ARTICLE 32:

To see if the Town will vote to repeal the previous acceptance of Sections 3 to 7 inclusive, of Chapter 44B of the Massachusetts General Laws, otherwise known as the Community Preservation Act, or take any other action relative thereto.
BY PETITION: Steven Striar et al.

Article 32

While the repeal, for me is primarily a philosophical endeavor there are also several practical reasons for repealing the Community Preservation Act in the Town of Plymouth.

I believe first among them would be the much appreciated savings that Plymouth taxpayers would enjoy upon repeal (about $85 per year on a $400,000 home). A small amount compared to this years anticipated real estate tax increase of over $300 for that same home. But every bit helps.

Another benefit is keeping properties on the tax roll. Not only vacant land which if developed appropriately and in accordance with our zoning and environmental laws adds to the overall tax base but also existing structures like the Simes House. Also, several downtown properties that were acquired or repurposed using CPA funds may have ultimately found there way into private ownership and back onto the tax roll as well. All together they could be generating hundreds of thousands of dollars in tax revenue every year to help pay for needed town services and projects.

Along with the increase in the tax base associated with development and private ownership of real estate the town also benefits from increases in other taxes and fee revenue. Its citizens and businesses benefit as well. From additional consumer spending for services and products to enhanced employment opportunities to provide those services and products.

Another area of concern is keeping housing affordable in Plymouth. This is different then the affordable housing program for low income residents impacted by the CPA. This is about the ability of the marketplace to create and keep pace with the need for real workforce housing. While the average existing home price in Plymouth is around $320,000, new home prices are averaging significantly higher. And while we may never fully be able to get back to where we need to be in pricing that allows for a better mix of new housing types and sizes, we may be able to slow the price appreciation by pulling the public money out of the mix. Hopefully, allowing market forces to correct a bit and bring that average price down. There are a lot of people who live in this town who would also like their children or grandchildren to be able to afford to buy a home here.

However, the above being some of the practical, tangible issues arguing for repeal I will shift now to the philosophical and historical reasons for repealing the Community Preservation Act.

If one wants to understand the history of the CPA you will need to go back to 1980, the year Proposition 2 1/2 was approved by voter referendum. The purpose of Prop. 2 1/2 was to put a cap on the level of municipal tax increases. In 1983, the year after Prop. 2 1/2 went into effect many local and State officials started to look for ways to get around the mandates of Prop. 2 1/2. From that time and continuing to today they keep looking. Out of this effort have come a number of 'Local Option" taxes. Authorized by the legislature but enacted locally, I believe they are used to circumvent the will of the voters as expressed by the approval of Prop.2 1/2.

In the late 1990's after repeatedly failing to win passage of legislation to create a Land Bank option for municipalities which, if enacted would have been funded by a local real estate transfer tax and used exclusively for conservation purposes, proponents changed their strategy. They realized that to be successful they would need to broaden the scope of their efforts. It could not just be about open space.

To win over legislators from the cities, developed suburbs and rural towns in the western part of the state with lots of open space they added funding for historic preservation and affordable housing to the program. The proponents knew to win over reluctant taxpayers would take a little more. In order to pave the way for local passage the CPA includes an incentive. Matching funds. These funds would come from a fee (actually another tax) charged for recording documents at the County Registry of Deeds. In September of 2000 the CPA was signed into law.

So what grew out of the best of intentions, was a legislative scheme to get around the restrictions imposed by Prop.2 1/2. But even worse. At least for citizens of the towns that did not pass the CPA locally is the requirement that they subsidize the participating communities every time they record a document at the Registry of Deeds. And still worse, for everyone. Because of shortfalls in the level of matching funds available, now down to approximately 20%, to participating communities the State has started supplementing the community preservation fund with general fund dollars. Millions of dollars that should be going to fix our roads and bridges, fund our schools or provide health care services for those in need is being diverted from this common good.

Also, considering that many of the municipalities that opted for the higher 3% tax are some of the wealthiest in the State it raises a significant question about the overall fairness and prudence of the Act itself. Is it really good public policy to redirect limited assets from poorer communities to wealthier ones.

Putting aside the fairness issue, one can now ask, is it in the best interests of the citizens of a city or town to give the local government, even one populated by wonderful people with good intentions the ability to raise and appropriate tax money in this way? Creating, in essence a slush fund to be administered by those good, well intentioned people to further their vision and beliefs. I believe the answer is no. We have a time honored and well tested method for raising and appropriating funds in our community. What sets these issues, open space, historical preservation and affordable housing apart from all others? Are these needs so great that they can only be funded in this manner? Managed in this manner? Again, I believe the answer is no. The town of Plymouth and it's people, historical societies, local conservation groups and affordable housing advocates have been addressing these issues with tax dollars, donations and toil long before the CPA . I can not imagine that changing because the CPA is repealed.

So, to that end I ask your favorable consideration and support of this article. Understanding that because of an interesting and disturbing provision of the CPA itself there is a requirement that the Community Preservation Act may only be repealed (after being in effect for at least five years) in the same manner by which it was enacted. In this case that means legislative action by Town Meeting this spring. Only then and only if they approve, to a referendum in the fall. To the best of my knowledge this is the only local option tax or tax of any kind that places such a burden on the people to affect it's repeal.

General Laws

Section 16. (a) At any time after imposition of the surcharge, the legislative body may approve and the voters may accept an amendment to the amount and computation of the surcharge, or to the amount of exemption or exemptions, in the same manner and within the limitations set forth in this chapter, including reducing the surcharge to 1 per cent and committing additional municipal funds pursuant to subsection (b1/2) of section 3.

(b) At any time after the expiration of five years after the date on which sections 3 to 7, inclusive, have been accepted in a city or town, said sections may be revoked in the same manner as they were accepted by such city or town, but the surcharge imposed under section 3 shall remain in effect in any such city or town, with respect to unpaid taxes on past transactions and with respect to taxes due on future transactions, until all contractual obligations incurred by the city or town prior to such termination shall have been fully discharged.

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According to the annual CP-2 reports filed with the State

The Community Preservation Committee has spent more than $800,000 on Administrative expenses and more than $820,000 on Debt Service through fiscal year 2015.

Fiscal year 2016 is anticipated to be over $98,000

Historic Plymouth properties preserved* prior to the CPA

(partial list)

Memorial Hall
Pilgrim Hall Museum
Mayflower Society House
1749 Court House
Spooner House
Howland House
Sparrow House
Hedge House
Harlow Old Fort House
Nathaniel Morton School
Town Hall
Cordage Park

* using both public or private funds

Town of Plymouth property acquisitions prior to the CPA

(partial list)

BK 12549 PG 067

159018

QUITCLAIM DEED

The Trust for Public Land, a non-profit public benefit corporation duly established under the laws of the State of California, having an address at 67 Batterymarch Street, Boston, Massachusetts, for consideration paid, and in full consideration of One Million Three Hundred Twenty-five Thousand and No/100 Dollars ($1,325,000), grants to The Inhabitants of the Town of Plymouth, having an address of Town Hall, 11 Lincoln Street, Plymouth, MA 02360 with QUITCLAIM COVENANTS, the following land in Plymouth, Plymouth County, Massachusetts, shown on a plan recorded with the Plymouth County Registry of Deeds in Plan Book 33, Pages 84 through 94 inclusive:

Four certain parcels of adjacent land with the buildings thereon, if any, situated in Plymouth, Plymouth County, Massachusetts on the southwesterly side of Massachusetts State Highway, Route 3, the easterly side of Jordan Road and Long Pond Road and the westerly side of Bump Rock Road, bounded and described as follows:

PARCEL ONE: All the same premises described as Parcel One in deed of Dorothy Whipple Fry et al to 372 Stuart Street Inc. dated January 2, 1936 recorded with said Deeds in Book 1717 Page 588 situated on the southwesterly side of Massachusetts State Highway, Route 3 and the easterly side of Jordan Road.

