka Association of Realtors

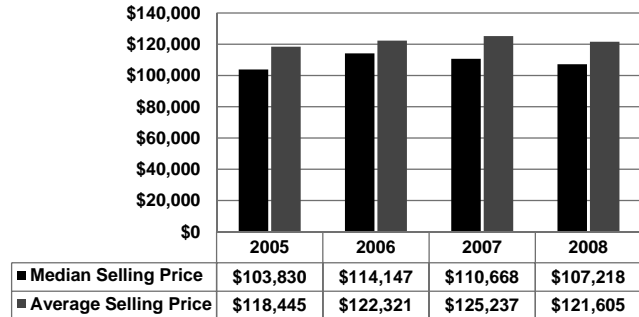
HOUSING

Median & Average Home Sales

What does this measure? Median and average home sale as reported by the Topeka Association of Realtors.

How are we doing? Both median and average home sales declined in 2008.

Median & Average Home Sale



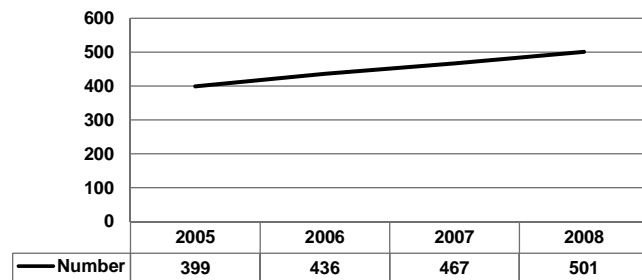
Topeka Association of Realtors

Number of Shawnee County Foreclosures

What does this measure? The number of Shawnee County Foreclosures in the past four years.

How are we doing? Shawnee County continues to increase in foreclosures.

Shawnee County Foreclosures



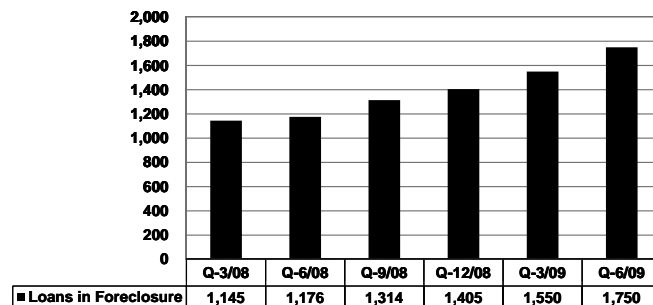
Shawnee County Sheriff

Shawnee County Loans in Foreclosure

What does this measure? The number of Shawnee County loans in foreclosure by Quarters.

How are we doing? Loans in foreclosure continue to increase.

Loans in Foreclosure



Low Initiative Support Corporation supplied by McDash Analytics

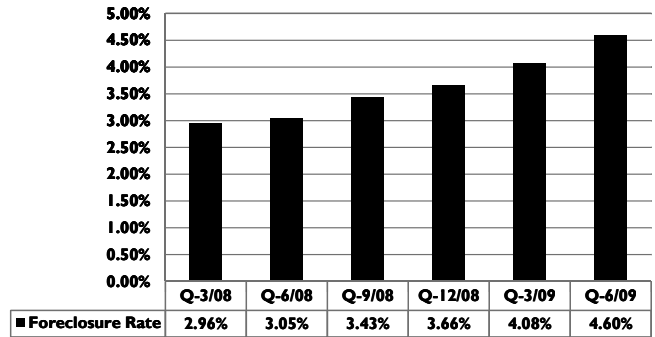
HOUSING

Shawnee County Foreclosure Rate

What does this measure? The percent of homes in Shawnee County which have a loan in foreclosure by quarter.

How are we doing? Foreclosure rate continues to increase.

Foreclosures Rates



Low Initiative Support Corporation supplied by McDash Analytics

Housing Occupancy

What does this measure? Three year estimate (2005-2007) of the total housing units, occupied and vacant in the MSA, Shawnee County and the State of Kansas.

How are we doing? MSA (2%) and Shawnee County (3%) are both above the State of Kansas in percentage of housing units occupied.

	MSA	Shawnee County	State of Kansas
Total Housing Units	102,431	78,138	1,207,562
Occupied Housing Units	93,869	72,004	1,083,868
Vacant Housing Units	8,562	6,134	123,694

US Census Bureau

NOTES

¹ **Metropolitan Statistical Area (MSA)** A geographic entity defined by the federal Office of Management and Budget for use by federal statistical agencies, based on the concept of a core area with a large population nucleus, plus adjacent communities having a high degree of economic and social integration with that core. Qualification of an MSA requires the presence of a city with 50,000 or more inhabitants, or the presence of an Urbanized Area (UA) and a total population of at least 100,000 (75,000 in New England). The county or counties containing the largest city and surrounding densely settled territory are central counties of the MSA. Additional outlying counties qualify to be included in the MSA by meeting certain other criteria of metropolitan character, such as a specified minimum population density or percentage of the population that is urban. MSAs in New England are defined in terms of minor civil divisions, following rules concerning commuting and population density. Includes Jackson, Jefferson, Osage, Shawnee and Wabaunsee Counties.

