

Fiscal and Economic Impact of a Community Redevelopment Agency in Palm Springs, FL

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Village of Palm Springs, FL

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EXECUTIVE SUMMARY

The Village of Palm Springs, Florida retained TischlerBise to assess the fiscal and economic impact of establishing a Community Redevelopment Agency (“CRA”) to carry out redevelopment through the establishment of Tax Increment Financing (“TIF”) districts, as allowed under Florida law. The proposed CRA would finance and implement local economic development initiatives in two geographic sub-areas: the Lake Worth Road commercial corridor and the Congress Avenue commercial corridor.

The primary source of funding for such initiatives—which focus on financing or incentivizing the redevelopment of blighted, vacant, or underutilized lots—is the incremental increase in property tax revenue collected from the CRA areas over a 30-year time frame. Communities nationwide utilize CRAs and TIF mechanisms to make targeted investments that generate economic growth and yield fiscal benefits for the subject jurisdictions.

In this analysis, TischlerBise assessed the direct and indirect economic impacts of the one-time construction of buildings, ongoing annual spending throughout the Village of Palm Springs by new residents and businesses, and additional retail spending onsite by people other than new residents. For the fiscal impact portion, TischlerBise assessed the impact of development on revenues in Palm Beach County’s General Fund.

This report also includes a review of CRAs within Palm Beach County that exemplify the positive impacts such districts have within their communities and Countywide.

ECONOMIC IMPACT ANALYSIS

Economic Impact Analysis (“EIA”) is a process that evaluates an entity’s or industry’s effect on the economy of a defined geographic location. An EIA identifies direct impacts—that is, those resulting from one-time investments in activities such as renovation, demolition, or construction—as well as ongoing spending by residents and nonresidents resulting from redevelopment.

For the purposes of this study, TischlerBise analyzed both the one-time, or construction, economic impacts and the ongoing, or long-term, economic impacts of the increased development expected to result from the CRA subareas. The one-time economic impacts reflect the direct and multiplier effects of the one-time investment to develop blighted and underutilized land in the CRA subareas. Ongoing economic impacts reflect the recurring annual economic activity generated through consumer spending by new residents living in onsite housing units, consumer spending by nonresidents at onsite retailers, as well as spending by businesses.

Growth within the CRA subareas and within the Village of Palm Springs itself has historically lagged behind that of the County. This analysis assumes that the creation of a CRA would lead to an increase in development, population, and employment growth rates. The study period is from 2019-2049. To project residential development within the study period’s 30-year timeframe, TischlerBise utilized historical permit data, data regarding pipeline developments within the CRA subareas, case-study analyses of Florida CRAs, and input from the staff from the Village of Palm Springs. The creation of a Palm Springs CRA is expected to result in an average annual increase of 25 housing units in each CRA subarea from 2019-2049. Note that this results in the cumulative addition of 750 residential units in both CRA subareas over a 30-year timeframe—the fact that both CRA subareas are expected to produce the same total number of new residential units is coincidental.

Figures 1 and 2 depict the cumulative impact the CRAs will have on housing, population, and development within the Congress Avenue and Lake Worth Road subareas, respectively.

FIGURE 1: CONGRESS AVENUE SUBAREA

	30-Year Cumulative Development
Multi-Family	334
Single Family	416
TOTAL HOUSING UNITS	750
POPULATION	1,856
Retail SF	174,650
Office SF	988,232
Industrial SF	1,153,478
Institutional SF	585,184
TOTAL NONRESIDENTIAL SF	2,901,544

Source: TischlerBise

FIGURE 2: LAKE WORTH ROAD SUBAREA

	30-Year Cumulative Development
Multi-Family	391
Single Family	359
TOTAL HOUSING UNITS	750
POPULATION	1,849
Retail SF	343,081
Office SF	361,309
Industrial SF	297,143
Institutional SF	41,560
TOTAL NONRESIDENTIAL SF	1,043,093

Source: TischlerBise

Congress Avenue Subarea

The two components of economic impacts are the one-time impacts due to construction, and the ongoing spending that occurs as a result of the development. The one-time economic impacts of construction spending associated with the creation of the Congress Avenue CRA Subarea and the longer term, ongoing economic impacts of the associated new development are shown in Figures 3 and 4 below, respectively.

FIGURE 3: ONE-TIME ECONOMIC IMPACTS (CONSTRUCTION PHASE)

Category	Cumulative	Average Annual
Total Direct Effect Jobs	4,390	146
Total Indirect and Induced Effect Jobs	1,840	61
TOTAL TEMPORARY JOBS CREATED	6,230	208
TOTAL TEMPORARY ECONOMIC OUTPUT (\$)	\$979,877,000	\$32,662,567

Source: IMPLAN; TischlerBise

Note: Any discrepancies in total impact are due to rounding.

The one-time construction phase would create 6,230 total temporary jobs over the 30-year analysis period, or 208 temporary jobs annually. The ongoing employment impacts of the proposed Congress Avenue CRA would create 7,270 total jobs over the 30-year analysis period, or 242 permanent jobs annually over the study period.

FIGURE 4: CONGRESS AVENUE ONGOING ECONOMIC IMPACTS (LONG-TERM)

Category	Cumulative	Average Annual
Direct Effect Jobs	4,740	158
Indirect and Induced Effect Jobs	2,530	84
TOTAL LONG-TERM JOBS CREATED	7,270	242
Direct Effect Labor Income	\$220,158,561	\$7,338,619
Indirect and Induced Effect Labor Income	\$116,012,380	\$3,867,079
TOTAL LABOR INCOME	\$336,170,941	\$11,205,698
Direct Effect Output	\$677,170,000	\$22,572,333
Indirect and Induced Effect Output	\$391,172,000	\$13,039,067
TOTAL LONG-TERM ECONOMIC IMPACT (Output \$)	\$1,068,342,000	\$35,611,400

Source: IMPLAN; TischlerBise

Note: Any discrepancies in total impact are due to rounding.

Lake Worth Drive Subarea

The one-time economic impacts of construction spending associated with the establishment of the Lake Worth Drive CRA Subarea and the longer term ongoing economic impacts of the associated new development are shown in Figures 5 and 6 below, respectively.

TABLE 5: LAKE WORTH ROAD ONE-TIME ECONOMIC IMPACTS (CONSTRUCTION PHASE)

Category	Cumulative	Average Annual
Total Direct Effect Jobs	1,920	64
Total Indirect and Induced Effect Jobs	810	27
TOTAL TEMPORARY JOBS CREATED	2,730	91
TOTAL TEMPORARY ECONOMIC OUTPUT (\$)	\$414,903,000	\$13,830,100

Source: IMPLAN; TischlerBise

Note: Any discrepancies in total impact are due to rounding.

The one-time construction phase would create 2,730 total temporary jobs over the 30-year analysis period, or 91 temporary jobs annually. The ongoing employment impacts of the proposed Lake Worth Road CRA would create 2,993 total jobs over the 30-year analysis period, or 100 permanent jobs annually over the study period.

TABLE 6: LAKE WORTH ROAD ON-GOING ECONOMIC IMPACTS (LONG TERM)

Category	Cumulative	Average Annual
Direct Effect Jobs	2,003	67
Indirect and Induced Effect Jobs	990	33
TOTAL LONG-TERM JOBS CREATED	2,993	100
Direct Effect Labor Income	\$85,456,560	\$2,848,552
Indirect and Induced Effect Labor Income	\$45,650,925	\$1,521,698
TOTAL LABOR INCOME	\$131,107,485	\$4,370,249
Direct Effect Output	\$257,294,000	\$8,576,467
Indirect and Induced Effect Output	\$155,411,000	\$5,180,367
TOTAL LONG-TERM ECONOMIC IMPACT (Output \$)	\$412,705,000	\$13,756,833

Source: IMPLAN; TischlerBise

Note: Any discrepancies in total impact are due to rounding.

FISCAL IMPACT ANALYSIS

The fiscal impact analysis prepared focuses on revenue that will accrue to the Palm Beach County government as a result of approving the CRA. This includes:

- Foregone property tax that results from the establishment of each CRA subarea
- Direct Countywide revenue generated by development within each CRA subarea
- One-time Countywide revenue generated during the construction phase
- Countywide revenue generated by the indirect and induced employment associated with development activity within each CRA

MAJOR FINDINGS

There are several major findings from the economic and fiscal impact analysis, which are discussed in turn.

Economic Impact

- Businesses within the Congress Avenue CRA subarea currently employ 1,655 workers. The economic impact of land and blighted property development will **deliver 6,230 construction/one-time jobs**, with average annual salaries of \$47,200.
- The ongoing economic impact within the Congress Avenue CRA subarea includes the creation of an additional **7,270 permanent FTEs**, with average annual salaries of \$46,238.
- Businesses within the Lake Worth Road CRA subarea currently employ 1,184 workers. The economic impact of land and blighted property development will **deliver 2,730 construction/one-time jobs**, with average annual salaries of \$47,000.
- The ongoing economic impact within the Lake Worth Road CRA includes the creation of an additional **2,993 permanent FTEs** with average annual salaries of \$43,809.
- Over a 30-year timeframe, **the Congress Avenue subarea will inject over \$2 billion into Palm Beach County's economy** through combined one-time and ongoing economic output.
- Over a 30-year timeframe, **the Lake Worth Road subarea will inject nearly \$830 million into Palm Beach County's economy** through combined one-time and ongoing economic output.

Fiscal Impact

- **The current amount of assessed value and property tax generated by the two proposed CRA's is de minimis.** For example, the proposed Lake Worth Road CRA has an estimated existing assessed value of \$165.6 million and generates approximately \$792,000 in property tax to the County. To put this in perspective, **this represents less than a tenth of one percent of the total County property tax revenue** – essentially the equivalent of a rounding error in the County's property tax calculations. The proposed Congress Avenue CRA would generate even less property tax to the County, which we estimate to be \$622,000.
- The revenue projections in this analysis for Palm Beach County can be considered conservative. One of the challenges associated with this analysis is that without the establishment of a CRA, there has yet to be CRA-specific land use plans and implementation strategies developed for each area. Once approval is received for the establishment of CRA's, the next steps would be to conduct market analyses and formulate recommended land use plans and implementation steps. These studies would identify required intervention strategies such as required infrastructure investments, incentives and regulatory changes that would help to “force” the market, resulting in greater development than what is projected here. Because the Village must also contribute its share of the incremental tax revenue gained in the TIF Districts to the CRA fund, the Village is highly incentivized to craft a strategic plan will maximize the economic and fiscal impact of TIF-funded interventions.
- The County retains property tax revenue above the Village rate of 3.5 mils; the projected increase in taxable value resulting from development within the proposed CRAs is projected to bring \$10.1 million (Congress Avenue) and \$5.9 million (Lake Worth Road) directly to the County. Because the Village must also contribute its share of the incremental tax revenue gained in the TIF Districts to the CRA fund, the Village is highly incentivized to craft a strategic plan that will maximize the economic and fiscal impact of TIF-funded interventions.
- For the proposed Congress Avenue CRA, leveraging \$27.7 million in County property tax **would generate \$58.7 million in revenue.** In other words, **for every \$1 of incremental property tax the County pledges to the CRA, it would receive \$2.12** in additional revenue that likely would not accrue without the establishment of the CRA.
- For the proposed Lake Worth Road CRA, leveraging \$16.1 million in County property tax **would generate \$35.1 million in revenue.** In other words, **for every \$1 of incremental property tax the County pledges to the CRA, it would receive \$2.18** in additional revenue that likely would not accrue without the establishment of the CRA.

- In addition to positive economic and fiscal activity within the CRA, the County would also see an increase in its assessable base outside the CRAs. The estimated increase in **assessed value is \$85.9 million** from indirect and induced economic activity resulting from the Lake Worth Road CRA and **\$219 million** from indirect and induced economic activity resulting from the Congress Avenue CRA. Further, the taxable value of property in the **areas adjacent to the proposed CRAs will also likely see positive increases as a result of positive economic activity** that would occur, resulting in even greater property tax to Palm Beach County.