Excepting herefrom that portion of the premises conveyed by deed of Paul J. Whipple et al Trustees to Boston Edison Company dated June 14, 1978 recorded with said Deeds in Book 4471 Page 422.

PARCEL TWO: A certain parcel of land containing 4.37 acres more or less situated on the Easterly side of Long Pond Road beginning at a point on the easterly side of said road near Watermelon Bottom, thence South 67° East Nineteen (19) rods to the first parcel described herein; thence South 22½° West by said first described parcel about thirty-five (35) rods to a corner; thence Northwesterly by said parcel about fifteen (15) rods to said Long Pond Road; thence generally northerly by said Long Pond Road to the point of beginning.

CANCELLED

DEEDS REG 18
PLYMOUTH

12/31/93

XMPT 0.00
CASH 0.00

2940A000 10:51
EXCISE TAX

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
31 DEC 1993 10:02AM
JOHN D. RIORDAN
REGISTER

PL95-126

BK 13448 PG 324

16942
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
01 MAR 1995 02:03PM
JOHN D.RIORDAN
REGISTER
Bk 13448 Pg 324

QUITCLAIM DEED

WE, ADRIENNE CARREAU, individually and ADRIENNE E. CARREAU, and DAVID E. CARREAU, Trustees of CARREAU FAMILY LAND TRUST under Declaration of Trust dated December 27, 1988 recorded with Plymouth County Registry of Deeds in Book 9540, Page 48, of Plymouth, Plymouth County, Massachusetts, for consideration paid of Four Hundred Thousand and 00/100 ($400,000.00) Dollars, grant to THE INHABITANTS OF THE TOWN OF PLYMOUTH, a Municipal Corporation duly organized and existing with a usual place of business at Town Hall, Lincoln Street, Plymouth, Plymouth County, Massachusetts with

QUITCLAIM COVENANTS

A certain parcel of land located on the Southeasterly side of South Meadow Road in said Plymouth and shown as Lot 1-2 on a plan of land entitled "Plan of Land, West Plymouth Recreational Area, South Meadow Road, Plymouth, Massachusetts", which plan is dated November 23, 1994 and drawn by the Plymouth Department of Pubilc Works - Engineering Division, Frederick J. Smith, Town Engineer, which said plan is to be recorded herewith and to which plan reference is hereby made for a more particular description.

Containing and area of 40.05 acres, more or less, according to said plan.

The Grantee acknowledges that the granted premises is presently assessed and classified for real estate tax purposes pursuant to M.G.L., c. 61 and that the Board of Assessors for the Town of Plymouth has recorded a lien against the property consistent with that statute. This conveyance is made subject to that assessment and classification and subject to the recorded lien, the consequences of which the Grantee assumes.

For the same consideration, the Grantors herein grant to the Grantee herein, an easement for drainage purposes over their remaining land in the area depicted on the aforementioned plan as "Drainage Easement", the purposes for which are more fully contained in an Easement granted by Adrienne Carreau to the Town of Plymouth dated November 15, 1972 and recorded with said Plymouth Deeds in Book 3839, Page 115. Meaning and intending to ratify and confirm the grant of said easement as fully as if the Grantors herein were a party to that earlier easement.

BOTH SYSTEMS 165521
DOC# 457166

DEED

We, **WILLIAM H. WREAN AND WILLIAM H. WREAN, JR., AS TRUSTEES OF THE SACAJAWEA CHARITABLE FOUNDATION REALTY TRUST** u/d/t dated March 26, 1999 and filed with the Plymouth County Registry District as Document No. 445691, and recorded with the Plymouth County Registry of Deeds in Book 17311 at Page 003, of Wellesley, Norfolk County, Massachusetts

for consideration of Seven Hundred Twenty Thousand and 00/100 Dollars ($720,000.00) paid,

grant to the **TOWN OF PLYMOUTH**, a Massachusetts municipal corporation, acting by, through and under its Conservation Commission, for administration, control and maintenance pursuant to M.G.L., Chapter 40, Section 8C, having a mailing address at Plymouth Town Hall, 11 Lincoln Street, Plymouth, Massachusetts 02360

WITH QUITCLAIM COVENANTS

the following parcels of land situate in Plymouth, in the County of Plymouth, and said Commonwealth, described as follows:

PARCEL 1

Being Lot 1, except the water lines, as determined by the Court to be located as shown on the subdivision plan #9308B, drawn by Boston Survey Consultants, Surveyors, dated April 30, 1970, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title No. 1639.

So much of said lot as is included within the location of all the ways as approximately shown on plan #9208A is subject to the rights of all persons lawfully entitled thereto in and over the same; and said lot is also subject to the reservation contained in a deed from Adoniram J. Atwood et al to Robert B. Blodgett, dated June 29, 1897, duly recorded in Book 739, Page 574, and to the reservation contained in another deed from Belcher Manter dated June 3, 1811, duly recorded in Book 152, Page 86.

The above-described land is also subject to two takings by the County Commissioners one for the relocation of part of Long Pond Road, dated May 28, 1963, filed and registered as document #89581 and the other for the relocation of part of Boot Pond Road, dated November 6, 1966, filed and registered as document #110251.

There is appurtenant to said lot rights of flowage as set forth in a deed from John B.H. Odiorne to John Williams, dated April 12, 1830, duly recorded in Book 167, Page 181, except as such rights of flowage extend to or affect the land of John M. Atwood, Helen C. Dickson and

Property Address: Land off Russell Mill Pond and Saw Mill Pond, Plymouth, MA

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
17 DEC 1999 01:20PM
RICHARD C.SEIBERT
REGISTER
Bk 18137 Pg 4-11

46078

DEED

I, CAROL G. SMITH, Individually and as Trustee of THE PLYMOUTH TRUST, under Declaration of Trust dated March 18, 1981 at Plymouth Deeds at Book 10528, Page 273, as affected by Instrument at Book 10528, Page 284, of 39 River Street, Plymouth, MA 02360, grant to THE TOWN OF PLYMOUTH, a municipal body politic located in Plymouth County, Massachusetts, with quitclaim covenants, a gift of the following real estate, having a FY 2000 assessed value of $36,200, pursuant to the action taken by the Plymouth Town Meeting under Article 8 of the Warrant for the Special Town Meeting held on April 1, 2000, an attested copy of which is appended hereto as Exhibit A:

A certain parcel of land situated on the southerly side of White Island Pond Road and Bournehurst Drive and on the northerly side of Massachusetts State Highway Route 25, being shown as Lot 18-8 on Map 125 containing 6.58 acres, more or less, and being shown as Lot 10B-6 on Plan No. 432 of 1991 in Plan Book 34, Page 460 at the Plymouth County Registry of Deeds.

Said land shall be held under the care and custody of the Board of Selectmen*

The address of the subject premises is Lot 18-6, Map 125, White Island Pond Road, Plymouth, MA 02360.

*for general municipal purposes.

Grantee Address: Plymouth Town Hall
Lincoln St Plymouth

For title, see:

1. Deed in Book 4967, Page 222.
2. Plymouth Probate Case 90P1031E1.
3. Deed in Book 10528, Page 285.

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
09 MAY 2000 11:02AM
RICHARD C.SEIBERT
REGISTER
Bk 18504 Pg 306-308

I hereby certify that:

1. Said Trust has not been terminated, modified, altered, or amended;
2. Pursuant to said Trust, the Trustee has the authority to take such action as may be directed by all the Beneficiaries of the Trust;
3. Upon the specific direction of the Beneficiaries, the Trustee has been authorized to:

(a) sell and convey said real estate on behalf of the Trust, on such terms and conditions, and for such consideration, as the Trustee in the Trustee's absolute discretion deems advisable.

