

**Summary of Annual Fiscal Impacts
Blake Development Corporation
Ambler Road Residential Development
Upper Dublin Township, Montgomery County, PA**

	Single-Family Detached Residences	Twin Residences	Townhome Residences	TOTAL
Residential Units	4	14	24	42
Anticipated Value per Unit	\$1,000,000	\$875,000	\$750,000	-
Market Value of Proposed Development	\$4,000,000	\$12,250,000	\$18,000,000	\$34,250,000
Assessed Value (approx. 51.02% of market value)	\$2,040,816	\$6,250,000	\$9,183,673	\$17,474,490
New Residential Population	11	27	47	86
New School-Aged Children	2	4	6	12
Upper Dublin Township				
Real Estate Tax Revenue (5.846 mills)	\$ 11,931	\$ 36,538	\$ 53,688	\$ 102,156
Non-Property Tax Revenue	\$ 1,757	\$ 5,365	\$ 7,901	\$ 15,023
Earned Income Tax Revenue (0.5%)	\$ 1,079	\$ 3,778	\$ 6,476	\$ 11,333
Real Estate Transfer Tax (0.5%)	\$ 1,000	\$ 3,063	\$ 4,500	\$ 8,563
Local Services Tax (\$52 per resident worker)	\$ 52	\$ 104	\$ 208	\$ 364
Total Township Revenues	\$ 15,819	\$ 48,847	\$ 72,773	\$ 137,439
Total Township Expenditures	\$ (8,749)	\$ (21,670)	\$ (37,148)	\$ (67,566)
Net Township Fiscal Impact	\$ 7,071	\$ 27,177	\$ 35,625	\$ 69,872
Upper Dublin School District				
Real Estate Tax Revenue (33.6826 mills)	\$ 68,740	\$ 210,516	\$ 309,330	\$ 588,586
Non-Property Tax Revenue	\$ 240	\$ 648	\$ 1,043	\$ 1,931
Intergovernmental Revenue	\$ 10,515	\$ 16,892	\$ 28,958	\$ 56,366
Earned Income Tax Revenue (0.5%)	\$ 1,079	\$ 3,778	\$ 6,476	\$ 11,333
Real Estate Transfer Tax (0.5%)	\$ 1,000	\$ 3,063	\$ 4,500	\$ 8,563
Total School District Revenues	\$ 81,575	\$ 234,897	\$ 350,307	\$ 666,779
Total School District Expenditures	\$ (58,574)	\$ (94,097)	\$ (161,310)	\$ (313,981)
Net School District Fiscal Impact	\$ 23,000	\$ 140,799	\$ 188,998	\$ 352,798
Total Development-Generated Revenues (Township + School District)	\$ 97,394	\$ 283,744	\$ 423,080	\$ 804,218
Total Development-Generated Expenditures (Township + School District)	\$ (67,323)	\$ (115,767)	\$ (198,458)	\$ (381,548)
Total Net Annual Fiscal Impact	\$ 30,071	\$ 167,977	\$ 224,622	\$ 422,670

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NOTES:

1. This analysis assumes the following mix of unit types and values:
 - Single-Family Detached Residences:** 4 3-bedroom units at \$1,000,000 per unit.
 - Twin Residences:** 14 3-bedroom units at \$875,000 per unit.
 - Townhouse Residences:** 24 3-bedroom units at \$750,000 per unit.
2. Assessed Value based on Montgomery County common-level ratio of 1.96, which equates to approximately 51.02% of market value.
3. Total new residential population and school-aged children estimates based on residential demographic multipliers published by Econsult Solutions in a report titled "Who Moves Into Pennsylvania Housing? 2015 Residential Demographic Multipliers" (November 2017), derived from the 2011-2015 American Community Survey Public Use Microdata Sample (ACS PUMS) for Pennsylvania.
4. It is anticipated that approximately 50% of the proposed residences will be age-targeted units, i.e., they will contain amenities such as first-floor master bedrooms and other design features that appeal to older residents without children. However, this analysis assumes no reduction in the number of school-aged children attributable to such units. Nor does this analysis account for school-aged children that might attend private schools, which would further reduce the number of children attending Upper Dublin Schools. Hence, the costs to Upper Dublin School District could be lower than reported here.
5. Earned Income Tax (EIT) revenue calculation assumes that 50% of the households are working (i.e., not retirees) and are eligible to pay the EIT. Median household income of \$107,934 was used in this calculation, as cited on the Upper Dublin Township website using information from the 2013 American Community Survey (<https://www.upperdublin.net/information/about/statistics/>).
6. Local Services Tax revenue calculation assumes that 10% of residents in the proposed development are working in the Township and are eligible to pay the LST Tax.
7. Non-property tax revenues for Upper Dublin Township include revenues from fines, fees, licenses, and permits based on revenues reported in the 2019 Upper Dublin Township Budget.
8. Real estate transfer tax revenue calculations for Township and School District assume that an average of 5% of the units in the development are sold each year.
9. Intergovernmental revenue to the Upper Dublin School District include funding from State and Federal sources.