² **Income** Personal income is the income that is received by persons from all sources. It is calculated as the sum of wage and salary disbursements, supplements to wages and salaries, proprietors' income with inventory valuating and capital consumption adjustments, rental income of persons with capital consumption adjustment, personal dividend income, personal interest income, and personal current transfer receipts, less contributions for government social insurance. This measure of income is calculated as the personal income of the residents of a given area divided by the resident population of the area. In computing per capita personal income Bureau of Economic Analysis (BEA) uses the Census Bureau annual midyear population estimates.

Median household income is the amount which divides the income distribution into two equal groups, half having incomes above the median, half having incomes below the median. A household consists of all the people - related and unrelated - who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters. A person living alone is also counted as a household

Total Personal Income is the total amount of monies received by individuals from all sources.

³ **Total Full-Time & Part-Time Employment** The Bureau of Economic Analysis (BEA) employment series for states and local areas comprises estimates of the number of jobs, full-time plus part-time, by place of work. Full-time and part-time jobs are counted at equal weight. Employees, sole proprietors, and active partners are included, but unpaid family workers and volunteers are not included. Proprietors employment consists of the number of sole proprietorship and the number of partners in partnerships. The description "by place of work" applies to the wage and salary portion of the series and, with relatively little error, to the entire series. The proprietors employment portion of the series, however, is more nearly by place of residence because, for nonfarm sole proprietorship, the estimates are based on IRS tax data that reflect the address from which the proprietor's individual tax return is filed, which is usually the proprietor's residence. The nonfarm partnership portion of the proprietors employment series reflects the tax-filing address of the partnership, which may be either the residence of one of the partners or the business address of the partnership. The employment estimates are designed to be consistent with the estimates of wage and salary disbursements and proprietors' income that are part of the personal income series. The employment estimates are based on the same sets of source data as the corresponding earnings estimates and are prepared with parallel methodologies. Two forms of proprietors' income-the income of limited partnerships and the income of tax-exempt cooperatives-have no corresponding employment estimates.

NOTES

⁴ **How do children qualify for free and reduced price meals?**

Any child at a participating school may purchase a meal through the National School Lunch Program. Children from families with incomes at or below 130 percent of the poverty level are eligible for free meals. Those with incomes between 130 percent and 185 percent of the poverty level are eligible for reduced-price meals, for which students can be charged no more than 40 cents. (For the period July 1, 2009, through June 30, 2010, 130 percent of the poverty level is \$28,655 for a family of four; 185 percent is \$40,793). Children from families with incomes over 185 percent of poverty pay a full price, though their meals are still subsidized to some extent. Local school food authorities set their own prices for full-price (paid) meals, but must operate their meal services as non-profit programs. After school snacks are provided to children on the same income eligibility basis as school meals. However, programs that operate in areas where at least 50 percent of students are eligible for free or reduced-price meals may serve all their snacks for free.

⁵ **Fair Market Rent** for an apartment is estimated at \$800 per month. Under Section 8, the Tenant is required to pay 20% of her income toward rent; the Landlord would receive a payment from the government to make up the difference.

⁶ **Housing Units.** A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families, or any other group of related or unrelated persons who share living arrangements. For vacant units, the criteria of separateness and direct access are applied to the intended occupants wherever possible. Both occupied and vacant housing units are included in the housing unit inventory, except that recreational vehicles, boats, vans, tents, railroad cars, and the like are included only if they are occupied as someone's usual place of residence. Vacant mobile homes are included provided they are intended for occupancy on the site where they stand. Vacant mobile homes on dealers' sales lots, at the factory, or in storage yards are excluded from the housing unit inventory.

⁷ **A Unit** is considered affordable if it costs no more than 30% of the renter's income. In Kansas, the Fair Market Rent (FMR) for a two-bedroom apartment is \$628. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$2,095 monthly or \$25,136 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$12.08.

In Kansas, a minimum wage worker earns an hourly wage of \$5.85 (2008). In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 83 hours per week, 52 weeks per year. Or, a household must include 2.1 minimum wage earner(s) working 40 hours per week year-round in order to make the two-bedroom FMR affordable. Monthly Supplemental Security Income (SSI) payments for an individual are \$637 in Kansas. If SSI represents an individual's sole source of income, \$191 in monthly rent is affordable, while the FMR for a one-bedroom unit is \$509.