BACKGROUND

The Village of Palm Springs, Florida, has retained TischlerBise to assess the fiscal and economic impact of establishing a Community Redevelopment Agency (“CRA”) to carry out redevelopment projects through Tax Increment Financing (“TIF”), as allowed under Florida law. The proposed CRA would finance or otherwise incentivize the redevelopment of blighted, vacant, or underutilized land in two geographic sub-areas: the Congress Avenue commercial corridor and the Lake Worth Drive commercial corridor.

The primary source of funding for such redevelopment initiatives is the incremental increase in property tax revenue collected from the CRA areas over a 30-year time frame. Communities nationwide utilize CRAs and TIF mechanisms to make targeted investments that generate economic growth and yield fiscal benefits for the subject jurisdictions.

The geographic subareas proposed for inclusion in the Village’s CRA are commercial corridors characterized by primarily low-density, automobile-oriented development patterns dominated by commercial and residential properties.

Per the Village of Palm Springs Resolution 2019-09, both the Lake Worth Road subarea and the Congress Avenue subarea exhibit blighted conditions including deteriorated and outdated building density patterns, inadequate public infrastructure, high crime and vacancy rates, and a disproportionate share of fire and medical emergency calls. In March 2019, The Village of Palm Springs submitted a Finding of Necessity to Palm Beach County, resolving that the conditions in these subareas warrant the creation of a CRA and requested the County’s approval.

TischlerBise’s analysis of the fiscal and economic impacts of redevelopment within the Lake Worth Road and Congress Avenue subareas over the next 30 years will help inform Palm Beach County’s decision to approve the creation of the CRA.

TischlerBise is a fiscal, economic, and planning firm specializing in fiscal/economic impact analysis, impact fees, infrastructure financing studies, cost allocation plans, user fees, utility rate studies, and related revenue strategies. We have provided consulting services nationally for over 40 years.

ECONOMIC IMPACT ANALYSIS

Economic Impact Analysis (“EIA”) is a process that evaluates an entity’s or industry’s effect on the economy of a defined geographic location. It identifies direct impacts—that is, those resulting from one-time investments in activities such as renovation, demolition, or construction—as well as ongoing spending by residents and nonresidents resulting from redevelopment. An EIA also evaluates the “spin-off” or “multiplier” effects that direct spending has in terms of jobs, labor income, and total economic output or activity. These are referred to as indirect and induced effects. Specifically, indirect effects are when the suppliers of goods and services in the subject location use the income received as a result of new development to buy goods and services from other local companies. The induced effect is when households use the additional household income resulting from the development to buy goods and services, thereby creating further economic benefits.

For the purposes of this study, TischlerBise analyzed both the one-time (or construction) economic impacts and the ongoing, longer term, economic impacts of the increased development expected to result from the CRA subareas. The one-time economic impacts reflect the direct and multiplier effects of the one-time investment to develop blighted and underutilized land in the CRA sub-areas. Ongoing economic impacts reflect the recurring annual economic activity generated through consumer spending by new residents living in onsite housing units as well as consumer spending by nonresidents at onsite retailers.

This EIA uses IMPLAN¹ to project potential economic impacts. IMPLAN is an input-output model, which tracks the interdependence among various producing and consuming sectors of an economy. TischlerBise purchased data for the Village of Palm Springs (model year 2016) through MIG IMPLAN specifically for this assignment.

¹ IMPLAN, Minnesota Implan Group (MIG), Copyright 2013.

REGION OF STUDY

The Village of Palm Springs, FL is located in Palm Beach County in the northern portion of the Greater Miami metropolitan area, six miles southwest of West Palm Beach. The two subareas that will comprise the proposed CRA are located on the Village's periphery. The Lake Worth Road subarea is located in the Village's southern end, while the Congress Avenue subarea is located in the Village's northeastern corner. In order to demonstrate the impacts of potential redevelopment within the corridors throughout the larger community and inform Palm Beach County's decision regarding CRA approval, the region of analysis for this study is Palm Beach County.

SUMMARY OF DEVELOPMENT SCENARIOS

Growth within the CRA subareas and within the Village of Palm Springs itself has historically lagged behind that of the county. This analysis assumes that the creation of a CRA would lead to an increase in development, population, and employment growth rates. The study period is 2019-2049.

To project residential development within the study period's 30-year timeframe, TischlerBise utilized historical permit data, data regarding pipeline developments within the CRA subareas, a case-study analysis of Florida CRAs, and input from the staff from the Village of Palm Springs. The creation of a Palm Springs CRA is expected to result in an average annual increase of 25 housing units in each CRA subarea from 2019-2049.

Estimates of current population and jobs located within the two CRA subareas were obtained through ESRI Business Analyst. In order to project future population growth over the next 30 years, TischlerBise converted housing units to persons by multiplying housing units by the average number of Persons per Housing Unit (PPHU). PPHU in the Village of Palm Springs is 2.47, and this analysis assumes that this figure applies to the CRA subareas as well, and that it will remain constant throughout the study period. Projected housing development is split between multifamily and single-family typologies according to the current composition of the housing stock in the Village of Palm Springs.

In order to project employment, TischlerBise assumed that the current ratio of jobs to residents in the CRA subareas would remain constant (2.55 jobs/resident in the Congress Avenue subarea; 1.08 jobs/resident in the Lake Worth Road subarea). Employment was then split between retail, office, industrial and institutional land uses according to the current shares found in the CRA subareas.

TischlerBise converted employment to nonresidential floor space using the average number of square feet per employee by land use—these ratios are calculated by the Institute of Transportation Engineers (ITE) and released annually. For each land use, TischlerBise multiplied the number of projected jobs by the average number of square feet per employee utilizing ITE 2018 ratios. This analysis assumes that those ratios remain constant throughout the study period.

Full scenario projections are summarized in the Figures 7 and 8.

FIGURE 7: CONGRESS AVENUE SUBAREA - GROWTH & DEVELOPMENT PROJECTIONS

Congress Ave CRA Sub-Area		Point in Time					Cumulative Change Over Time	
		Base Year 2019	5 2024	10 2029	20 2039	30 2049	5-Year Change	30-Year Change
Residential Projections								
Population	2.47 Persons per Housing Unit	654	964	1,273	1,892	2,510	309	1,856
Housing Units	25 units per year straightline	264	389	514	764	1,014	125	750
Multifamily Units	44% of Units	118	173	229	340	451	56	334
Single-Family Units	56% of Units	147	216	286	424	563	69	416
Year-over-Year Growth in Occupied Units			22	22	22	22	108	645
Multifamily Units	86% Occupied		10	10	10	10	48	287
Single-Family Units	86% Occupied		12	12	12	12	60	358
Nonresidential Projections								
Employment	2.55 Jobs per Resident	1,671	2,461	3,251	4,831	6,411	790	4,740
Retail Jobs	8% of Area Employment	137	202	266	396	526	65	389
Office Jobs	53% of Area Employment	879	1,294	1,709	2,540	3,371	415	2,493
Industrial Jobs	22% of Area Employment	370	545	720	1,071	1,421	175	1,051
Institutional Jobs	17% of Area Employment	285	420	555	824	1,094	135	809
Nonresidential Development		928,275	1,367,230	1,806,185	2,684,095	3,562,005	438,955	2,633,730
Retail SF	427 SF per Employee	58,479	86,132	113,784	169,090	224,396	27,653	165,917
Office SF	337 SF per Employee	296,063	436,062	576,062	856,061	1,136,060	140,000	839,997
Industrial SF	1,076 SF per Employee	398,420	586,821	775,223	1,152,025	1,528,828	188,401	1,130,408
Institutional SF	615 SF per Employee	175,314	258,215	341,116	506,919	672,721	82,901	497,407
Year-over-Year Growth in Total Space			96,718	96,718	96,718	96,718	483,591	2,901,544
Retail SF	95% Occupied		5,822	5,822	5,822	5,822	29,108	174,650
Office SF	85% Occupied		32,941	32,941	32,941	32,941	164,705	988,232
Industrial SF	98% Occupied		38,449	38,449	38,449	38,449	192,246	1,153,478
Institutional SF	85% Occupied		19,506	19,506	19,506	19,506	97,531	585,184

FIGURE 8: LAKE WORTH DRIVE SUBAREA – GROWTH & DEVELOPMENT PROJECTIONS

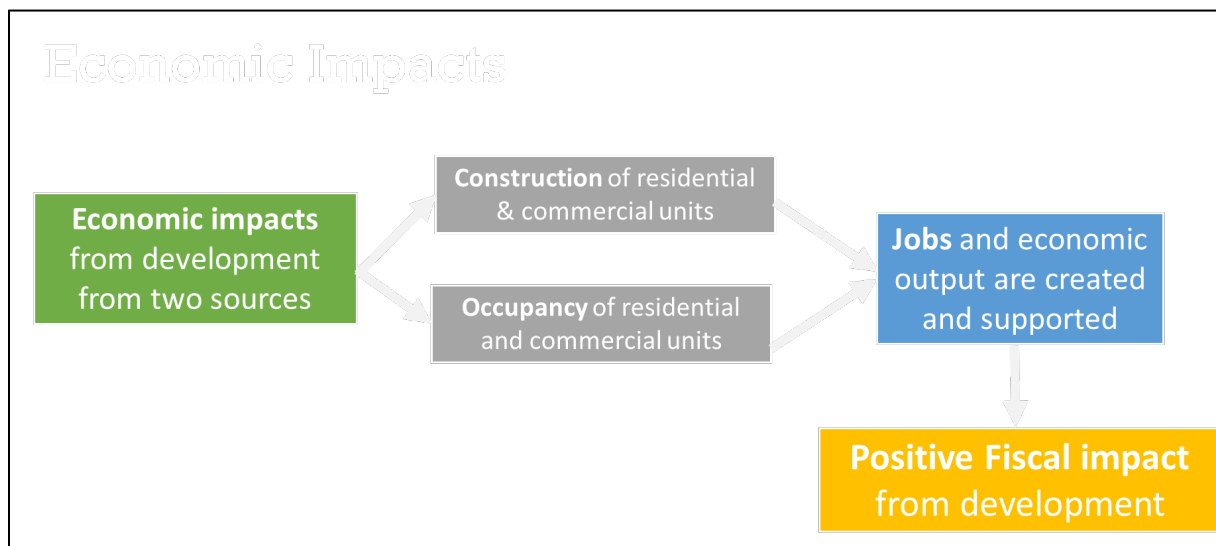
Lake Worth CRA Sub-Area		Point in Time					Cumulative Change Over Time	
		Base Year 2019	5 2024	10 2029	20 2039	30 2049	5-Year Change	30-Year Change
Residential Projections								
Population	2.47 Persons per Housing Unit	1,691	1,996	2,305	2,923	3,540	305	1,849
Housing Units	25 new units per year straightline	683	808	933	1,183	1,433	125	750
Multifamily Units	52% of Units	356	421	486	616	746	65	391
Single-Family Units	48% of Units	327	387	447	567	687	60	359
Year-over-Year Growth in Occupied Units			22	22	22	22	108	430
Multifamily Units	86% Occupied		11	11	11	11	56	336
Single-Family Units	86% Occupied		10	10	10	10	52	309
Nonresidential Projections								
Employment	1.08 Jobs per Resident	1,831	2,162	2,497	3,165	3,834	331	2,003
Retail Jobs	38% of Area Employment	698	824	952	1,206	1,461	126	763
Office Jobs	46% of Area Employment	833	984	1,136	1,440	1,745	151	911
Industrial Jobs	14% of Area Employment	247	292	337	428	518	45	271
Institutional Jobs	3% of Area Employment	53	62	72	91	110	9	57
Nonresidential Development		877,469	1,035,979	1,196,190	1,516,612	1,837,034	158,510	959,566
Retail SF	427 SF per Employee	298,042	351,881	406,299	515,133	623,968	53,840	325,927
Office SF	337 SF per Employee	280,837	331,569	382,845	485,398	587,950	50,732	307,113
Industrial SF	1,076 SF per Employee	266,287	314,390	363,009	460,248	557,487	48,103	291,201
Institutional SF	615 SF per Employee	32,303	38,139	44,037	55,833	67,629	5,835	35,326
Year-over-Year Growth in Total Space			34,831	34,831	34,831	34,831	172,308	1,043,093
Retail SF	95% Occupied		11,456	11,456	11,456	11,456	56,673	343,081
Office SF	85% Occupied		12,065	12,065	12,065	12,065	59,685	361,309
Industrial SF	98% Occupied		9,922	9,922	9,922	9,922	49,085	297,143
Institutional SF	85% Occupied		1,388	1,388	1,388	1,388	6,865	41,560

METHODOLOGY

To assess the economic impact of the growth projected to result from the CRA under the previously described development scenario, TischlerBise generated construction cost and spending assumptions based on nationwide data, local precedents, and industry standards. These assumptions are used as inputs to the IMPLAN model. The outputs of the IMPLAN model are the number of jobs as well as the amount of economic output created and supported by one-time (construction) and ongoing economic impacts of the CRA investments.