(b) execute such documentation as the Trustee deems necessary and advisable in order to effectuate the above-described sale.

Executed as a sealed instrument this 30th day of April, 2000.

Carol G. Smith

Carol G. Smith, Individually and as
Trustee as aforesaid

6/
Winokur Winokur
Serkey & Rosenberg

BK 13638 PG 266

49383
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
20 JUN 1995 10:39AM
JOHN D.RIORDAN
REGISTER
Bk 13638 Pg 266

DEED

I, A. CHARLES CARANCI, JR., a/k/a ARTHUR CHARLES CARANCI, JR., TRUSTEE OF THE MJC NOMINEE TRUST, under Declaration of Trust dated March 20, 1992 and recorded at Plymouth Deeds in Book 11159, Page 26, of Plymouth, Plymouth County, Massachusetts, in consideration of Four Hundred Fifty Thousand and 00/100 Dollars ($450,000.00), grant to THE TOWN OF PLYMOUTH,* a municipal body politic located in Plymouth County, Massachusetts, with quitclaim covenants:

A certain parcel of land with the buildings thereon situated at 253 South Meadow Road, Plymouth, Massachusetts 02360, more particularly bounded and described in Exhibit A attached hereto and made a part hereof.

For title, see deed recorded at Plymouth County Registry of Deeds in Book 11159, Page 33.

Executed as a sealed instrument this 16th day of June, 1995.

A. Charles Caranci Jr.
A. CHARLES CARANCI, JR.,
Trustee as aforesaid

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss. June 16, 1995

Then personally appeared the above-named A. CHARLES CARANCI, JR., Trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me,

Notary Public: LAWRENCE I. WINOKUR
My commission expires: 10/5/2001

* 11 Lincoln St Plymouth, MA 02360

BK12694PG339

22827

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
28 FEB 1994 03:57PM
JOHN D.RIORDAN
REGISTER

QUITCLAIM DEED

Ryder Truck Rental, Inc., a Florida corporation with a usual place of business at 3600 N.W. 82nd Avenue, Miami, Florida 33102-0816, in consideration of $1,500,000.00 paid, grants to the Inhabitants of the Town of Plymouth acting by and through its Board of Selectmen, having an address of Plymouth Town Hall, 11 Lincoln Street, Plymouth, MA 02657, with Quitclaim Covenants, the land with the buildings and structures thereon described as follows:

A certain parcel of land situated on the northeasterly and easterly side of Camelot Drive, Plymouth, Plymouth County, Massachusetts, being shown as Lot 23-13 on plan entitled: "Subdivision Plan of Land in Plymouth, Plymouth County, MA Prepared for Shiretown Realty Trust Scale: 1" = 200' October 14, 1987 Associated Engineers of Plymouth, Inc., Civil Engineering, Land Surveying, Land Planning, Plymouth, Massachusetts," which plan is recorded at Plymouth County Registry of Deeds as Plan No. 1126 of 1987 and to which plan reference is hereby made for a more particular description thereof.

Subject to Declaration of Protective Covenants and Restrictions recorded at Plymouth County Registry of Deeds, Book 6290, Page 8.

Subject to and together with all easements, rights, rights of way and restrictions of record insofar as in force and applicable.

Together with a right of way over Camelot Drive to Long Pond Road for all purposes for which rights of way are used in the Town of Plymouth.

The address of the premises is: 157 Camelot Drive, Plymouth, MA 02360.

Being the land conveyed to Ryder Truck Rental, Inc. by Robert J. Balboni and Joseph A. Balboni by deed dated March 22, 1988 and recorded with the Plymouth County Registry of Deeds on March 22, 1988 in Book 8346, Page 173.

This is not a sale of all or substantially all of the assets of Ryder Truck Rental, Inc.

DEEDS REG 18
PLYMOUTH
02/28/94
XMPT 0.00
CASH 0.00
5398A000 1:41
EXCISE

CANCELLED

BK 14863 PG 334

126655

The Gagnon Corporation,

a corporation duly established under the laws of the Commonwealth of Massachusetts, and having its usual place of business at 1179 Ocean Street, Marshfield, of Plymouth County, Massachusetts, in consideration of

Ninety-nine Thousand Three Hundred ($99,300.00) Dollars, grants to the Town of Plymouth, a Municipal Corporation located in the County of Plymouth, acting by and through its Board of Selectmen,

of Plymouth, Plymouth County, Massachusetts, with quitclaim covenants

~~the land~~ A certain parcel of land with the buildings thereon situated in Plymouth County, Massachusetts, being more particularly bounded and described as follows:

A certain lot of land, together with the buildings thereon, situated on the Westerly side of Court Street, in said Plymouth, bounded and described as follows:

Beginning at the Southeasterly corner of the granted premises, being the northeasterly corner of land now or formerly of Frederick H. Bradley and Mary L. Bradley;

Thence, running Northerly by Court Street, seventy-one and 2/10 (71.2) feet;

Thence, running Southwesterly by land formerly of the Plymouth Five Cents Savings Bank about four hundred sixty-seven (467) feet to land formerly of Francesco Borghi;

Thence running Southerly along said land formerly of Borghi, seventy-one and 2/10 (71.2) feet to the Southwesterly corner of said Bradley's land;

Thence, running Easterly in the Northerly line of said Bradley's land, four hundred sixty-seven and 8/10 (467.8) feet to the point of beginning.

For Title, see Deed from Leo J. and Mary C. Ceccarelli, to The Gagnon Corporation dated July 17, 1984, and recorded at the Plymouth County Registry of Deeds in Book 5714, Page 58.

The conveyance of this property is not all or substantially all of the assets of The Gagnon Corporation.

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
20 DEC 1996 04:00PM
JOHN D.RIORDAN
REGISTER
Bk 14863 Pg 334

Property Address: 316 Court Street, Plymouth, MA

Grantee's address: 11 Lincoln Street, Plymouth, MA

In Witness Whereof the said The Gagnon Corporation,

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Robert E. Gagnon, its Treasurer and its President hereto duly authorized, this day of December, in the year one thousand nine hundred and ninety-six.

Signed and sealed in presence of

by Robert E. Gagnon, President & Treasurer
The Gagnon Corporation

The Commonwealth of Massachusetts

Plymouth ss. December 19 96

Then personally appeared the above named Robert E. Gagnon, President, and Treasurer

and acknowledged the foregoing instrument to be the free act and deed of the Gagnon Corporation,

before me,

Michael F. Loring, Notary Public
Justice of the Peace

END OF INSTRUMENT

My commission expires June 30, ~~XXX~~ 2000

64034

DEED

We, JEFFREY H. KAPELL, of 420 Billington Street, Plymouth, MA 02360 and MARTHA STEARNS, f/k/a MARTHA S. KAPELL, of 12 Chilton Street, No. 2, Cambridge, MA 02138, in consideration of Five Hundred Thousand and 00/100 Dollars ($500,000.00), grant to THE TOWN OF PLYMOUTH, a municipal body politic located in Plymouth County, Massachusetts, under the provisions of Massachusetts General Laws, Chapter 40, Section 8C, as it may hereafter be amended and other Massachusetts Statutes relating to Conservation, to be managed and controlled by the Conservation Commission of the Town of Plymouth or its designated management agent, with quitclaim covenants:

A certain parcel of land situated on the westerly side of Rocky Pond Road, in Plymouth, Plymouth County, Massachusetts containing a total area of 67.2 acres, more or less, and shown as Proposed Lot 4C on Plan No. 657 of 1999 at the Plymouth County Registry of Deeds. Said land is a portion of the land described in deed recorded at Plymouth Deeds in Book 8101, Page 308.

