

ARTICLE 32:

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.

RECOMMENDATION: Not Approve (0-11-0).

The Advisory & Finance Committee recommends Town Meeting not approve Article 32. This article seeks the approval of Town Meeting to advance a proposal to repeal the Community Preservation Act. Town Meeting approval of this article would authorize the placement of a ballot initiative in an upcoming election to repeal Plymouth's acceptance of the Community Preservation Act.

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.



Massachusetts Laws

General Laws

[Print Page](#)

[Massachusetts Constitution](#)

[General Laws](#)

[Session Laws](#)

[Rules](#)

PART I ADMINISTRATION OF THE GOVERNMENT

[NEXT](#)

TITLE VII CITIES, TOWNS AND DISTRICTS

[PREV](#) [NEXT](#)

CHAPTER 44B COMMUNITY PRESERVATION

[PREV](#) [NEXT](#)

Section 16 Amendments to amount and computation of surcharge; revocation of Secs. 3 to 7

[PREV](#) [NEXT](#)

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.

[Show / Hide Site Map](#)

**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**

Plymouth Open Space*

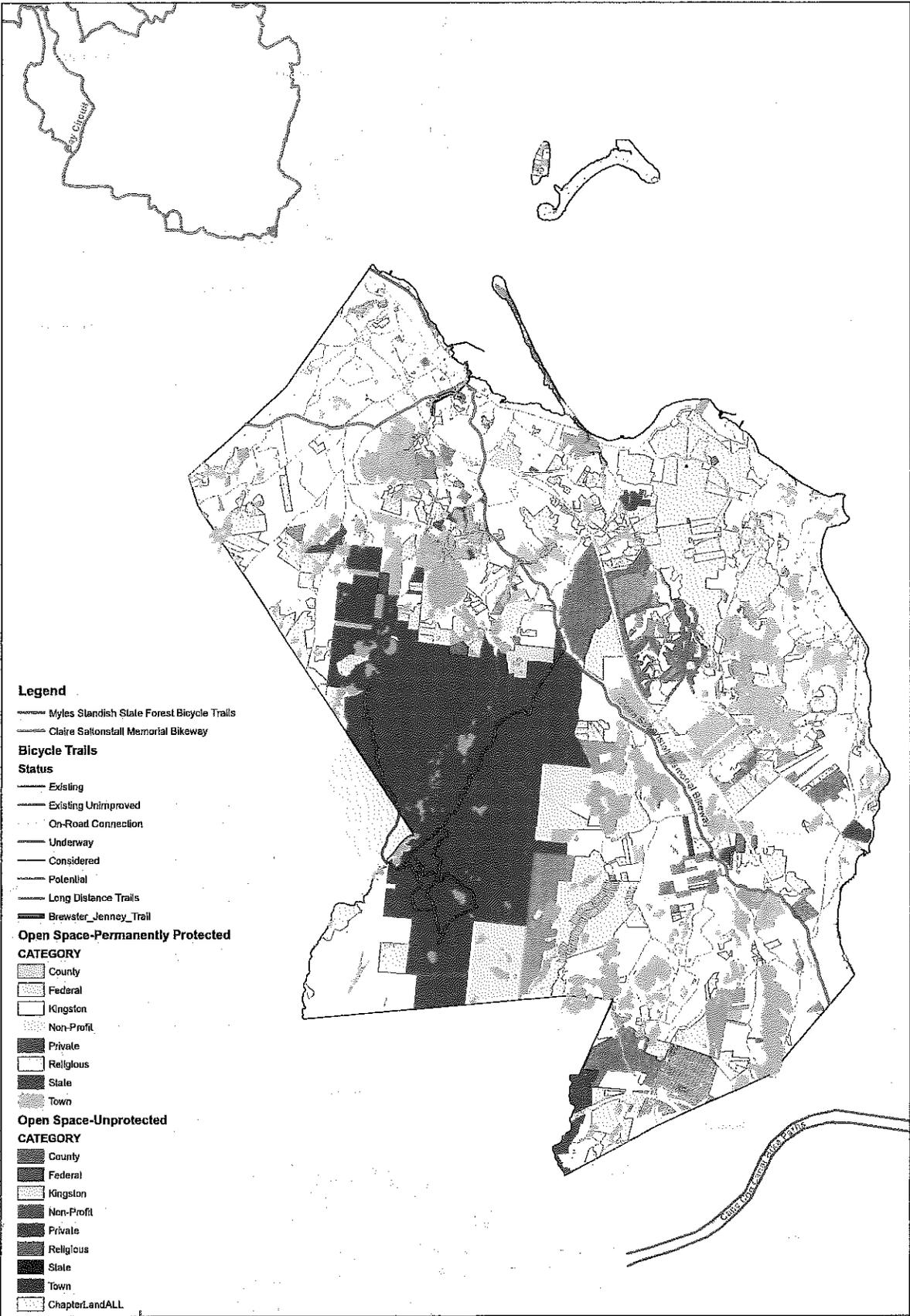
The Town of Plymouth consists of approximately 66,000 acres. Of this area almost 20,000 acres are considered permanently protected open space.