Figure 9 conveys the conceptual approach underlying the EIA methodology:

FIGURE 9: ECONOMIC IMPACT ANALYSIS CONCEPTUAL APPROACH



This report first presents the CRA’s one-time economic impact (per each subarea) and then presents the CRA’s on-going, longer term, impact per each subarea. For both one-time and ongoing economic impacts, the report first presents how TischlerBise calculated the inputs utilized in the IMPLAN modeling process.

One-Time Economic Impact

The redevelopment of vacant lots within the CRA subareas will result in one-time economic impacts; impacts that can be considered as resulting from construction spending. The creation of temporary construction jobs and the associated temporary increase in household income are considered one-time economic impacts, for example.

INPUTS

To determine total construction-related spending for future development in the corridors, TischlerBise calculated development costs per square foot for residential and commercial uses. These cost estimates, shown in Figure 10, reflect nationwide construction cost averages (shown in to 2019 dollars). In order to calculate construction spending, development costs per square foot were applied to projected future development. Costs were then assigned to a specific construction type for modeling in IMPLAN. A summary of construction costs by IMPLAN sector for each scenario are displayed in Figures 10 and 11. Construction spending served as the input entered into IMPLAN to determine the direct, indirect, and induced economic impacts of each redevelopment scenario.

FIGURE 10: CONGRESS AVENUE SUBAREA - CONSTRUCTION SPENDING BY LAND USE

Use	Projected Development (SF)	Cost PSF	Total Construction Spending	IMPLAN Code	IMPLAN Descriptor
Single Family	624,555	\$140	\$87,437,722	59	Construction of new singly family residential structures
Multifamily	500,445	\$160	\$80,071,174	60	Construction new multifamily residential structures
Retail	174,650	\$195	\$34,056,722	57	Construction of new commercial structures, including farm structures
Office	988,232	\$260	\$256,940,407	57	Construction of new commercial structures, including farm structures
Industrial	1,153,478	\$75	\$86,510,838	57	Construction of new commercial structures, including farm structures
Institutional	585,184	\$255	\$149,222,009	55	Construction of new educational and vocational structures
Source: Marshall Valuation			\$694,238,873		

FIGURE 11: LAKE WORTH ROAD SUBAREA - CONSTRUCTION SPENDING BY LAND USE

Use	Projected Development (SF)	Cost PSF	Total Construction Spending	IMPLAN Code	IMPLAN Descriptor
Single Family	463,634	\$140	\$64,908,713	59	Construction of new singly family residential structures
Multifamily	503,866	\$160	\$80,618,614	60	Construction new multifamily residential structures
Retail	343,081	\$195	\$66,900,713	57	Construction of new commercial structures, including farm structures
Office	361,309	\$260	\$93,940,332	57	Construction of new commercial structures, including farm structures
Industrial	297,143	\$75	\$22,285,755	57	Construction of new commercial structures, including farm structures
Institutional	41,560	\$255	\$10,597,747	55	Construction of new educational and vocational structures
Source: Marshall Valuation			\$339,251,873		

Based on IMPLAN inputs derived through the methodology described above, TischlerBise estimated the one-time direct and multiplier impacts on employment, economic output (i.e., spending), and personal income attributable to new development within the CRA subareas. The results of this analysis are shown in Figures 12 and 13. It is important to note that IMPLAN expresses employment in “job years.” This assumes that all investment occurs during a single year. Actual employment associated with construction or its spinoff effect would occur throughout the 30-year study period. Average annual employment resulting from construction expenditure would therefore be 208 jobs per year in the Congress Avenue subarea and 91 jobs per year in the Lake Worth Road Subarea.

FIGURE 12: CONGRESS AVENUE SUBAREA – ONE-TIME (CONSTRUCTION) ECONOMIC IMPACT

Economic Output, Dollars (\$)	
Direct	\$694,239,000
Multiplier	\$285,638,000
Total	\$979,877,000
Employment, Full-Time Equivalent	
Direct	4,390
Multiplier	1,840
Total	6,230
Total Annual Wages/Income of Construction Workers	\$206,987,000
Average Annual Wages/Income of Construction Workers	\$47,200
Total Annual Wages/Income of All Workers	\$291,786,000
Average Annual Wages/Income of All Workers	\$46,800

Source: IMPLAN; TischlerBise

Note: Any discrepancies in total impact are due to rounding.

FIGURE 13: LAKE WORTH ROAD SUBAREA – ONE-TIME (CONSTRUCTION) ECONOMIC IMPACT

Economic Output, Dollars (\$)	
Direct	\$290,743,000
Multiplier	\$124,161,000
Total	\$414,903,000
Employment, Full-Time Equivalent	
Direct	1,920
Multiplier	810
Total	2,730
Total Annual Wages/Income of Construction Workers	\$90,207,000
Average Annual Wages/Income of Construction Workers	\$47,000
Total Annual Wages/Income of All Workers	\$127,155,000
Average Annual Wages/Income of All Workers	\$46,600

Source: IMPLAN; TischlerBise

Note: Any discrepancies in total impact are due to rounding.

Ongoing Economic Impact

Ongoing economic impact can broadly be categorized as the result of onsite **resident spending** and **non-resident spending**. For the purposes of this analysis, the term onsite refers to the CRA subareas. This section of the report details how onsite spending was calculated for input into the IMPLAN model, including a discussion on the economic impact of that spending as derived from the model's output.

RESIDENT SPENDING – METHODOLOGY & INPUTS

To determine the economic impact of resident spending, it is first necessary to determine the average annual income of future onsite residents. According to estimates of median household income prepared by ESRI Business Analyst, the median household income of the Lake Worth Road subarea is \$39,149 and the median household income of the Congress Avenue subarea is \$48,990.

Having estimated the average household income of households living in the new multifamily units, the Consumer Expenditure Survey ("CES") from the Bureau of Labor Statistics provides a breakdown of household spending patterns by income level. This analysis utilizes the 2016 Consumer Expenditure Survey, which is the most recent CES available at the time this report was written and presents spending in 2019 dollars. Households earning between \$43,238 and \$54,046 (\$40,000 to \$49,999 in 2016 Dollars) spend roughly \$47,724 annually. Not all of this spending, however, is relevant. College tuition, for instance, is a non-relevant household expenditure. By excluding non-relevant spending, it is possible to calculate annual onsite consumer spending per resident household. A comprehensive inventory of all relevant spending categories is included in the Appendix.

Furthermore, this analysis assumes that only 80 percent of resident spending occurs within the Region of Analysis (the County) in order to conservatively estimate captured household spending. We consider the remainder to have "leaked" to other jurisdictions.

Figures 14 and 15 show relevant captured spending for the CRA subareas on a per household basis.

FIGURE 14: CONGRESS AVENUE SUBAREA – CAPTURED RESIDENT HOUSEHOLD SPENDING

IMPLAN Code	Descriptor	Spending per Household	Leakage	Captured Household Spending
396	Retail - Motor vehicle and parts dealer	\$3,384	80%	\$2,707
397	Retail - Furniture and home furnishing stores	\$453	80%	\$363
398	Retail - Electronics and appliance stores	\$1,435	80%	\$1,148
399	Retail - Building material and garden equipment and supplies stores	\$15	80%	\$12
400	Retail - Food and beverage stores	\$4,119	80%	\$3,295
401	Retail - Health and personal care stores	\$1,160	80%	\$928
402	Retail - Gasoline stores	\$1,885	80%	\$1,508
403	Retail - Clothing and clothing accessories stores	\$1,529	80%	\$1,223
404	Retail - Sporting goods, hobby, musical instrument, and book stores	\$910	80%	\$728
405	Retail - General merchandise stores	\$1,428	80%	\$1,143
406	Retail - Miscellaneous store retailers	\$1,504	80%	\$1,203
407	Retail - Nonstore retailers	\$42	80%	\$34
412	Transit and ground passenger transportation	\$105	80%	\$84
414	Scenic and sightseeing transportation and support activities for transportation	\$5	80%	\$4
442	Automotive equipment rental and leasing	\$32	80%	\$26
474	Other education services	\$11	80%	\$9
488	Performing arts companies	\$24	80%	\$19
492	Independent artists, writers, and performers	\$10	80%	\$8
493	Museums, historical sites, zoos, and parks	\$16	80%	\$13
494	Amusement parks & arcades	\$16	80%	\$13
496	Other amusement and recreation industries	\$187	80%	\$149
501	Full-service restaurants	\$1,103	80%	\$883
502	Limited-service restaurants	\$1,125	80%	\$900
503	All other food and drinking places	\$193	80%	\$155
504	Automotive repair and maintenance, except car washes	\$783	80%	\$626
512	Other personal services	\$26	80%	\$21
TOTAL		\$21,498		\$17,198

FIGURE 15: LAKE WORTH ROAD SUBAREA – CAPTURED RESIDENT HOUSEHOLD SPENDING

IMPLAN Code	Descriptor	Spending per Household	Leakage	Captured Household Spending
396	Retail - Motor vehicle and parts dealer	\$3,339	80%	\$2,672
397	Retail - Furniture and home furnishing stores	\$503	80%	\$402
398	Retail - Electronics and appliance stores	\$1,382	80%	\$1,106
399	Retail - Building material and garden equipment and supplies stores	\$13	80%	\$11
400	Retail - Food and beverage stores	\$3,445	80%	\$2,756
401	Retail - Health and personal care stores	\$1,209	80%	\$967
402	Retail - Gasoline stores	\$1,635	80%	\$1,308
403	Retail - Clothing and clothing accessories stores	\$1,419	80%	\$1,135
404	Retail - Sporting goods, hobby, musical instrument, and book stores	\$916	80%	\$732
405	Retail - General merchandise stores	\$1,208	80%	\$967
406	Retail - Miscellaneous store retailers	\$1,248	80%	\$999
407	Retail - Nonstore retailers	\$52	80%	\$42
412	Transit and ground passenger transportation	\$82	80%	\$66
414	Scenic and sightseeing transportation and support activities for transportat	\$14	80%	\$11
442	Automotive equipment rental and leasing	\$53	80%	\$42
474	Other education services	\$4	80%	\$3
488	Performing arts companies	\$34	80%	\$27
492	Independent artists, writers, and performers	\$3	80%	\$2
493	Museums, historical sites, zoos, and parks	\$13	80%	\$10
494	Amusement parks & arcades	\$13	80%	\$10
496	Other amusement and recreation industries	\$176	80%	\$140
501	Full-service restaurants	\$955	80%	\$764
502	Limited-service restaurants	\$997	80%	\$798
503	All other food and drinking places	\$147	80%	\$117
504	Automotive repair and maintenance, except car washes	\$686	80%	\$549
512	Other personal services	\$26	80%	\$21
TOTAL		\$19,572		\$15,658

Consumer spending per household is then multiplied by the number of additional households to calculate total residential spending within each CRA subarea. According to 2017 American Community Survey estimates, the Village-wide residential occupancy rate is 86 percent. If the new residential development achieves this level of occupancy, 645 of the 750 new residential units located within each CRA subarea will be occupied.