Together with the benefit of easement recorded at Plymouth Deeds in Book 4203, Page 792.

The address of the subject premises is Lot 4C, Map 91, Rocky Pond Road, Plymouth, MA 02360.

Executed as a sealed instrument this 5th day of June, 2000.

Jeffrey H. Kapell

Jeffrey H. Kapell

Martha Stearns

Martha Stearns

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
27 JUN 2000 09:28AM
RICHARD C.SEIBERT
REGISTER
Bk 18639 Pg 141-142

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss. June 16, 2000

Then personally appeared the above-named JEFFREY H. KAPELL, and acknowledged the foregoing instrument to be his free act and deed, before me,

OFFICIAL SEAL
RICHARD M. SERKEY
NOTARY PUBLIC - MASSACHUSETTS
My Comm. Expires 8-9-02

RM Serkey

Notary Public:
My commission expires: 8-9-02

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. June 5, 2000

Then personally appeared the above-named MARTHA STEARNS, and acknowledged the foregoing instrument to be her free act and deed, before me,

Lina Dell'Aria

Notary Public:
My commission expires: 7/29/05

LINA DELL'ARIA
NOTARY PUBLIC
My Commission Expires July 29, 2005

plt. 00-818

126767
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
01 DEC 2000 11:09AM
RICHARD C.SEIBERT
REGISTER
Bk 19123 Pg 244-246

QUITCLAIM DEED

I, Richard Swift of 40 Cross St., N. Pembroke, Massachusetts (the "Grantor") for consideration paid, and in full consideration of Seventy-Two Thousand Dollars ($72,000),

hereby grant to the Town of Plymouth, a Massachusetts municipal corporation, acting by and through its Board of Selectmen, acting as Water Commissioners (the "Grantee"), having an address at 11 Lincoln Street, Plymouth, Massachusetts, 02360,

with **QUITCLAIM COVENANTS**, all of his rights, title and interest in the following described real estate:

> A parcel of land, with improvements, if any thereon, located in Plymouth, Massachusetts, containing 11.61 acres, shown as Parcel C on a plan entitled "Plan of Land in Plymouth, Massachusetts," Scale 1" = 100 ft., dated September 2000, prepared for Dufresne, Henry by Dillis and Mischle, Inc., recorded with the Plymouth County Registry of Deeds in Book _____, Page _____, or recorded herewith (the "Plan").

The Premises are granted together with a perpetual non-exclusive twenty foot wide access and utility easement within the area shown on the Plan as "20' Access and Utility Easement" running from the westerly sideline of Grantor's land N77° 00' 28"E 167.56 feet to a point, thence running N88° 36' 54"E 122.62 feet to a point, thence running N56° 37' 42"E 167.81 feet to a point on the southerly boundary of the Premises hereby conveyed, which easement may be used and improved to provide access to the Premises for all purposes for which the Premises may lawfully be used now or in the future, including without limitation water supply and telecommunication purposes, and for the construction, inspection, repair, removal, replacement, operation and maintenance of utilities, including without limitation drainage, water, sewer, electric, telephone, cable television and telecommunication utilities. The Grantee may grant or assign rights and easements in said access and utility easements to utility companies, including but not limited to telecommunication companies.

Grantor hereby reserves a perpetual twenty foot wide access and utility easement within the area shown on the Plan as "20' Access and Utility Easement" running from the easterly boundary of the Premises S60° 14' 42" W 188.35 feet to a point, thence running S74° 37' 37" W 114.75 feet to a point on the southerly boundary of the Premises to provide access and utilities to the benefited land for all purposes for which said land may lawfully be used now or in the future. The land benefited by this easement is the land in said Plymouth as described in the deed from Grace S. Nye to the Grantor dated December 9, 1981 and recorded with said Deeds in Book 5282, Page 145, and is the Grantor's remaining land after the conveyance herein.

For Grantor's title, see deed from Grace S. Nye dated December 9, 1981 and recorded with said Deeds in Book 5282, Page 145.

Mail

Edward Bagley
160 old Derby St.
Suite 227
Hingham MA. 02043

65-6

BK 13818 PG 274

76958
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
08 SEP 1995 01:38PM
JOHN D.RIORDAN
REGISTER
Bk 13818 Pg 274

DEED

I, JOHN G. TALCOTT, JR., INDIVIDUALLY AND AS TRUSTEE OF THE JOHN G. TALCOTT, JR. DECLARATION OF TRUST dated December 5, 1990, of Old Sandwich Road, Plymouth, Plymouth County, Massachusetts, in consideration of FIVE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS ($525,000.00), grant to THE INHABITANTS OF THE TOWN OF PLYMOUTH, a body politic in Plymouth County, Massachusetts, with quitclaim covenants:

A certain parcel of woodland situated on the west side of Old Sandwich Road in said Plymouth, bounded and described as follows:

Beginning on Old Sandwich Road at the Southerly end of the tenth share in the Tenth Great Lot in the last division of the Plymouth and Plympton Commons:

Thence Southerly by the road one hundred thirty-eight rods, more or less, to the Northerly end of the twelfth share in the Tenth Great Lot by the road, said point formerly marked by a heap of stones;

Thence turning and running West 30 degrees South two hundred fifty rods, more or less, to the Herring Way;

Thence turning and running Northeasterly by the Herring Way to the tenth share in the Tenth Great Lot;

Thence turning and running Easterly by the tenth share to the point of beginning.

There is excepted from said parcel a certain parcel of land bounded on the East by Old Sandwich Road, bounded on the Northwest by the tenth share in the Tenth Great Lot and being there thirty-three rods wide, being eighteen rods wide at its Southeast end, and being one hundred rods in length, and the course of the Southwest bound of said excepted parcel being North 50 degrees West.

The parcel conveyed is shown as Lot 6 on Plat 65 of the 1981 Plymouth Assessors Maps. The excepted parcel is shown as Lots 1, 2, 3, 4 and 5 of Plat 65.

Meaning and intending to convey and hereby conveying that certain parcel of land conveyed by George Thrasher to William Davis by deed dated February 15, 1819 recorded with Plymouth County Registry of Deeds in Book 137, Pages 135 and 136.

For my title, see deed from Digital Equipment Corporation to me dated May 10, 1982 and recorded with Plymouth County Registry of Deeds in Book 5147, Page 10.