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.**

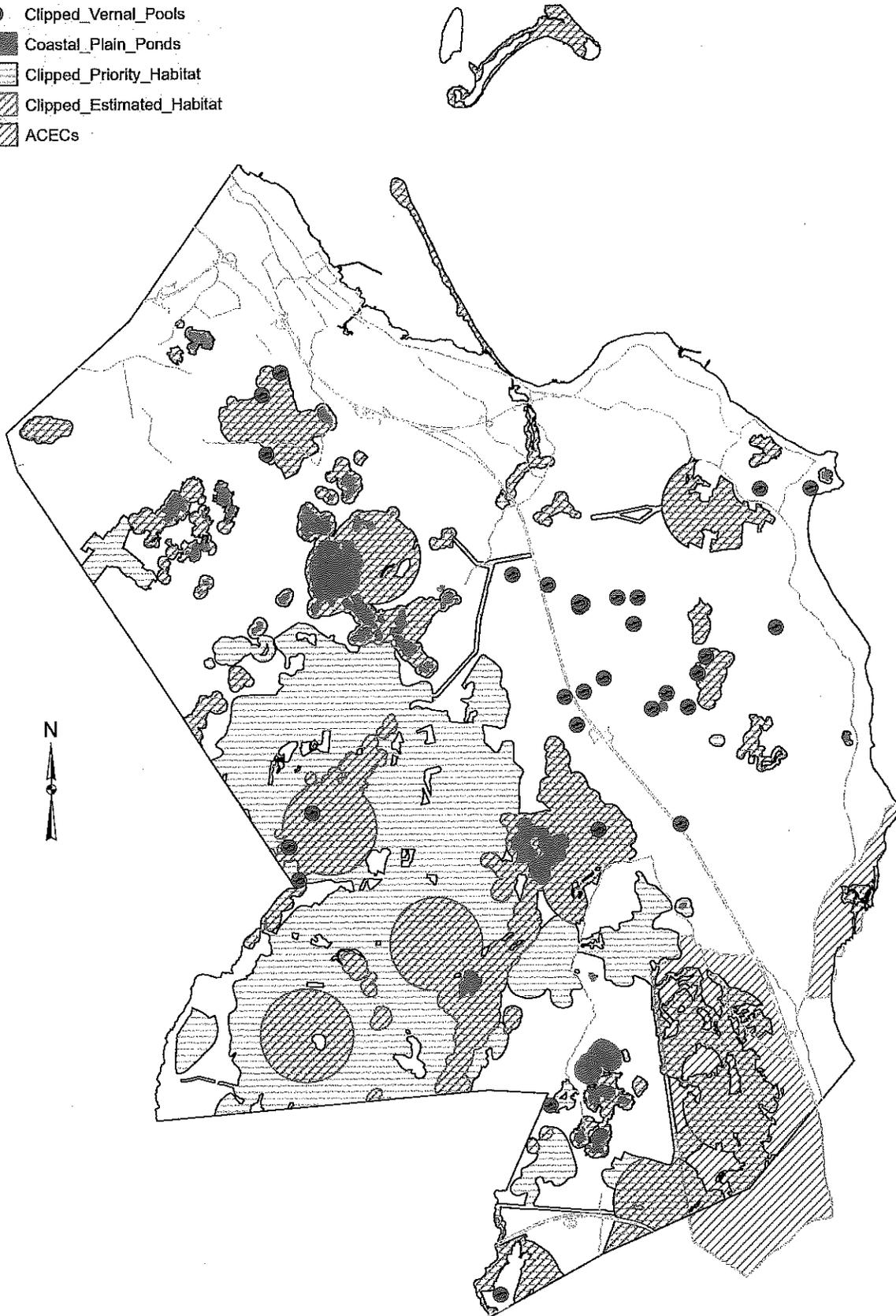


Open Space Inventory Map
July 2009

Department of Planning
and Development

Legend

- Clipped_Vernal_Pools
- Coastal_Plain_Ponds
- ▨ Clipped_Priority_Habitat
- ▧ Clipped_Estimated_Habitat
- ▩ ACECs



**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





The Economic Impact of Home Building in a Typical Local Area

Income, Jobs, and Taxes Generated

Contents

Executive Summary.....	1
Detailed Tables on Single-Family Construction.....	4
Detailed Tables on Multifamily Construction.....	9
Detailed Tables on Residential Remodeling.....	14
Background and a Brief Description of the Model Used to Estimate the Economic Benefits.....	18

Attachment:

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 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.

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