Based on this level of occupancy and average retail expenditures for likely households, relevant resident spending totals approximately \$11M in the Congress Avenue subarea and just over \$10M in the Lake Worth Road subarea, as depicted in Figures 16 and 17 below.

FIGURE 16: CONGRESS AVENUE - RESIDENT SPENDING BY RETAIL TYPE

IMPLAN Code	Descriptor	Spending per Household	Total Housing Units	Occupied Housing Units	Total Spending
396	Retail - Motor vehicle and parts dealer	\$3,384	750	645	\$1,745,916
397	Retail - Furniture and home furnishing stores	\$453	750	645	\$233,988
398	Retail - Electronics and appliance stores	\$1,435	750	645	\$740,556
399	Retail - Building material and garden equipment and supplies stores	\$15	750	645	\$7,524
400	Retail - Food and beverage stores	\$4,119	750	645	\$2,125,274
401	Retail - Health and personal care stores	\$1,160	750	645	\$598,610
402	Retail - Gasoline stores	\$1,885	750	645	\$972,686
403	Retail - Clothing and clothing accessories stores	\$1,529	750	645	\$788,814
404	Retail - Sporting goods, hobby, musical instrument, and book stores	\$910	750	645	\$469,432
405	Retail - General merchandise stores	\$1,428	750	645	\$736,958
406	Retail - Miscellaneous store retailers	\$1,504	750	645	\$775,862
407	Retail - Nonstore retailers	\$42	750	645	\$21,625
412	Transit and ground passenger transportation	\$105	750	645	\$54,315
414	Scenic and sightseeing transportation and support activities for transportation	\$5	750	645	\$2,549
442	Automotive equipment rental and leasing	\$32	750	645	\$16,571
474	Other education services	\$11	750	645	\$5,672
488	Performing arts companies	\$24	750	645	\$12,170
492	Independent artists, writers, and performers	\$10	750	645	\$5,042
493	Museums, historical sites, zoos, and parks	\$16	750	645	\$8,138
494	Amusement parks & arcades	\$16	750	645	\$8,138
496	Other amusement and recreation industries	\$187	750	645	\$96,359
501	Full-service restaurants	\$1,103	750	645	\$569,216
502	Limited-service restaurants	\$1,125	750	645	\$580,388
503	All other food and drinking places	\$193	750	645	\$99,762
504	Automotive repair and maintenance, except car washes	\$783	750	645	\$404,051
512	Other personal services	\$26	750	645	\$13,409
TOTAL		\$21,498	750	645	\$11,093,026

FIGURE 17: LAKE WORTH ROAD SUBAREA – RESIDENT SPENDING BY RETAIL TYPE

IMPLAN Code	Descriptor	Captured Household Spending	Total Housing Units	Occupied Housing Units	Total Spending
396	Retail - Motor vehicle and parts dealer	\$2,672	750	645	\$1,723,137
397	Retail - Furniture and home furnishing stores	\$402	750	645	\$259,500
398	Retail - Electronics and appliance stores	\$1,106	750	645	\$713,298
399	Retail - Building material and garden equipment and supplies stores	\$11	750	645	\$6,922
400	Retail - Food and beverage stores	\$2,756	750	645	\$1,777,865
401	Retail - Health and personal care stores	\$967	750	645	\$623,894
402	Retail - Gasoline stores	\$1,308	750	645	\$843,586
403	Retail - Clothing and clothing accessories stores	\$1,135	750	645	\$732,089
404	Retail - Sporting goods, hobby, musical instrument, and book stores	\$732	750	645	\$472,460
405	Retail - General merchandise stores	\$967	750	645	\$623,542
406	Retail - Miscellaneous store retailers	\$999	750	645	\$644,074
407	Retail - Nonstore retailers	\$42	750	645	\$26,985
412	Transit and ground passenger transportation	\$66	750	645	\$42,407
414	Scenic and sightseeing transportation and support activities for transportat	\$11	750	645	\$6,994
442	Automotive equipment rental and leasing	\$42	750	645	\$27,236
474	Other education services	\$3	750	645	\$2,120
488	Performing arts companies	\$27	750	645	\$17,586
492	Independent artists, writers, and performers	\$2	750	645	\$1,316
493	Museums, historical sites, zoos, and parks	\$10	750	645	\$6,509
494	Amusement parks & arcades	\$10	750	645	\$6,509
496	Other amusement and recreation industries	\$140	750	645	\$90,615
501	Full-service restaurants	\$764	750	645	\$493,020
502	Limited-service restaurants	\$798	750	645	\$514,449
503	All other food and drinking places	\$117	750	645	\$75,633
504	Automotive repair and maintenance, except car washes	\$549	750	645	\$354,103
512	Other personal services	\$21	750	645	\$13,498
TOTAL		\$15,658	750	645	\$10,099,346

NONRESIDENT SPENDING – METHODOLOGY & INPUTS

Projected retail development will fulfill the everyday shopping and service needs of residents living in the newly developed residences; however, retail sales onsite are expected to exceed sales to new residents. Assuming a stabilized occupancy rate of 95 percent for new retail space and sales averaging \$350 per square foot, the projected retail development will result in \$58M in retail sales within the Congress Avenue subarea and \$120M in the Lake Worth Road subarea.

FIGURE 18: TOTAL ONSITE SPENDING PER SUBAREA

Sub-Area	Commercial SF	Occupancy Rate	Occupied Retail SF	Sales PSF	Total Onsite Consumer Spending
Congress Ave.	174,650	95%	165,917	\$350	\$58,071,077
Lake Worth Rd.	361,137	95%	343,081	\$350	\$120,078,203

Source: CBRE; TischlerBise

The portion of total onsite spending that new residents support must be subtracted from total onsite retail sales in order to measure the economic impact of nonresident retail spending. Yet, only a portion of resident spending shown in Figures 16 and 17 will occur onsite given the envisioned character of retail development. Onsite retail will provide space for clothing & apparel stores, restaurants, health and personal care stores, and general merchandise stores, among an array of other types of retail, but will not include gas stations, car repair shops, or other less vibrant types of retail. Figures 19 and 20 provide a summary of the resident spending categories that are expected to support onsite retail offerings, as well as projected totals of onsite spending by residents. In order to conservatively estimate nonresident spending onsite, we assume that all of the County’s captured resident spending in the relevant categories will occur onsite.

FIGURE 19: CONGRESS AVENUE SUBAREA - TOTAL ONSITE RESIDENT SPENDING

IMPLAN Code	Descriptor	Resident Spending	Within CRA?	Spending in CRA
396	Retail - Motor vehicle and parts dealer	\$1,745,916	No	\$0
397	Retail - Furniture and home furnishing stores	\$233,988	Yes	\$233,988
398	Retail - Electronics and appliance stores	\$740,556	Yes	\$740,556
399	Retail - Building material and garden equipment and supplies stores	\$7,524	No	\$0
400	Retail - Food and beverage stores	\$2,125,274	Yes	\$2,125,274
401	Retail - Health and personal care stores	\$598,610	Yes	\$598,610
402	Retail - Gasoline stores	\$972,686	No	\$0
403	Retail - Clothing and clothing accessories stores	\$788,814	Yes	\$788,814
404	Retail - Sporting goods, hobby, musical instrument, and book stores	\$469,432	Yes	\$469,432
405	Retail - General merchandise stores	\$736,958	Yes	\$736,958
406	Retail - Miscellaneous store retailers	\$775,862	Yes	\$775,862
407	Retail - Nonstore retailers	\$21,625	No	\$0
412	Transit and ground passenger transportation	\$54,315	No	\$0
414	Scenic and sightseeing transportation and support activities for transpo	\$2,549	No	\$0
442	Automotive equipment rental and leasing	\$16,571	No	\$0
474	Other education services	\$5,672	No	\$0
488	Performing arts companies	\$12,170	No	\$0
492	Independent artists, writers, and performers	\$5,042	No	\$0
493	Museums, historical sites, zoos, and parks	\$8,138	No	\$0
494	Amusement parks & arcades	\$8,138	No	\$0
496	Other amusement and recreation industries	\$96,359	No	\$0
501	Full-service restaurants	\$569,216	Yes	\$569,216
502	Limited-service restaurants	\$580,388	Yes	\$580,388
503	All other food and drinking places	\$99,762	Yes	\$99,762
504	Automotive repair and maintenance, except car washes	\$404,051	No	\$0
512	Other personal services	\$13,409	No	\$0
TOTAL		\$11,093,026		\$7,718,860

FIGURE 20: LAKE WORTH ROAD SUBAREA - TOTAL ONSITE RESIDENT SPENDING

IMPLAN Code	Descriptor	Resident Spending	Within CRA?	Spending in CRA
396	Retail - Motor vehicle and parts dealer	\$1,723,137	No	\$0
397	Retail - Furniture and home furnishing stores	\$259,500	Yes	\$259,500
398	Retail - Electronics and appliance stores	\$713,298	Yes	\$713,298
399	Retail - Building material and garden equipment and supplies stores	\$6,922	No	\$0
400	Retail - Food and beverage stores	\$1,777,865	Yes	\$1,777,865
401	Retail - Health and personal care stores	\$623,894	Yes	\$623,894
402	Retail - Gasoline stores	\$843,586	No	\$0
403	Retail - Clothing and clothing accessories stores	\$732,089	Yes	\$732,089
404	Retail - Sporting goods, hobby, musical instrument, and book stores	\$472,460	Yes	\$472,460
405	Retail - General merchandise stores	\$623,542	Yes	\$623,542
406	Retail - Miscellaneous store retailers	\$644,074	Yes	\$644,074
407	Retail - Nonstore retailers	\$26,985	No	\$0
412	Transit and ground passenger transportation	\$42,407	No	\$0
414	Scenic and sightseeing transportation and support activities for transporta	\$6,994	No	\$0
442	Automotive equipment rental and leasing	\$27,236	No	\$0
474	Other education services	\$2,120	No	\$0
488	Performing arts companies	\$17,586	No	\$0
492	Independent artists, writers, and performers	\$1,316	No	\$0
493	Museums, historical sites, zoos, and parks	\$6,509	No	\$0
494	Amusement parks & arcades	\$6,509	No	\$0
496	Other amusement and recreation industries	\$90,615	No	\$0
501	Full-service restaurants	\$493,020	Yes	\$493,020
502	Limited-service restaurants	\$514,449	Yes	\$514,449
503	All other food and drinking places	\$75,633	Yes	\$75,633
504	Automotive repair and maintenance, except car washes	\$354,103	No	\$0
512	Other personal services	\$13,498	No	\$0
TOTAL		\$10,099,346		\$6,929,823

Onsite resident spending is subtracted from the calculated total for onsite sales in order to estimate onsite nonresident spending. As shown in Figure 21, nonresident spending within the Congress Avenue and Lake Worth Road subareas is expected to be \$50M and \$113M, respectively.

FIGURE 21: ONSITE NONRESIDENT SPENDING

Sub-Area	Total Onsite Consumer Spending	Onsite Resident Consumer Spending	Onsite Nonresident Consumer Spending
Congress Ave.	\$58,071,077	\$7,718,860	\$50,352,217
Lake Worth Rd.	\$120,078,203	\$6,929,823	\$113,148,379

To model the economic impact of this spending, the onsite nonresident spending total displayed in Figure 21 is broken down and assigned to IMPLAN sectors. Thus, nonresident spending is split between the same sectors identified for onsite resident spending. For modeling purposes, it is assumed that each sector receives an equal share of nonresident spending. Figure 22 shows the breakdown of onsite nonresident spending by retail sector for both subareas.