Plymouth Open Space*

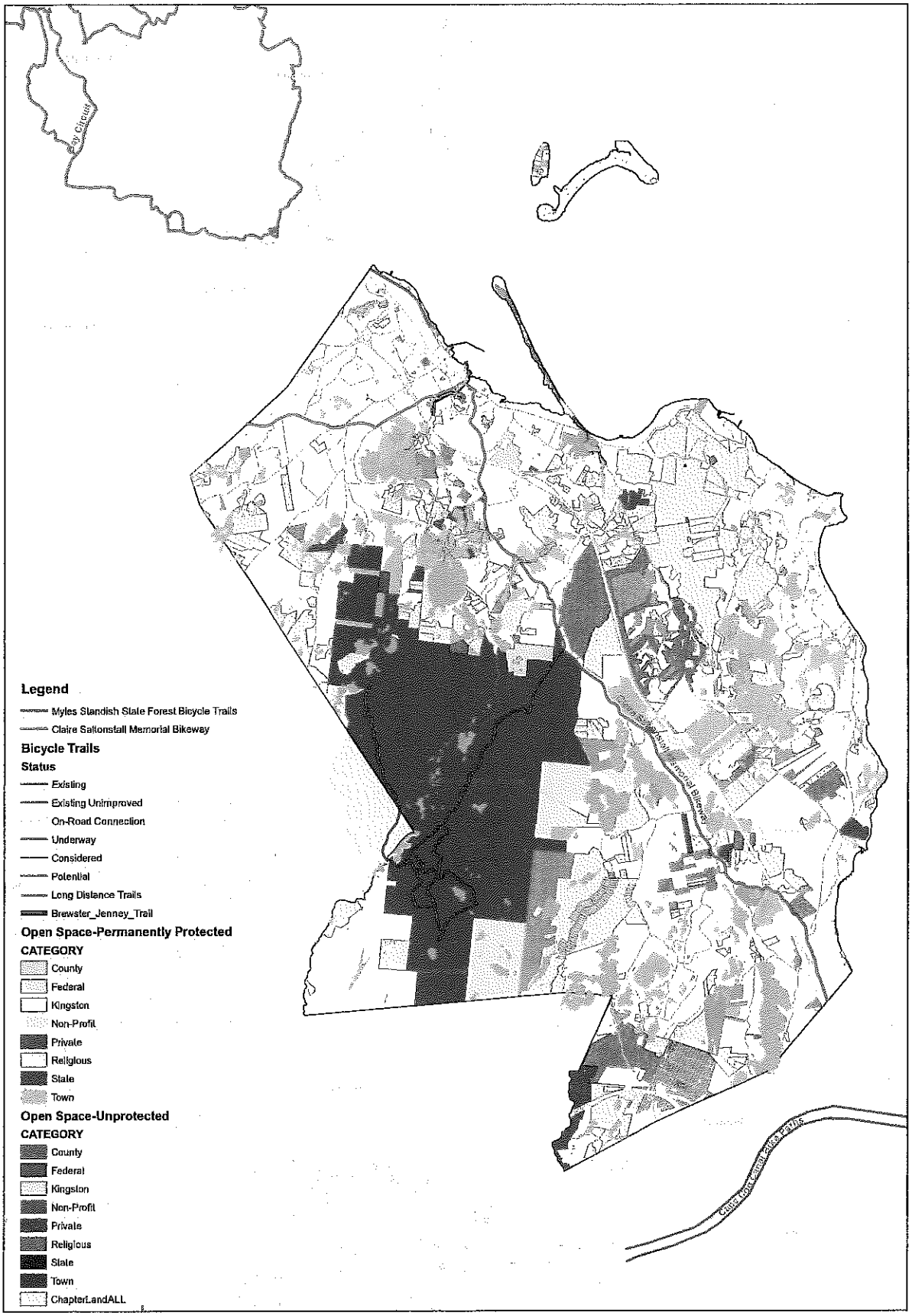
The Town of Plymouth consists of approximately 66,000 acres. Of this area almost 20,000 acres are considered permanently protected open space.

There are over 11,000 acres of beaches, wetlands, waterbodies and other natural resource areas that may protected from development by regulation. This does not include the thousands of acres impacted by priority habitat areas identified by Natural Heritage although there is some overlap.

There are also another 14,000 acres of land that is temporarily protected under Chapter 61. This land is primarily agricultural or forestry although approximately 1500 acres is recreational.

Of the 66,000 acres, 47,000 are either fully or partially protected.

*All information obtained from Town of Plymouth documents.



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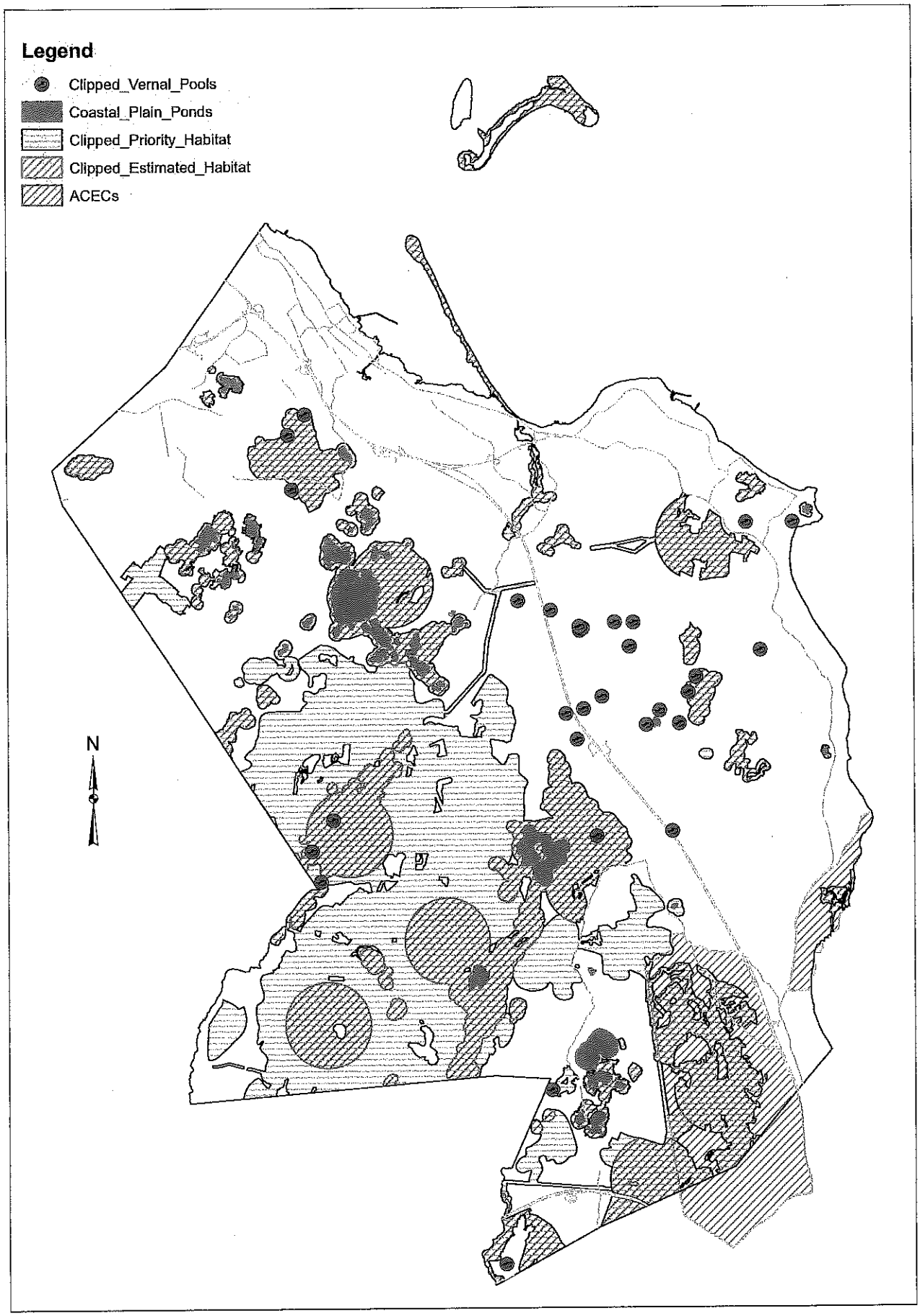
Open Space Inventory Map
July 2009

Department of Planning and Development



Department of Planning and Development

Unique Features
NHESP layers Updated from 2004 Plan

National Association of Home Builders

The Economic Impact of Home Building in a Typical Local Area

Income, Jobs, and Taxes Generated

April 2015

Housing Policy Department

NAHB

The Economic Impact of Home Building in a Typical Local Area

Income, Jobs, and Taxes Generated

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Local Impact of Home Building—Technical Documentation for the NAHB Model Used to Estimate the Income, Jobs, and Taxes Generated

Executive Summary

Home building generates substantial local economic activity, including new income and jobs for residents, and additional revenue for local governments. The National Association of Home Builders has developed a model to estimate these economic benefits. The model captures the effect of the construction activity itself, the ripple impact that occurs when income earned from construction activity is spent and recycles in the local economy, and the ongoing impact that results from new homes becoming occupied by residents who pay taxes and buy locally produced goods and services. In order to fully appreciate the positive impact residential construction has on a community, it is important to include the ripple effects and the ongoing benefits. Since the model was initially developed in 1996, NAHB has used it successfully to estimate the impacts of construction in over 800 projects, local jurisdictions, metropolitan areas, non-metropolitan counties, and states across the country.

