

Fiscal Impacts Associated with the Comprehensive Plan Build-Out

South Whitehall Township

Comprehensive Plan Update

What is Fiscal Impact Analysis?

A fiscal impact analysis examines the linkage between local government revenue generated by new development and its resultant municipal service costs (e.g., police, fire, schools, sanitation, etc.). The outcome of such an analysis is to produce a project-related estimate of community service costs to projected revenues, a “cost-revenue ratio,” which will be positive (a revenue surplus), negative (a revenue shortfall), or neutral (break-even).

Caveats to the Fiscal Impact Analysis

While fiscal impact analyses, when well performed, can identify service and capital cost impacts associated with future land development projects, **it is not an exact science**. There are many variables and assumptions which underpin fiscal impact modeling and slight changes to any these will, likely, produce varying results.

Caveats to the Fiscal Impact Analysis

Further, while 4ward Planning has modeled impacts associated with the full build-out according to the “*How Should We Grow?*” stated preferences, net impacts assumes the entire build-out happening at one point in time, which is unrealistic; **the true build-out will occur over ten to twenty years and, even then, some of the identified land-uses will not come to fruition due to a lack of market demand.**

Comprehensive Plan Build-Out Program

Residential	<u>Units</u>
Single Family Detached Units	495
Townhouse Units	646
Low-Rise MF Rental Units	870
Mid-Rise MF Rental Units	700
<i>Total Units</i>	<i>2,711</i>

Commercial & Industrial	<u>S.F.</u>
General Retail S.F.	340,000
Dining & Drinking S.F.	465,000
Community Shopping Ctr S.F.	580,000
Neighborhood Shopping Ctr S.F.	280,000
Retail Pad Site S.F.	150,000
Professional Office S.F.	160,000
Medical Office S.F.	445,000
Flex-Warehouse S.F.	500,000
<i>Total</i>	<i>2,920,000</i>

The “*How Should We Grow?*” build-out exercise resulted in the land-uses and associated quantities in the table at left.

Again, it should be understood that this magnitude of development would take ten to twenty years (if not longer) to materialize, based on market factors and financial considerations.

Comprehensive Plan Build-Out Program

Residential	<u>Units</u>	<u>Studio</u>		<u>1BR</u>		<u>2BR</u>		<u>3BR</u>		<u>4BR</u>	
Single Family Detached Units	495	0	0%	0	0%	0	0%	350	71%	145	29%
Townhouse Units	646	0	0%	0	0%	275	43%	371	57%	0	0%
Low-Rise MF Rental Units	870	87	10%	190	22%	350	40%	243	28%	0	0%
Mid-Rise MF Rental Units	<u>700</u>	<u>70</u>	10%	<u>150</u>	21%	<u>300</u>	43%	<u>180</u>	26%	<u>0</u>	0%
Total Units	2,711	157	6%	340	13%	925	34%	1,144	42%	145	5%

Just under 50 percent of the dwelling units modeled contain three- and four-bedrooms.

Comprehensive Plan Build-Out Program

Commercial & Industrial	S.F.	Bank	Pharmacy	Fast Food	Full Svc. Restaurant	Café	Service Retail	Convnce Retail	Big Box	Grocery
General Retail S.F.	340,000	0	0	0	0	0	100,000	10,000	230,000	0
Dining & Drinking S.F.	465,000	0	0	215,000	235,000	15,000	0	0	0	0
Community Shopping Ctr S.F.	580,000	4,500	0	0	0	0	15,500	0	410,000	150,000
Neighborhood Shopping Ctr S.F.	280,000	8,000	12,000	0	0	0	0	50,000	140,000	70,000
Retail Pad Site S.F.	150,000	40,000	90,000	0	0	0	20,000	0	0	0
Professional Office S.F.	160,000									
Medical Office S.F.	445,000									
Flex-Warehouse S.F.	500,000									
Total	2,920,000	52,500	102,000	215,000	235,000	15,000	135,500	60,000	780,000	220,000

While 1.35 million square feet of retail build-out is modeled, roughly half of that space will ever get built.

Total Impacts Identified - Demographics



= 5,224 Residents



= 1,175 School Children



= 8,030 Employees

Total Impacts Identified - Revenues

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\$7.1MM = **Twp. Property Tax Revenues**

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\$33.8MM = PSD Property Tax Revenues

Total Impacts Identified - Revenues

\$7.1MM = Twp. Property Tax Revenues

\$171K = Twp. LST Revenues

\$1.1MM = Twp. EIT Revenues

\$33.8MM = PSD Property Tax Revenues

\$2.1MM = PSD EIT Revenues

Total Impacts Identified – Public Employees



= 16 Police Officers



= 12 DPW Employees



= 25 PSD Employees

Note: The above personnel and associated labor cost estimates are based on assumptions by 4ward Planning and are subject to further evaluation by township and school district officials.

Total Impacts Identified – Service Costs

\$3.1MM = **Twp. Annual Service Cost**

\$5.7MM = **PSD Annual Service Cost**

The above service costs are associated with the full build-out in the initial year (in other words, in year two, these service costs would be expected to escalate by some percentage (e.g., 2.0 to 3.0 percent). The township's and school district's annual service costs accounts for new personnel identified on the previous page and are estimates. No capital costs (e.g., purchase of new vehicles or equipment, or construction of new buildings is accounted for in the above cost values).

Population Multiplier Tables

Total Residents

BR Count	Single-family Detached	Single-family Attached	Multi-family Condo	Multi-family Rental
Studio	NA	NA	1.00	1.00
1-BR	NA	NA	1.09	1.09
2-BR	NA	1.72	2.19	2.19
3-BR	2.97	2.67	3.09	3.09
4-BR	3.62	3.64	NA	NA

Example: For every 100 three-bedroom townhouse units, 267 total persons are anticipated

Public School-Age Children

BR Count	Single-family Detached	Single-family Attached	Multi-family Condo	Multi-family Rental
Studio	NA	NA	0.00	0.00
1-BR	NA	NA	0.00	0.00
2-BR	NA	0.02	0.17	0.18
3-BR	0.45	0.49	0.74	0.80
4-BR	0.75	0.94	NA	NA

Example: For every 100 three-bedroom townhouse units, 49 public school-children are anticipated.

Thank you!

Questions?

Is your land-use strategy *"4ward Tested"*®