FIGURE 22: ONSITE NONRESIDENT SPENDING BY RETAIL TYPE

IMPLAN Code	Descriptor	Nonresident Retail Spending Onsite	
		Congress Avenue Subarea	Lake Worth Road Subarea
397	Retail - Furniture and home furnishing stores	\$4,577,474	\$10,286,216
398	Retail - Electronics and appliance stores	\$4,577,474	\$10,286,216
400	Retail - Food and beverage stores	\$4,577,474	\$10,286,216
401	Retail - Health and personal care stores	\$4,577,474	\$10,286,216
403	Retail - Clothing and clothing accessories stores	\$4,577,474	\$10,286,216
404	Retail - Sporting goods, hobby, musical instrument, and book stores	\$4,577,474	\$10,286,216
405	Retail - General merchandise stores	\$4,577,474	\$10,286,216
406	Retail - Miscellaneous store retailers	\$4,577,474	\$10,286,216
501	Full-service restaurants	\$4,577,474	\$10,286,216
502	Limited-service restaurants	\$4,577,474	\$10,286,216
503	All other food and drinking places	\$4,577,474	\$10,286,216

OUTPUTS

Having derived IMPLAN inputs through the methodology described above, TischlerBise estimated the ongoing direct and multiplier impacts on employment, economic output (i.e., spending), and personal income attributable to resident and nonresident spending resulting from new development. The results of this analysis are shown in Figures 23 and 24.

FIGURE 23: CONGRESS AVENUE SUBAREA – ONGOING ECONOMIC IMPACT

Category	Cumulative	Average Annual
Direct Effect Jobs	4,740	158
Indirect and Induced Effect Jobs	2,530	84
TOTAL LONG-TERM JOBS CREATED	7,270	242
Direct Effect Labor Income	\$220,158,561	\$7,338,619
Indirect and Induced Effect Labor Income	\$116,012,380	\$3,867,079
TOTAL LABOR INCOME	\$336,170,941	\$11,205,698
Direct Effect Output	\$677,170,000	\$22,572,333
Indirect and Induced Effect Output	\$391,172,000	\$13,039,067
TOTAL LONG-TERM ECONOMIC IMPACT (Output \$)	\$1,068,342,000	\$35,611,400

Source: IMPLAN; TischlerBise

Note: Any discrepancies in total impact are due to rounding.

FIGURE 24: LAKE WORTH ROAD SUBAREA – ONGOING ECONOMIC IMPACT

Category	Cumulative	Average Annual
Direct Effect Jobs	2,003	67
Indirect and Induced Effect Jobs	990	33
TOTAL LONG-TERM JOBS CREATED	2,993	100
Direct Effect Labor Income	\$85,456,560	\$2,848,552
Indirect and Induced Effect Labor Income	\$45,650,925	\$1,521,698
TOTAL LABOR INCOME	\$131,107,485	\$4,370,249
Direct Effect Output	\$257,294,000	\$8,576,467
Indirect and Induced Effect Output	\$155,411,000	\$5,180,367
TOTAL LONG-TERM ECONOMIC IMPACT (Output \$)	\$412,705,000	\$13,756,833

Source: IMPLAN; TischlerBise

Note: Any discrepancies in total impact are due to rounding.

Additional spending associated with new development within the Congress Avenue and Lake Worth subareas yields a total ongoing economic impact of just over \$1 billion and approximately \$500M respectively. Total retail spending – including both resident spending and nonresident spending – supports approximately 7,270 jobs and 2,993 jobs, within the Congress Avenue and Lake Worth subareas, respectively. This includes jobs from the direct and indirect impacts of spending.

FISCAL IMPACT ANALYSIS

Cumulative revenue that accrues to the County from the proposed CRAs are shown in the following two figures. Cumulative revenue over the 30-year analysis period is shown three ways. First, there is cumulative revenue that accrues from development that is projected to occur with the CRA. Second, there is revenue that accrues from the one-time construction phase occurring for each year. Finally, there is the revenue that accrues from the ongoing indirect and induced employment resulting from the CRA that will occur throughout the County. As Figure 25 illustrates, cumulative net County revenue totals almost \$35.1 million for the proposed Lake Worth Road CRA once the property tax to TIF (\$16.1 million) is subtracted (total County revenue is \$51.2 million). Development activity within the proposed CRA generates \$14.4 million in cumulative net revenue to Palm Beach County (total County revenue is \$30.5 million). The one-time construction phase activity generates \$6.5 million in cumulative revenue to Palm Beach County. The indirect and induced activity generates \$14.2 million in cumulative revenue.

FIGURE 25: CUMULATIVE PALM BEACH COUNTY REVENUE – LAKE WORTH ROAD

30-Year Cumulative Revenue to Palm Beach County
 Village of Palm Springs - Proposed Lake Worth Road CRA Proposal

Category	Lake Worth Road CRA	Lake Worth Road One-Time	Lake Worth Road CRA Spinoff	TOTAL
Palm Beach County Property Taxes to CRA	(\$16,148,423)	\$0	\$0	(\$16,148,423)
Palm Beach County Property Taxes	\$5,912,630	\$1,053,417	\$6,370,493	\$13,336,539
Franchise Fee	\$1,066,193	\$48,833	\$273,652	\$1,388,678
Utility Service Tax	\$1,288,077	\$58,995	\$330,601	\$1,677,673
Local Option Gas Tax	\$3,962,430	\$226,558	\$2,060,340	\$6,249,328
Tourist Development Tax	\$0	\$0	\$0	\$0
Communication Services Tax	\$667,523	\$30,573	\$171,328	\$869,425
Developer Contribution & Impact Fees	\$795,023	\$384,340	\$71,629	\$1,250,991
Building Permits	\$32,588	\$770	\$8,350	\$41,708
Other Licenses, Permits & Other Taxes	\$318,320	\$14,579	\$81,701	\$414,601
State Shared Revenues	\$334,382	\$0	\$0	\$334,382
State Grants	\$0	\$0	\$0	\$0
One-Half Cent Sales Tax	\$8,826,099	\$4,500,508	\$3,254,647	\$16,581,255
Other Local Government Revenues	\$59,488	\$0	\$0	\$59,488
Federal Grants	\$0	\$0	\$0	\$0
Constitutional Gas Tax	\$1,413,596	\$80,824	\$735,026	\$2,229,446
Other Intergovernmental Revenues	\$1,651,746	\$0	\$0	\$1,651,746
Water and Wastewater	\$0	\$0	\$0	\$0
Airport	\$0	\$0	\$0	\$0
Sheriff	\$2,210,032	\$101,222	\$567,233	\$2,878,487
Fire Rescue	\$1,080,433	\$49,485	\$277,307	\$1,407,224
Parks and Recreation	\$389,272	\$0	\$0	\$389,272
Palm Tran	\$254,606	\$0	\$0	\$254,606
Other Charges for Service	\$0	\$0	\$0	\$0
Interdepartmental	\$272,082	\$0	\$0	\$272,082
Interest	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0
Interfund Transfers	\$0	\$0	\$0	\$0
Debt Proceeds	\$0	\$0	\$0	\$0
Statutory Reserves	\$0	\$0	\$0	\$0
Balance Brought Forward	\$0	\$0	\$0	\$0
TOTAL	\$14,386,095	\$6,550,105	\$14,202,306	\$35,138,506

*One-time revenue refers to the construction phase

As Figure 26 illustrates, cumulative net County revenue totals \$58.7 million for the proposed Congress Avenue CRA once the property tax to TIF (\$27.7 million) is subtracted (total County revenue is approximately \$86.4 million). Development activity within the proposed CRA generates \$12.8 million in cumulative net revenue to Palm Beach County (total County revenue is \$40.6 million). The one-time construction phase activity generates \$8.1 million in cumulative revenue to Palm Beach County. The indirect and induced activity generates \$37.7 million in cumulative revenue.

FIGURE 26 CUMULATIVE PALM BEACH COUNTY REVENUE - CONGRESS AVENUE

30-Year Cumulative Revenue to Palm Beach County
 Village of Palm Springs - Proposed Congress Avenue CRA Proposal

Category	Congress Avenue CRA	Congress Avenue One-Time*	Congress Avenue Spinoff	TOTAL
Palm Beach County Property Taxes to CRA	(\$27,747,239)	\$0	\$0	(\$27,747,239)
Palm Beach County Property Taxes	\$10,159,453	\$2,406,201	\$16,234,637	\$28,800,291
Franchise Fee	\$1,828,988	\$111,493	\$697,299	\$2,637,780
Utility Service Tax	\$2,209,615	\$134,695	\$842,413	\$3,186,724
Local Option Gas Tax	\$7,851,350	\$517,390	\$5,335,121	\$13,703,861
Tourist Development Tax	\$0	\$0	\$0	\$0
Communication Services Tax	\$1,145,095	\$69,804	\$436,566	\$1,651,464
Developer Contribution & Impact Fees	\$902,643	\$877,083	\$1,310,019	\$3,089,745
Building Permits	\$55,809	\$1,759	\$21,278	\$78,846
Other Licenses, Permits & Other Taxes	\$546,059	\$33,287	\$208,184	\$787,530
State Shared Revenues	\$336,182	\$0	\$0	\$336,182
State Grants	\$0	\$0	\$0	\$0
One-Half Cent Sales Tax	\$4,500,508	\$3,471,194	\$8,570,958	\$16,542,660
Other Local Government Revenues	\$59,808	\$0	\$0	\$59,808
Federal Grants	\$0	\$0	\$0	\$0
Constitutional Gas Tax	\$2,800,967	\$184,579	\$1,903,303	\$4,888,849
Other Intergovernmental Revenues	\$1,660,640	\$0	\$0	\$1,660,640
Water and Wastewater	\$0	\$0	\$0	\$0
Airport	\$0	\$0	\$0	\$0
Sheriff	\$3,791,173	\$231,105	\$1,445,380	\$5,467,658
Fire Rescue	\$1,853,415	\$112,982	\$706,612	\$2,673,009
Parks and Recreation	\$391,368	\$0	\$0	\$391,368
Palm Tran	\$255,977	\$0	\$0	\$255,977
Other Charges for Service	\$0	\$0	\$0	\$0
Interdepartmental	\$273,547	\$0	\$0	\$273,547
Interest	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0
Interfund Transfers	\$0	\$0	\$0	\$0
Debt Proceeds	\$0	\$0	\$0	\$0
Statutory Reserves	\$0	\$0	\$0	\$0
Balance Brought Forward	\$0	\$0	\$0	\$0
TOTAL	\$12,875,360	\$8,151,573	\$37,711,770	\$58,738,702

*One-time revenue refers to the construction phase

As the figures above indicate, the half-cent sales tax is the largest growth-related revenue generated by the proposed CRAs. Other significant revenue sources that would accrue to the County include property tax, local option gas tax, impact fees, constitutional gas tax, various charges for service, franchise fees and utility service taxes.

Annual revenue attributable to new development is projected using the methodologies described below. It is important to note that this fiscal impact analysis utilizes a “snapshot” approach, based on current Fiscal Year revenue and rates. **Therefore, there is no assumption made about how property tax rates or other rates change over time. If property tax rates were to change, the amount of Palm Beach County property tax that would accrue to the proposed CRA’s in Palm Springs would be “capped” at the Village’s millage rate**

Per Capita (population)

If a revenue source is assumed to be allocated on a per capita basis, that budget item is divided by the base year County population to arrive at the current level-of-service factor. Examples include state shared revenue, other local government revenue, parks and recreation charges for service, other intergovernmental revenue, and other charges for service.

Per Capita and Employee (Population and Jobs)

Some revenues use both a *per capita and employee (job)* approach. If a cost or revenue is assumed to be allocated on a *per capita and job* basis, it is divided by the population and job estimate to determine the current level-of-service factor. Examples include franchise fees, communication services tax and utility service fees, which will increase with overall growth in the county, represented by population and jobs as a proxy for that activity. Other examples are other licenses and permits and sheriff/fire charges for service.

Custom/Marginal

A marginal cost approach identifies factors that will be impacted by demographic or land use changes and allocates the changes on a marginal basis. In these instances, the projection factor is calculated using specific factors. This includes the increase in cumulative assessed value which is multiplied by the tax rate to determine the marginal increase in property tax revenue. A similar example is the sales tax, which is calculated using the projected increase in taxable sales multiplied by the half cent sales tax rate. Similar calculations are applied to determine increases in impact fees.