This report presents separate estimates of the local area impacts of building 100 single-family homes, 100 rental apartments and $1 million worth of spending on residential remodeling. As described more fully below, most of the key inputs (such as value of the homes being built, and impact fees and property taxes per dollar of new construction) are based on national averages. Other than construction-related fees and residential property taxes, local government revenue is determined by on aggregating line items for all 89,000-plus local governments in the U.S. in the latest Census of Governments.

For purposes of the NAHB model, a local area must be large enough to include the places where construction workers live and spend their money, as well as the places where the new home occupants are likely to work, shop, and go for recreation. In practice, this usually means a Metropolitan Statistical Area (MSA) or Metropolitan Division, as defined by the U.S. Office of Management and Budget (OMB) based on local commuting patterns. Outside of an MSA, many counties are relatively self-contained areas that will satisfy the above criteria for a local area.

The NAHB model produces impacts on income and employment in 16 industries and local government, as well as detailed information about taxes and other types of local government revenue. Aggregate results are summarized below. Subsequent sections of the report show detail by industry and type of tax or fee revenue generated.

Single-Family Construction

- The estimated one-year impacts of building 100 single-family homes in a typical local area include
    - **$28.7 million** in local income,
    - **$3.6 million** in taxes and other revenue for local governments, and
    - **394** local jobs.

  These are local impacts, representing income and jobs for residents of an average metropolitan area or nonmetropolitan county, and other sources of revenue, including permit fees) for all local jurisdictions within the local area. They are also one-year impacts that include both the direct and indirect impact of the construction activity itself, and the impact of local residents who earn money from the construction activity spending part of it

within the local area. Local jobs are measured in full time equivalents—i.e., one reported job represents enough work to keep one worker employed full-time for a year, based on average hours worked per week by full-time employees in the industry. The one-year estimates also assume that construction materials are subject to a local sales tax of 1.52 percent, an average (weighted by population) computed by NAHB across rates for individual states reported by the Tax Foundation.

- The additional, annually recurring impacts of building 100 single-family homes in a typical local area include
    - **$4.1 million** in local income,
    - **$1.0 million** in taxes and other revenue for local governments, and
    - **69** local jobs.

  These are ongoing, annual local impacts that result from the new homes becoming occupied, and the occupants paying taxes and otherwise participating in the local economy year after year. The ongoing impacts also include the effect of increased property taxes, based on the difference between the value of raw land and the value of a completed housing unit on a finished lot, assuming that raw land would be taxed at the same rate as the completed housing unit.

The above impacts were calculated assuming that new single-family homes built in a typical metropolitan area or nonmetropolitan county have an average price of $378,000; which includes $48,000 in raw land value and $13,672 in permit, hook-up, impact and other fees paid to local governments; and incur an average property tax of $4,239 per year. The house price and raw land value are based on a blended average of prices of new homes built for sale and contract prices for custom homes built on the homeowner's land, from the Census Bureau's Survey of Construction (along with assumptions about raw land and other factors the Census Bureau uses when processing construction value in the survey).[1] The impact fees are based on a national average percentage estimated by NAHB in a 2011 article.[2] The property tax payment is based on a national average computed from the Census Bureau's American Community Survey summary files.

Multifamily Construction

- The estimated one-year impacts of building 100 rental apartments in a typical local area include
    - **$11.7 million** in local income,
    - **$2.2 million** in taxes and other revenue for local governments, and
    - **161** local jobs.

  These are local impacts, representing income and jobs for residents of the typical metropolitan area or nonmetropolitan county, and revenue for all jurisdictions within the local area. They are also one-year impacts that include both the direct and indirect impact of the construction activity itself, and the impact of local residents who earn money from the construction activity spending part of it within the local area's economy.

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[1] For more detail, see "Impact of Home Building and Remodeling on the U.S. Economy" published by NAHB in *HousingEconomics.com*, May 2014.

[2] "How Government Regulation Affects the Price of a New Home," *HousingEconomics.com*, July 2011

- The additional, annually recurring impacts of building 100 rental apartments in a typical local area include
    - **$2.6** million in local income,
    - **$503,000** in taxes and other revenue for local governments, and
    - **44** local jobs.

  These are ongoing, annual local impacts that result from the new apartments becoming occupied, and the occupants paying taxes and otherwise participating in the local economy year after year. They also represent impacts that have been reduced to account for the natural vacancy rate that tends to prevail in multifamily properties (see page 23 of the Technical Documentation).

These impacts were calculated assuming that new multifamily units built in the typical local area have an average market value of $145,000; which includes $14,000 in raw land value and $13,672 in permit, hook-up, impact and other fees paid to local governments; and incur an average annual property tax of $1,626 per unit. Value is based on national median asking rent for new apartments in the Survey of Market Absorption (funded by HUD and conducted by the U.S. Census Bureau) and the national median rent to value ratio in the inaugural Rental Housing Rental Housing Finance Survey (also funded by HUD and conducted by the Census Bureau). The assumptions about the construction related fee percentage and residential property tax rate are the same as for single-family construction.

Residential Remodeling

- The estimated one-year local impacts of $1 million spent on residential remodeling in a typical local area include
    - **$841,000** in local income,
    - **$71,000** in taxes and other revenue for local governments, and
    - **11 and a half** local jobs.

  Again, these represent local, one-year impacts occurring within a metropolitan area or nonmetropolitan county.

- Although certain remodeling jobs may be extensive enough to render otherwise uninhabitable units fit for occupancy (thereby allowing the local area to retain extra households and trigger ongoing impacts analogous to the ones for new construction), the NAHB local impact model uses a conservative default assumption that this is not the case. The ongoing, annual economic benefits to the local economy are therefore limited to
    - $11,000 in residential property taxes.

In addition to the treatment of property taxes, the estimated remodeling impacts assume that 1.25 percent of the value of the remodeling job is paid to a jurisdiction in the local area in the form of permit fees, a percentage NAHB Remodelers have reported as typical for projects undertaken by professional remodeling companies.

The Economic Impact of Home Building in a Typical Local Area

Income, Jobs, and Taxes Generated

Detailed Tables on Single-Family Construction

Impact of Building 100 Single-Family Homes In a Typical Local Area

Summary

Total One-Year Impact: Sum of Phase I and Phase II:

Local Income	Local Business Owners' Income	Local Wages and Salaries	Local Taxes[1]	Local Jobs Supported
$28,670,800	$8,606,200	$20,064,700	$3,358,600	394

Phase I: Direct and Indirect Impact of Construction Activity:

Local Income	Business Owners' Income	Local Wages and Salaries	Local Taxes[3]	Local Jobs Supported
$19,204,100	$6,526,800	$12,677,400	$2,152,500	237

Phase II: Induced (Ripple) Effect of Spending the Income and Taxes from Phase I:

Local Income	Business Owners' Income	Local Wages and Salaries	Local Taxes[1]	Local Jobs Supported
$9,466,700	$2,079,400	$7,387,300	$1,206,100	157

Phase III: Ongoing, Annual Effect that Occurs When New Homes are Occupied:

Local Income	Local Business Owners' Income	Local Wages and Salaries	Local Taxes[1]	Local Jobs Supported
$4,091,900	$922,400	$3,169,900	$1,014,800	69

[3] The term local taxes is used as a shorthand for local government revenue from all sources: taxes, fees, fines, revenue from government-owned enterprises, etc.