Fixed

Revenue factors that are directly attributable to new development are included in the fiscal impact analysis. Some revenues are not expected to be impacted by demographic changes and are fixed in the analysis. Examples include grants, tourist development tax, interest, miscellaneous revenue, interfund transfers, water and sewer overhead charges.

Figure 27 below summarizes the current fiscal year revenue and the revenue projection methodologies as discussed above. It is important to note that the property tax rate of 1.2815 for new development within the proposed CRAs is the difference between the proposed TIF millage cap of 3.5 and the General Fund property tax rate of 4.7815.

FIGURE 27: SUMMARY OF CURRENT FISCAL YEAR REVENUE AND PROJECTION FACTORS

Revenue Category	Revenue Name	Base Year Budget Amount	Project Using Which Demand Base?	LOS Std \$ per Demand Unit
Property Tax	Current Property Taxes	\$1,261,488,908	CUMUL AV	\$4.7815
Licenses and Permits	Franchise Fee	\$37,000,000	POP AND JOBS	\$17.89
	Utility Service Tax	\$44,700,000	POP AND JOBS	\$21.61
	Local Option Gas Tax	\$54,150,000	TOTAL TRIPS	\$31.17
	Tourist Development Tax	\$53,490,268	FIXED	\$0.00
	Communication Services Tax	\$23,165,000	POP AND JOBS	\$11.20
	Developer Contribution & Impact Fees	\$42,528,878	FIXED	\$0.00
	Building Permits	\$17,500,000	POP AND JOBS	\$8.46
	Other Licenses, Permits & Other Taxes	\$11,046,643	POP AND JOBS	\$5.34
Intergovernmental Revenues	State Shared Revenues	\$33,500,000	COUNTYWIDE POPULATION	\$23.37
	State Grants	\$56,354,781	FIXED	\$0.00
	One-Half Cent Sales Tax	\$94,100,000	TAXABLE SALES	\$0.005
	Other Local Government Revenues	\$2,979,906	COUNTYWIDE POPULATION	\$2.08
	Federal Grants	\$100,787,369	FIXED	\$0.00
	Constitutional Gas Tax	\$19,318,000	TOTAL TRIPS	\$11.12
	Other Intergovernmental Revenues	\$82,740,001	COUNTYWIDE POPULATION	\$57.72
Charges for Services	Water and Wastewater	\$201,180,000	FIXED	\$0.00
	Airport	\$80,386,475	FIXED	\$0.00
	Sheriff	\$76,694,536	POP AND JOBS	\$37.08
	Fire Rescue	\$37,494,155	POP AND JOBS	\$18.13
	Parks and Recreation	\$19,499,580	COUNTYWIDE POPULATION	\$13.60
	Palm Tran	\$12,753,830	COUNTYWIDE POPULATION	\$8.90
	Interdepartmental	\$164,497,697	FIXED	\$0.00
	Other Charges for Service	\$27,258,472	COUNTYWIDE POPULATION	\$19.02
Interest	Interest	\$24,839,213	FIXED	\$0.00
Miscellaneous	Miscellaneous	\$69,188,502	FIXED	\$0.00
Interfund Transfers	Interfund Transfers	\$550,752,225	FIXED	\$0.00
Debt Proceeds	Debt Proceeds	\$4,907,596	FIXED	\$0.00
Statutory Reserves	Statutory Reserves	(\$100,512,728)	FIXED	\$0.00
Balance Brough Forward	Balance Brought Forward	\$1,687,977,077	FIXED	\$0.00

Figure 28 below shows the increase in overall assessed value accruing from development activity within the proposed Lake Worth Road CRA. As the table illustrates, assessed value is projected to increase from \$165.6 million to \$463.6 million, an increase of \$297.9 million over the 30-year period. The amount of property tax Palm Beach County would relinquish to the TIF district is estimated to be \$16.1 million. However, due to the proposed millage cap of 3.5, Palm Beach County would realize an increase of property tax estimated at \$5.9 million.

FIGURE 28: CUMULATIVE PALM BEACH COUNTY PROPERTY TAX REVENUE – LAKE WORTH ROAD

POTENTIAL TAXABLE VALUES AND ASSOCIATED TIF PROJECTIONS			
VILLAGE OF PALM SPRINGS - LAKE WORTH ROAD CRA			
BASE TAXABLE VALUE (FIRST CERTIFIED TAX ROLL 2019):*		\$165,637,969	
BASE YEAR PROPERTY TAX (COUNTY):		\$791,998	
Fiscal Year	Projected Assessed Value	Annual County CRA Contribution (3.5 mils)	Annual County Property Tax Upon CRA Creation (1.2815 mils)
FY2020	\$175,258,377	\$33,671	\$12,329
FY2021	\$185,201,419	\$68,472	\$25,071
FY2022	\$195,144,460	\$103,273	\$37,813
FY2023	\$205,087,501	\$138,073	\$50,555
FY2024	\$215,030,543	\$172,874	\$63,297
FY2025	\$224,973,584	\$207,675	\$76,039
FY2026	\$234,916,625	\$242,475	\$88,781
FY2027	\$244,859,666	\$277,276	\$101,523
FY2028	\$254,802,708	\$312,077	\$114,265
FY2029	\$264,745,749	\$346,877	\$127,007
FY2030	\$274,688,790	\$381,678	\$139,749
FY2031	\$284,631,832	\$416,479	\$152,491
FY2032	\$294,574,873	\$451,279	\$165,233
FY2033	\$304,517,914	\$486,080	\$177,975
FY2034	\$314,460,955	\$520,880	\$190,717
FY2035	\$324,403,997	\$555,681	\$203,459
FY2036	\$334,347,038	\$590,482	\$216,201
FY2037	\$344,290,079	\$625,282	\$228,943
FY2038	\$354,233,120	\$660,083	\$241,685
FY2039	\$364,176,162	\$694,884	\$254,427
FY2040	\$374,119,203	\$729,684	\$267,169
FY2041	\$384,062,244	\$764,485	\$279,911
FY2042	\$394,005,286	\$799,286	\$292,653
FY2043	\$403,948,327	\$834,086	\$305,395
FY2044	\$413,891,368	\$868,887	\$318,137
FY2045	\$423,834,409	\$903,688	\$330,879
FY2046	\$433,777,451	\$938,488	\$343,621
FY2047	\$443,720,492	\$973,289	\$356,363
FY2048	\$453,663,533	\$1,008,089	\$369,105
FY2049	\$463,606,575	\$1,042,890	\$381,847
\$297,968,606		\$16,148,423	\$5,912,630

*Provided by the Village of Palm Springs

Figure 29 below shows the increase in overall assessed value accruing from development activity within the proposed Congress Avenue CRA. As the table illustrates, assessed value is projected to increase from \$130.2 million to \$641.7 million, an increase of \$511.4 million over the 30-year period. The amount of property tax Palm Beach County would relinquish to the TIF district is estimated to be \$27.7 million. However, due to the proposed millage cap of 3.5, Palm Beach County would realize an increase of property tax estimated at \$10.1 million over a 30-year period.

FIGURE 29: CUMULATIVE PALM BEACH COUNTY PROPERTY TAX REVENUE - CONGRESS AVENUE

POTENTIAL TAXABLE VALUES AND ASSOCIATED TIF PROJECTIONS			
VILLAGE OF PALM SPRINGS - CONGRESS AVENUE CRA			
BASE TAXABLE VALUE (FIRST CERTIFIED TAX ROLL 2019):*			\$130,263,010
BASE YEAR PROPERTY TAX (COUNTY):			\$622,853
Fiscal Year	Projected Assessed Value	Annual County CRA Contribution (3.5 mils)	Annual County Property Tax Upon CRA Creation (1.2815 mils)
FY2020	\$147,312,005	\$59,671	\$21,848
FY2021	\$164,360,999	\$119,343	\$43,697
FY2022	\$181,409,994	\$179,014	\$65,545
FY2023	\$198,458,988	\$238,686	\$87,393
FY2024	\$215,507,983	\$298,357	\$109,241
FY2025	\$232,556,978	\$358,029	\$131,090
FY2026	\$249,605,972	\$417,700	\$152,938
FY2027	\$266,654,967	\$477,372	\$174,786
FY2028	\$283,703,962	\$537,043	\$196,635
FY2029	\$300,752,956	\$596,715	\$218,483
FY2030	\$317,801,951	\$656,386	\$240,331
FY2031	\$334,850,945	\$716,058	\$262,179
FY2032	\$351,899,940	\$775,729	\$284,028
FY2033	\$368,948,935	\$835,401	\$305,876
FY2034	\$385,997,929	\$895,072	\$327,724
FY2035	\$403,046,924	\$954,744	\$349,573
FY2036	\$420,095,919	\$1,014,415	\$371,421
FY2037	\$437,144,913	\$1,074,087	\$393,269
FY2038	\$454,193,908	\$1,133,758	\$415,117
FY2039	\$471,242,902	\$1,193,430	\$436,966
FY2040	\$488,291,897	\$1,253,101	\$458,814
FY2041	\$505,340,892	\$1,312,773	\$480,662
FY2042	\$522,389,886	\$1,372,444	\$502,511
FY2043	\$539,438,881	\$1,432,116	\$524,359
FY2044	\$556,487,876	\$1,491,787	\$546,207
FY2045	\$573,536,870	\$1,551,459	\$568,055
FY2046	\$590,585,865	\$1,611,130	\$589,904
FY2047	\$607,634,859	\$1,670,801	\$611,752
FY2048	\$624,683,854	\$1,730,473	\$633,600
FY2049	\$641,732,849	\$1,790,144	\$655,449
	\$511,469,839	\$27,747,239	\$10,159,453

*Provided by the Village of Palm Springs

Assumptions for assessed value are shown below in Figure 30. For residential development, TischlerBise sampled data from Zillow, specific to the Village of Palm Springs. For nonresidential land uses, TischlerBise developed data from the Marshall & Swift Valuation Service.

FIGURE 30: ASSESSED VALUE ASSUMPTIONS

Residential:*	Avg \$/Unit
MULTIFAMILY UNITS	\$145,000
SINGLE-FAMILY UNITS	\$165,000
Nonresidential:**	Avg \$/SF
RETAIL SF	\$195
OFFICE SF	\$260
INDUSTRIAL SF	\$75
INSTITUTIONAL SF	\$255
NONRESIDENTIAL TYPE 5 SF	\$0

*Residential values based on survey of Zillow property records in the Village of Palm Springs

**Nonresidential values developed using Marsall & Swift Valuation Service

As Figure 31 below indicates, not only will the County accrue property tax from the direct economic activity within the proposed CRAs, as discussed above, but also the County will see an increase in assessable base outside the CRAs. The estimated increase in assessed value is \$85.9 million from indirect and induced economic activity resulting from the Lake Worth Road CRA and \$219 million from indirect and induced economic activity resulting from the Congress Avenue CRA. The associated increase in property tax revenues of \$6.3 million and \$16.2 million in the Lake Worth Road and Congress Avenue subareas, respectively, will accrue directly to the County; no portion of this additional property tax revenue needs to be contributed to the CRA fund, as it occurs outside the TIF-Districts.

FIGURE 31: COUNTY PROPERTY TAX BASE INCREASE FROM INDIRECT/INDUCED ACTIVITY

	Assessed Value	Cumulative Property Tax
Lake Worth Road CRA	\$85,956,190	\$6,370,493
Congress Avenue CRA	\$219,051,745	\$16,234,637

CRA CASE STUDIES

Palm Beach County currently contains 12 CRAs. As depicted in Figure 32 below, these CRAs have all successfully increased property values. The overall CRA tax base increase over the base year is 578%.

FIGURE 32: PALM BEACH COUNTY CRAS

CRA	Base Year Value	New Tax Increment	Tax Base Increase
Belle Glade	\$14,849,115	\$8,145,760	55%
Boca Raton	\$73,763,740	\$1,628,926,637	2208%
Boynton Beach-1983	\$309,821,849	\$1,158,390,873	374%
Delray Beach	\$245,631,067	\$2,191,766,710	892%
Jupiter	\$167,553,151	\$327,398,567	195%
Lake Clarke Shores-2017	\$24,686,639	\$4,248,763	17%
Lake Park	\$56,070,754	\$93,614,401	167%
Lake Worth	\$174,564,277	\$345,258,195	198%
Riviera Beach	\$132,767,499	\$694,282,757	523%
West Palm Beach	\$251,511,950	\$2,891,307,228	1150%
Northwood/Pleasant City	\$86,933,276	\$338,507,128	389%
Westgate	\$190,169,267	\$315,700,883	166%
TOTAL	\$1,728,322,584	\$9,997,547,902	578%

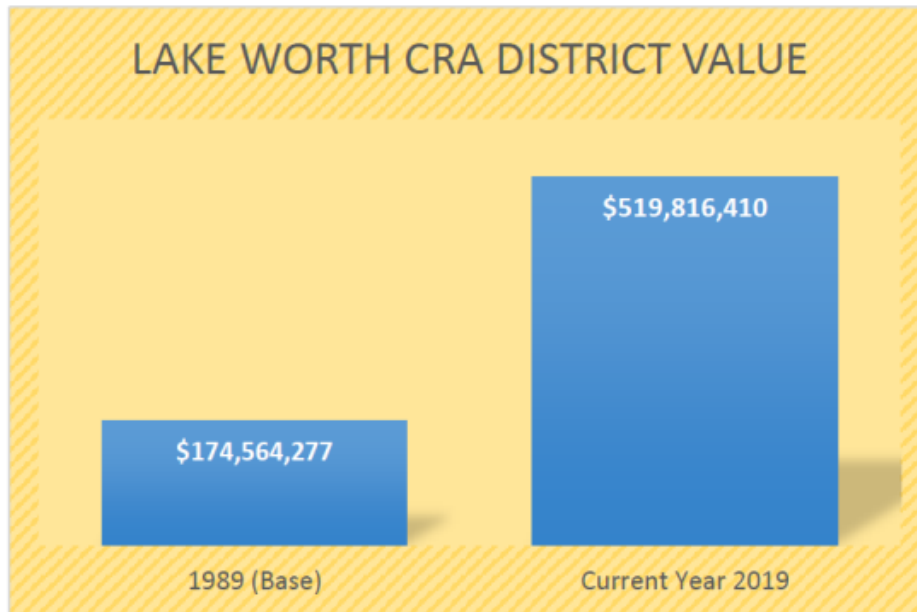
Although the primary revenue source for CRAs is the incremental increase in property tax values, CRAs successfully leverage these dollars to secure investment from private and other public sources that would not have occurred but for the CRA's programs and incentives.

This section of the report summarizes the positive economic, fiscal, and social impacts that three relevant CRAs have had in their communities and Countywide: Lake Worth CRA; West Palm Beach CRA; and Delray CRA.

LAKE WORTH CRA

The City of Lake Worth created the Lake Worth CRA in 1989. As indicated in Figure 33 taxable values have increased by nearly 200% within the Lake Worth CRA districts since its formation. This increase is shown in total dollar amounts in the figure below.

FIGURE 33: LAKE WORTH CRA TAXABLE VALUE INCREASE



Although the primary revenue source for CRAs is the incremental increase in property tax values, CRAs successfully leverage these dollars to secure investment from private and other public sources that would not have occurred but for the CRA's programs and incentives.

The Lake Worth CRA has successfully attracted \$32.3M in grants from federal, state, and philanthropic organization to the CRA within a ten-year timeframe (2008-2017). Figure 34 displays this grant income by donor/agency, use, and amount.

FIGURE 34: LAKE WORTH CRA GRANT INCOME

Grant Income Received 2008-2017

YEAR	SPONSOR/AGENCY	REASON	GRANT AMOUNT
2008	Palm Beach County	Business Grants	\$ 40,000
2008	Misc. Donations	Business Grants	7,000
2008-2009	Brownfield EPA	Assessments	200,000
2010	Palm Beach County	10th Avenue North Streetscape	250,000
2010	Holiday Event	Donations	1,215
2010	NSP2	National Stabilization Program	23,237,500
	Program Income Earned from NSP2 Grant		6,236,586
2014	Cultural Facilities Grant	Film Series in the Park	1,600
2013	Trust for Public Land	Greenspace/Parks	60,000
2014	Kaboom	Park Equipment	15,000
2014	Park Donations	Greenspace/Parks	3,544
2015	Blum Foundation	Greenspace/Parks	10,000
2015-2016	Cultural Facilities Grant	Hatch 1121 - Cultural Facility	150,000
2016	MPO	5th Avenue Bikeway	750,000
2015-2016	Neighborworks	Lighting; Marketing; Micro-Loan	500,000
2015-2017	Neighborhood Lending Partners	Small Business Loan Program	450,000
2016	Community Foundation - Partnership with Cultural Council	Cultural Planning	164,000
2016	Solid Waste Authority	Hatch 1121 - Cultural Facility	72,700
2016	Siemens	Residential Rehab	50,000
2017	National Trust Preservation Fund	1000 Lake Avenue Financial Analysis	2,000
2017	Solid Waste Authority	Trash Receptacles	48,650
2017	Florida Department of Cultural Affairs	Special Event Funding	14,500
2017	Neighborworks/Robert Woods Johnson Foundation	Signage/Striping - 5th Avenue	5,000
2017	Division of Historical Resources	1000 Lake Avenue Plans	25,000
2017	Lake Worth Town and Country Garden Club	Landscaping	500
Total Amount Rewarded			\$ 32,294,795

Selected Accomplishments Utilizing Non-TIF Revenue

Lake Worth CRA has completed a wide range of projects using leveraged funding. Select examples include:

- Invested **\$23.2M** of NSP2 **grant-funding** in the development of **affordable housing** from 2013-2017.
 - 155 housing units
 - 11 land-banked properties for future development
 - West Village (8 artists live-work units & 2,000 sf of commercial space)
- Invested **\$121,350** of grant funding from the Solid Waste Authority in public goods and services including 44 garbage and recycling cans, and site improvements at public properties from 2016-2017.
- In 2017 obtained a **\$4M line of credit** from PNC Bank for the strategic acquisition of blighted lots for **commercial development**.

Sample Investments Made Utilizing TIF-Revenue

Lake Worth CRA demonstrates that CRAs utilize the TIF revenue for activities that would otherwise need to be funded by the County or City's General or Capital Funds, as well as for transformative development that would not occur but for the CRA's incentive programs. Examples include:

- **The Lake Worth CRA Public Infrastructure Grant Program:** Incentivizes large-scale development while directly investing in public infrastructure by offering a \$100,000 grant to developers investing in at least \$2M of new construction, for use exclusively towards upgrading or installing shared public amenities (i.e. sidewalks, utility upgrades, etc.) (est. 2017)
 - Awarded in 2017 to a project that will develop 14 units of mixed-use luxury condominiums on a once vacant parcel.
- **Development Incentives – Publix (Grocery Store):** Downtown Lake Worth was considered a **food desert**, until CRA attracted a Publix with a **\$500,000 TIF incentive** that was used for infrastructure improvements needed to support the store. This \$500K investment resulted in Publix investing \$12M to develop a 28,000 sf store that created **100 new jobs** in the Lake Worth CRA.

WEST PALM BEACH CRA

The West Palm Beach CRA was formed in 1984. Like the proposed Palm Springs CRA, it contains two subareas; these comprise 1,399 acres. Over the last 10 Fiscal Years, the CRA has incentivized or otherwise encouraged new development with a taxable value of approximately \$624.4M. as depicted in the figure below.

FIGURE 35: TAXABLE VALUE OF NEW CONSTRUCTION 2010-2019

Fiscal Year	New Construction Taxable Value
2019	\$61,075,063
2018	\$24,883,233
2017	\$40,918,850
2016	\$12,293,630
2015	\$32,717,487
2014	\$6,898,894
2013	\$9,562,092
2012	\$6,858,071
2011	\$16,372,691
2010	\$412,821,554
TOTAL	\$624,401,565

Source: West Palm Beach CRA

Notable Accomplishments in FY 2018/2019

The West Palm Beach CRA also demonstrates that CRAs utilize the TIF revenue for activities that would otherwise need to be funded from the County or City's General or Capital Funds, as well as for social programs with wide-ranging community benefits.

- In 2018, the CRA contracted with local non-profit to employ individuals at-risk of experiencing homelessness in public infrastructure maintenance jobs (including sidewalk cleaning, maintenance reporting, etc.), contributing to City efforts to reduce homelessness. From FY2018-FY2919, the City's homeless population has experienced a **14% decline**.
- Directly invested **\$9.2M** in public infrastructure improvement projects.
- Underwrote the issuance of **\$42M** in bonds by pledging 80-100% of the TIF-revenue generated within an area targeted by the City for redevelopment (CityPlace) towards debt payments. **Bonds will fund public amenities including streetscape improvements and common-area landscaping and lighting within a sub-district of the CRA.**

DELRAY CRA

The City of Delray Beach established a CRA in 1985—it was re-established in 2015 and covers approximately 1,900 acres. During its first 30-year phase, the Delray CRA invested \$205.5M in projects that had direct, Citywide benefits.²

Select Examples of Redevelopment Success

- **Atlantic Grove:** previously blighted lot; CRA incentivized a mixed-use development produced 69 construction jobs, and 66 on-going (long-term jobs).
- **City Walk:** A luxury 40-unit mixed-use building that generated 344 jobs during construction and 51 on-going jobs.
- **Sea-Gate Hotel and Spa:** 154-room full service resort that has generated 140 on-going jobs.
- **Hyatt Place:** 134-room hotel with 87 permanent on-site, on-going, jobs.

Other Accomplishments

- **Business Development:** Delray Beach Named #5 Best Small City to Start a Small Business by Verizon Business in 2018
- **Housing:** Strategic acquisition and disposition of blighted lots lead to the development of 30 workforce homes and 84 affordable multifamily units in FY2018.
- **Public Services:** Through its Clean and Safe Program, the CRA contributes approximately \$1.8M annually to police services in the downtown area.
- **Tax Revenue:** The taxable value for Delray Beach outside of the CRA area increased by 124% from 2000-2015, and the value for the area inside the CRA increased by 312%.

² Delray CRA; Munitytics 2016.