Impact of Building 100 Single-Family Homes in a Typical Local Area
Phase I—Direct and Indirect Impact of Construction Activity

A. Local Income and Jobs by Industry

Industry	Local Income	Local Business Owners' Income	Local Wages and Salaries	Wages & Salaries per Full-time Job	Number of Local Jobs Supported
Construction	$14,804,600	$5,048,300	$9,756,300	$55,000	176
Manufacturing	$1,500	$100	$1,500	$54,000	0
Transportation	$800	$400	$400	$29,000	0
Communications	$123,700	$43,200	$80,500	$78,000	1
Utilities	$27,300	$5,900	$21,400	$97,000	0
Wholesale and Retail Trade	$1,535,500	$338,600	$1,196,900	$35,000	34
Finance and Insurance	$276,900	$10,400	$266,500	$120,000	2
Real Estate	$760,400	$654,700	$105,600	$55,000	2
Personal & Repair Services	$76,000	$18,100	$57,900	$40,000	1
Services to Dwellings / Buildings	$52,100	$20,100	$32,000	$37,000	1
Business & Professional Services	$1,217,500	$283,300	$934,300	$66,000	14
Eating and Drinking Places	$43,800	$7,200	$36,600	$29,000	1
Automobile Repair & Service	$16,200	$4,900	$11,300	$40,000	0
Entertainment Services	$9,500	$900	$8,600	$33,000	0
Health, Educ. & Social Services	$1,700	$100	$1,700	$51,000	0
Local Government	$63,700	$0	$63,700	$74,000	1
Other	$192,900	$90,600	$102,200	$48,000	2
Total	$19,204,100	$6,526,800	$12,677,400	$53,000	237

B. Local Government General Revenue by Type

TAXES:		USER FEES & CHARGES:	
Business Property Taxes	$55,200	Residential Permit / Impact Fees	$1,367,200
Residential Property Taxes	$0	Utilities & Other Govt. Enterprises	$200,000
General Sales Taxes	$190,500	Hospital Charges	$92,600
Specific Excise Taxes	$8,200	Transportation Charges	$36,300
Income Taxes	$40,200	Education Charges	$37,700
License Taxes	$6,900	Other Fees and Charges	$113,200
Other Taxes	$4,600	TOTAL FEES & CHARGES	$1,847,000
TOTAL TAXES	$305,500	TOTAL GENERAL REVENUE	$2,152,500

Impact of Building 100 Single-Family Homes in a Typical Local Area
Phase II—Induced Effect of Spending Income and Tax Revenue from Phase I

A. Local Income and Jobs by Industry

Industry	Local Income	Local Business Owners' Income	Local Wages and Salaries	Wages & Salaries per Full-time Job	Number of Local Jobs Supported
Construction	$554,600	$203,900	$350,600	$55,000	6
Manufacturing	$1,900	$100	$1,800	$52,000	0
Transportation	$21,300	$10,300	$11,000	$29,000	0
Communications	$498,300	$206,300	$292,000	$81,000	4
Utilities	$171,900	$36,400	$135,600	$97,000	1
Wholesale and Retail Trade	$1,343,000	$226,000	$1,116,900	$31,000	36
Finance and Insurance	$289,100	$11,400	$277,800	$90,000	3
Real Estate	$919,000	$380,900	$538,100	$55,000	10
Personal & Repair Services	$342,200	$124,800	$217,400	$40,000	5
Services to Dwellings / Buildings	$121,900	$47,000	$74,800	$37,000	2
Business & Professional Services	$1,241,500	$359,300	$882,300	$58,000	15
Eating and Drinking Places	$615,900	$120,400	$495,600	$27,000	18
Automobile Repair & Service	$272,500	$82,000	$190,500	$40,000	5
Entertainment Services	$74,800	$14,200	$60,500	$30,000	2
Health, Educ. & Social Services	$1,467,600	$163,200	$1,304,400	$55,000	24
Local Government	$1,341,600	$0	$1,341,600	$60,000	22
Other	$189,600	$93,200	$96,400	$43,000	2
Total	$9,466,700	$2,079,400	$7,387,300	$47,000	157

B. Local Government General Revenue by Type

TAXES:		USER FEES & CHARGES:	
Business Property Taxes	$299,400	Residential Permit / Impact Fees	$0
Residential Property Taxes	$0	Utilities & Other Govt. Enterprises	$421,800
General Sales Taxes	$105,600	Hospital Charges	$89,300
Specific Excise Taxes	$44,400	Transportation Charges	$17,900
Income Taxes	$31,900	Education Charges	$18,600
License Taxes	$28,500	Other Fees and Charges	$125,900
Other Taxes	$22,900	TOTAL FEES & CHARGES	$673,400
TOTAL TAXES	$532,700	TOTAL GENERAL REVENUE	$1,206,100

Impact of Building 100 Single-Family Homes in a Typical Local Area
Phase III—Ongoing, Annual Effect That Occurs Because Units Are Occupied

A. Local Income and Jobs by Industry

Industry	Local Income	Local Business Owners' Income	Local Wages and Salaries	Wages & Salaries per Full-time Job	Number of Local Jobs Supported
Construction	$232,500	$85,600	$147,000	$55,000	3
Manufacturing	$800	$0	$800	$53,000	0
Transportation	$6,500	$3,200	$3,400	$29,000	0
Communications	$230,800	$96,100	$134,800	$81,000	2
Utilities	$81,800	$17,300	$64,500	$97,000	1
Wholesale and Retail Trade	$639,700	$104,500	$535,200	$31,000	17
Finance and Insurance	$151,400	$5,600	$145,900	$88,000	2
Real Estate	$283,900	$117,700	$166,300	$55,000	3
Personal & Repair Services	$145,100	$57,100	$88,000	$40,000	2
Services to Dwellings / Buildings	$55,900	$21,600	$34,300	$37,000	1
Business & Professional Services	$617,400	$190,300	$427,100	$60,000	7
Eating and Drinking Places	$306,100	$57,900	$248,300	$27,000	9
Automobile Repair & Service	$123,800	$37,200	$86,500	$40,000	2
Entertainment Services	$47,400	$8,100	$39,300	$29,000	1
Health, Educ. & Social Services	$606,600	$70,200	$536,400	$55,000	10
Local Government	$460,000	$0	$460,000	$60,000	8
Other	$102,200	$50,000	$52,100	$42,000	1
Total	$4,091,900	$922,400	$3,169,900	$46,000	69

B. Local Government General Revenue by Type

TAXES:		USER FEES & CHARGES:	
Business Property Taxes	$143,800	Residential Permit / Impact Fees	$0
Residential Property Taxes	$370,100	Utilities & Other Govt. Enterprises	$230,700
General Sales Taxes	$50,700	Hospital Charges	$85,300
Specific Excise Taxes	$21,300	Transportation Charges	$7,700
Income Taxes	$14,400	Education Charges	$8,000
License Taxes	$13,600	Other Fees and Charges	$58,100
Other Taxes	$11,000	TOTAL FEES & CHARGES	$389,900
TOTAL TAXES	$624,900	TOTAL GENERAL REVENUE	$1,014,800

The Economic Impact of Home Building in a Typical Local Area

Income, Jobs, and Taxes Generated

Detailed Tables on Multifamily Construction

Impact of Building 100 Rental Apartments In a Typical Local Area

Summary

Total One-Year Impact: Sum of Phase I and Phase II:

Local Income	Local Business Owners' Income	Local Wages and Salaries	Local Taxes[1]	Local Jobs Supported
$11,693,000	$3,620,500	$8,072,300	$2,211,200	161

Phase I: Direct and Indirect Impact of Construction Activity:

Local Income	Business Owners' Income	Local Wages and Salaries	Local Taxes[1]	Local Jobs Supported
$7,403,300	$2,750,500	$4,652,700	$1,699,600	90

Phase II: Induced (Ripple) Effect of Spending the Income and Taxes from Phase I:

Local Income	Business Owners' Income	Local Wages and Salaries	Local Taxes[1]	Local Jobs Supported
$4,289,700	$870,000	$3,419,600	$511,600	71

Phase III: Ongoing, Annual Effect that Occurs When New Homes are Occupied:

Local Income	Local Business Owners' Income	Local Wages and Salaries	Local Taxes[1]	Local Jobs Supported
$2,640,600	$623,200	$2,016,900	$503,500	44

[1] The term local taxes is used as a shorthand for local government revenue from all sources: taxes, fees, fines, revenue from government-owned enterprises, etc.