APPENDIX

Expenditure	All consumer units	\$43,238 to \$54,046	IMPLAN Code	IMPLAN Sector
Food at home	\$4,376.76	\$3,952.29		
Cereals and bakery products	\$566.87	\$563.28	400	Retail - Food and beverage stores
Meats, poultry, fish, and eggs	\$962.01	\$835.73	400	Retail - Food and beverage stores
Dairy products	\$442.94	\$415.22	400	Retail - Food and beverage stores
Fruits and vegetables	\$846.28	\$760.45	400	Retail - Food and beverage stores
Other food at home	\$1,558.66	\$1,377.61		
Sugar and sweets	\$159.83	\$151.08	400	Retail - Food and beverage stores
Fats and oils	\$120.40	\$111.43	400	Retail - Food and beverage stores
Miscellaneous foods	\$793.83	\$708.10	400	Retail - Food and beverage stores
Nonalcoholic beverages	\$425.06	\$376.78	400	Retail - Food and beverage stores
Food prepared by consumer unit on out-of-town trips	\$59.55	\$30.21	Exclude	
Food away from home	\$3,409.41	\$2,563.40		
Full-service restaurants	\$1,499.06	\$1,103.13	501	Full-service restaurants
Limited-service restaurants	\$1,289.26	\$1,124.78	502	Limited-service restaurants
Vending machines and mobile vendors	\$51.15	\$41.91	407	Retail - Nonstore retailers
Employer and school cafeterias	\$97.37	\$47.92	Exclude	
Food or board at school	\$31.76	\$8.77	Exclude	
Catered affairs	\$35.07	\$29.79	503	All other food and drinking places
Food on out-of-town trips	\$315.35	\$152.39	Exclude	
School lunches	\$53.73	\$28.62	Exclude	
Meals as pay	\$36.67	\$26.08	Exclude	
Alcoholic beverages	\$523.09	\$346.21		
At home	\$288.77	\$196.67	400	Retail - Food and beverage stores
Away from home	\$234.32	\$149.55	503	All other food and drinking places
Housing	\$20,414.38	\$16,835.32		
Shelter	\$12,028.77	\$9,764.26		
Owned dwellings	\$6,804.99	\$4,326.64		
Mortgage interest and charges	\$3,123.31	\$1,679.76	Exclude	
Property taxes	\$2,128.71	\$1,420.31	Exclude	
Maintenance, repairs, insurance, other expenses	\$1,552.98	\$1,226.56	Exclude	
Homeowners insurance	\$463.46	\$361.55	Exclude	
Ground rent	\$58.07	\$51.13	Exclude	
Maintenance and repair services	\$836.64	\$658.40	Exclude	
Maintenance and repair commodities	\$108.05	\$105.27	405	Retail - General merchandise stores
Property management and security	\$86.76	\$50.21	Exclude	
Rented dwellings	\$4,361.24	\$5,143.86	Exclude	
Rented dwellings	\$4,170.62	\$4,965.40	Exclude	
Rent as pay	\$102.03	\$71.85	Exclude	
Maintenance, insurance and other expenses	\$88.58	\$106.61	Exclude	
Tenant's insurance	\$23.88	\$27.32	Exclude	
Maintenance and repair services	\$45.57	\$55.85	Exclude	
Maintenance and repair commodities	\$19.13	\$23.45	Exclude	
Other lodging	\$5,060.82	\$4,216.57	Exclude	
Owned vacation homes	\$288.03	\$71.00	Exclude	
Housing while attending school	\$60.75	\$19.33	Exclude	
Management and upkeep services for security	\$513.76	\$203.44	Exclude	

Expenditure	All consumer units	\$43,238 to \$54,046	IMPLAN Code	IMPLAN Sector
Utilities	\$4,198.28	\$3,922.81	Exclude	
Household operations	\$1,495.87	\$987.76	Exclude	
Housekeeping supplies	\$713.94	\$645.42	405	Retail - General merchandise stores
Household furnishings and equipment	\$1,977.53	\$1,515.07		
Household textiles	\$106.44	\$91.72	397	Retail - Furniture and home furnishing stores
Furniture	\$497.01	\$361.75	397	Retail - Furniture and home furnishing stores
Floor coverings	\$21.95	\$14.58	399	Retail - Building material and garden equipment and supplies stores
Major appliances	\$305.74	\$259.00	398	Retail - Electronics and appliance stores
Small appliances, miscellaneous housewares	\$133.12	\$110.49	398	Retail - Electronics and appliance stores
Miscellaneous household equipment	\$913.26	\$677.52	405	Retail - General merchandise stores
Apparel	\$1,948.61	\$1,528.71	403	Retail - Clothing and clothing accessories stores
Transportation	\$9,781.84	\$8,370.29		
Vehicle purchases (net outlay)	\$3,928.04	\$3,351.32	396	Retail - Motor vehicle and parts dealer
Gasoline and motor oil	\$2,063.40	\$1,969.44		
Gasoline	\$1,889.55	\$1,848.20	402	Retail - Gasoline stores
Diesel fuel	\$43.48	\$22.18	402	Retail - Gasoline stores
Gasoline on out-of-town trips	\$115.50	\$83.55	Exclude	
Motor oil	\$13.71	\$14.67	402	Retail - Gasoline stores
Motor oil on out-of-town trips	\$1.17	\$0.84	Exclude	
Other Vehicle Expenses	\$3,117.24	\$2,685.54		
Vehicle finance charges	\$244.04	\$190.67	Exclude	
Maintenance and repair	\$917.76	\$783.04	504	Automotive repair and maintenance, except car washes
Vehicle insurance	\$1,242.13	\$1,229.05	Exclude	
Vehicle rental, leases, and other charges	\$713.30	\$482.78		
Leased and rented vehicles	\$434.22	\$279.66		
Rented vehicles	\$69.54	\$31.15		
Auto/truck rental	\$45.41	\$21.55	442	Automotive equipment rental and leasing
Auto/truck rental, out-of-town trips	\$22.88	\$6.01	Exclude	
Motorcycle rental	\$0.67	\$1.90	442	Automotive equipment rental and leasing
Motorcycle rental, out-of-town trips	\$0.16	\$1.69	Exclude	
Aircraft rental	\$0.40	b/	442	Automotive equipment rental and leasing
Aircraft rental, out-of-town trips	\$0.01	b/	Exclude	
Leased vehicles	\$364.69	\$248.51	Exclude	
Vehicle registration state	\$103.18	\$86.75	Exclude	
Vehicle registration local	\$9.17	\$7.59	Exclude	
Drivers' license	\$10.32	\$10.24	Exclude	
Vehicle inspection	\$12.23	\$12.74	Exclude	
Parking fees	\$57.93	\$25.99	512	Other personal services
Tolls or electronic toll passes	\$45.01	\$26.25	Exclude	
Tolls on out-of-town trips	\$5.46	\$4.02	Exclude	
Towing charges	\$6.49	\$4.94	414	Scenic and sightseeing transportation and support activities for transportation
Automobile service clubs and GPS services	\$29.30	\$24.61	Exclude	
Public and other transportation	\$673.17	\$363.98		
Airline fares	\$436.18	\$219.52	Exclude	
Intercity bus fares	\$11.24	\$9.27	Exclude	
Intercity mass transit fares	\$88.65	\$76.95	412	Transit and ground passenger transportation
Local transportation on out-of-town trips	\$16.01	\$10.49	Exclude	
Taxi fares and limousine services on trips	\$9.40	\$6.16	Exclude	
Taxi fares and limousine services	\$30.33	\$28.31	412	Transit and ground passenger transportation
Intercity train fares	\$15.44	\$8.16	Exclude	
Ship fares	\$64.00	\$4.72	Exclude	
School bus	\$1.91	\$0.40	Exclude	

Expenditure	All consumer units	\$43,238 to \$54,046	IMPLAN Code	IMPLAN Sector
Health care	\$4,985.01	\$4,249.34		
Health insurance	\$3,415.86	\$2,956.95	Exclude	
Medical services	\$906.13	\$708.68	Exclude	
Drugs	\$500.13	\$476.59	401	Retail - Health and personal care stores
Medical supplies	\$162.90	\$107.12	401	Retail - Health and personal care stores
Entertainment	\$3,148.53	\$2,138.47		
Fees and admissions	\$736.18	\$328.38		
Recreation expenses, out-of-town trips	\$23.98	\$12.05	Exclude	
Social, recreation, health club membership	\$193.36	\$86.33	496	Other amusement and recreation industries
Fees for participant sports	\$97.67	\$49.09	496	Other amusement and recreation industries
Participant sports, out-of-town trips	\$21.34	\$8.09	Exclude	
Play, theater, opera, concert	\$59.80	\$23.59	488	Performing arts companies
Movies, parks, museums	\$68.41	\$47.31		
Movies	\$22.80	\$15.77	496	Other amusement and recreation industries
Parks	\$22.80	\$15.77	494	Amusement parks & arcades
Museums	\$22.80	\$15.77	493	Museums, historical sites, zoos, and parks
Movie, other admissions, out-of-town trips	\$58.60	\$28.12	Exclude	
Admission to sports events	\$53.97	\$18.27	Exclude	
Admission to sports events, out-of-town trips	\$19.52	\$9.37	Exclude	
Fees for recreational lessons	\$115.56	\$34.11	496	Other amusement and recreation industries
Other entertainment services, out-of-town trips	\$23.98	\$12.05	Exclude	
Audio and visual equipment and services	\$1,172.82	\$1,063.59	398	Retail - Electronics and appliance stores
Pets, toys, hobbies, and playground equipment	\$800.41	\$553.48	404	Retail - Sporting goods, hobby, musical instrument, and book stores
Other entertainment supplies, quipment, and services	\$439.11	\$193.01		
Unmotored recreational vehicles	\$64.12	\$0.49	404	Retail - Sporting goods, hobby, musical instrument, and book stores
Motorized recreational vehicles	\$101.85	\$32.23	396	Retail - Motor vehicle and parts dealers
Rental of recreational vehicles	\$22.60	\$8.66	442	Automotive equipment rental and leasing
Outboard motors	\$5.21	b/	396	Retail - Motor vehicle and parts dealers
Docking and landing fees	\$8.18	\$1.44	496	Other amusement and recreation industries
Sports, recreation and exercise equipment	\$164.04	\$90.69	404	Retail - Sporting goods, hobby, musical instrument, and book stores
Photographic equipment, supplies, and services	\$43.79	\$29.68	404	Retail - Sporting goods, hobby, musical instrument, and book stores
Fireworks	\$3.53	\$3.74	406	Retail - Miscellaneous store retailers
Souvenirs	\$1.12	b/	406	Retail - Miscellaneous store retailers
Visual goods	\$0.41	\$0.22	406	Retail - Miscellaneous store retailers
Pinball, electronic video games	\$2.57	\$2.10	398	Retail - Electronics and appliance stores
Live entertainment for catered affairs	\$8.44	\$9.77	492	Independent artists, writers, and performers
Rental of party supplies for catered affairs	\$13.23	\$14.00	503	All other food and drinking places
Personal care products & services	\$763.91	\$576.39	401	Retail - Health and personal care stores
Personal care products	\$407.33	\$318.76	Exclude	
Personal care services	\$356.58	\$257.63	Exclude	
Reading	\$127.44	\$113.50	404	Retail - Sporting goods, hobby, musical instrument, and book stores

Expenditure	All consumer units	\$43,238 to \$54,046	IMPLAN Code	IMPLAN Sector
Education	\$1,436.24	\$522.67		
College tuition	\$889.81	\$254.93	Exclude	
Elementary and high school tuition	\$170.03	\$29.30	Exclude	
Vocational and technical school tuition	\$10.81	\$3.10	Exclude	
Finance, late, interest charges for student loans	\$154.70	\$101.11	Exclude	
Test preparation, tutoring services	\$18.87	\$10.99	474	Other education services
Other schools tuition	\$10.16	\$1.32	Exclude	
Other school expenses including rentals	\$47.65	\$26.16	404	Retail - Sporting goods, hobby, musical instrument, and book stores
School books, supplies, equipment for college	\$55.07	\$34.62	404	Retail - Sporting goods, hobby, musical instrument, and book stores
School books, supplies, equipment for elementary, high school	\$19.46	\$16.50	404	Retail - Sporting goods, hobby, musical instrument, and book stores
School books, supplies, equipment for vocational and technical schools	\$1.39	\$0.24	404	Retail - Sporting goods, hobby, musical instrument, and book stores
School books, supplies, equipment for day care, nursery	\$0.63	\$0.19	404	Retail - Sporting goods, hobby, musical instrument, and book stores
School books, supplies, equipment for other schools	\$1.11	\$0.64	404	Retail - Sporting goods, hobby, musical instrument, and book stores
School supplies, etc. - unspecified*	\$56.54	\$43.56	404	Retail - Sporting goods, hobby, musical instrument, and book stores
Tobacco products	\$364.51	\$401.08	406	Miscellaneous store retailers
Miscellaneous	\$1,037.16	\$1,098.57	406	Miscellaneous store retailers
Cash Contributions	\$2,249.27	\$1,351.77	Exclude	
Personal Insurance	\$7,383.75	\$3,675.50	Exclude	
Overall Total Expenditure	\$61,949.94	\$47,723.50		

Note: a/ indicates the value is too small to display; b/ indicates no data were reported

Source: Bureau of Labor Statistic; TischlerBise