Impact of Building 100 Rental Apartments in a Typical Local Area
Phase I—Direct and Indirect Impact of Construction Activity

A. Local Income and Jobs by Industry

Industry	Local Income	Local Business Owners' Income	Local Wages and Salaries	Wages & Salaries per Full-time Job	Number of Local Jobs Supported
Construction	$6,100,800	$2,346,500	$3,754,300	$55,000	68
Manufacturing	$400	$0	$400	$54,000	0
Transportation	$200	$100	$100	$29,000	0
Communications	$39,500	$13,600	$25,900	$77,000	0
Utilities	$9,300	$2,000	$7,300	$97,000	0
Wholesale and Retail Trade	$674,400	$148,800	$525,600	$33,000	16
Finance and Insurance	$36,000	$1,400	$34,600	$102,000	0
Real Estate	$152,500	$131,300	$21,200	$55,000	0
Personal & Repair Services	$24,900	$5,900	$19,000	$40,000	0
Services to Dwellings / Buildings	$15,000	$5,800	$9,200	$37,000	0
Business & Professional Services	$272,500	$66,600	$205,900	$63,000	3
Eating and Drinking Places	$7,800	$1,200	$6,500	$29,000	0
Automobile Repair & Service	$5,600	$1,700	$3,900	$40,000	0
Entertainment Services	$2,400	$200	$2,200	$33,000	0
Health, Educ. & Social Services	$700	$0	$700	$51,000	0
Local Government	$18,000	$0	$18,000	$78,000	0
Other	$43,300	$25,400	$17,900	$47,000	0
Total	$7,403,300	$2,750,500	$4,652,700	$52,000	90

B. Local Government General Revenue by Type

TAXES:		USER FEES & CHARGES:	
Business Property Taxes	$35,300	Residential Permit / Impact Fees	$1,367,200
Residential Property Taxes	$0	Utilities & Other Govt. Enterprises	$77,100
General Sales Taxes	$80,400	Hospital Charges	$35,700
Specific Excise Taxes	$5,200	Transportation Charges	$14,000
Income Taxes	$16,100	Education Charges	$14,500
License Taxes	$3,900	Other Fees and Charges	$47,200
Other Taxes	$2,800	TOTAL FEES & CHARGES	$1,555,800
TOTAL TAXES	$143,800	TOTAL GENERAL REVENUE	$1,699,600

Impact of Building 100 Rental Apartments in a Typical Local Area
Phase II—Induced Effect of Spending Income and Tax Revenue from Phase I

A. Local Income and Jobs by Industry

Industry	Local Income	Local Business Owners' Income	Local Wages and Salaries	Wages & Salaries per Full-time Job	Number of Local Jobs Supported
Construction	$231,600	$85,300	$146,300	$55,000	3
Manufacturing	$900	$0	$900	$52,000	0
Transportation	$10,500	$5,100	$5,400	$29,000	0
Communications	$210,600	$87,000	$123,600	$81,000	2
Utilities	$71,500	$15,100	$56,400	$97,000	1
Wholesale and Retail Trade	$554,000	$93,600	$460,300	$31,000	15
Finance and Insurance	$121,100	$4,700	$116,300	$90,000	1
Real Estate	$380,400	$157,700	$222,700	$55,000	4
Personal & Repair Services	$145,400	$52,200	$93,200	$40,000	2
Services to Dwellings / Buildings	$53,000	$20,500	$32,500	$37,000	1
Business & Professional Services	$533,000	$153,200	$379,900	$58,000	7
Eating and Drinking Places	$254,900	$50,000	$204,900	$27,000	8
Automobile Repair & Service	$111,700	$33,600	$78,100	$40,000	2
Entertainment Services	$30,800	$5,800	$25,000	$30,000	1
Health, Educ. & Social Services	$599,800	$66,700	$533,100	$55,000	10
Local Government	$900,400	$0	$900,400	$60,000	15
Other	$80,100	$39,500	$40,600	$43,000	1
Total	$4,289,700	$870,000	$3,419,600	$48,000	71

B. Local Government General Revenue by Type

TAXES:		USER FEES & CHARGES:	
Business Property Taxes	$124,400	Residential Permit / Impact Fees	$0
Residential Property Taxes	$0	Utilities & Other Govt. Enterprises	$178,800
General Sales Taxes	$43,900	Hospital Charges	$40,100
Specific Excise Taxes	$18,400	Transportation Charges	$8,100
Income Taxes	$14,000	Education Charges	$8,400
License Taxes	$11,900	Other Fees and Charges	$54,100
Other Taxes	$9,500	TOTAL FEES & CHARGES	$289,500
TOTAL TAXES	$222,100	TOTAL GENERAL REVENUE	$511,600

Impact of Building 100 Rental Apartments in a Typical Local Area
Phase III—Ongoing, Annual Effect That Occurs Because Units Are Occupied

A. Local Income and Jobs by Industry

Industry	Local Income	Local Business Owners' Income	Local Wages and Salaries	Wages & Salaries per Full-time Job	Number of Local Jobs Supported
Construction	$86,900	$32,900	$53,900	$55,000	1
Manufacturing	$600	$0	$500	$52,000	0
Transportation	$5,900	$2,800	$3,000	$29,000	0
Communications	$146,800	$60,800	$85,900	$81,000	1
Utilities	$29,300	$6,200	$23,100	$97,000	0
Wholesale and Retail Trade	$436,800	$65,200	$371,600	$34,000	11
Finance and Insurance	$80,500	$3,100	$77,400	$87,000	1
Real Estate	$499,100	$206,800	$292,200	$55,000	5
Personal & Repair Services	$77,700	$28,300	$49,500	$40,000	1
Services to Dwellings / Buildings	$33,100	$12,800	$20,300	$37,000	1
Business & Professional Services	$271,300	$76,300	$194,900	$53,000	4
Eating and Drinking Places	$194,200	$38,100	$156,100	$27,000	6
Automobile Repair & Service	$94,200	$28,300	$65,800	$40,000	2
Entertainment Services	$35,400	$4,800	$30,600	$29,000	1
Health, Educ. & Social Services	$367,200	$38,500	$328,800	$55,000	6
Local Government	$243,800	$0	$243,800	$60,000	4
Other	$37,800	$18,300	$19,500	$42,000	0
Total	$2,640,600	$623,200	$2,016,900	$46,000	44

B. Local Government General Revenue by Type

TAXES:		USER FEES & CHARGES:	
Business Property Taxes	$91,100	Residential Permit / Impact Fees	$0
Residential Property Taxes	$146,900	Utilities & Other Govt. Enterprises	$106,200
General Sales Taxes	$32,100	Hospital Charges	$41,500
Specific Excise Taxes	$13,500	Transportation Charges	$5,000
Income Taxes	$9,200	Education Charges	$5,200
License Taxes	$8,700	Other Fees and Charges	$37,100
Other Taxes	$7,000	TOTAL FEES & CHARGES	$194,900
TOTAL TAXES	$308,500	TOTAL GENERAL REVENUE	$503,500