

FISCAL IMPACT ANALYSIS

LOT D – ARBORCREST

PROPOSED ACTIVE ADULT COMMUNITY

WHITPAIN TOWNSHIP

WISSAHICKON SCHOOL DISTRICT

MONTGOMERY COUNTY, PENNSYLVANIA

Prepared For:

ELU MIDATLANTIC DELUCA

Prepared By:

**Kenneth Amey, AICP
Professional Land Planner**

**1122 Old Bethlehem Pike
Lower Gwynedd, PA 19002**

July 17, 2025

**(Revision #1: December 2, 2025)
(Revision #2: February 10, 2026)**

Summary

ELU MidAtlantic DeLuca proposes to construct a new active adult community of 57 carriage homes and 9 detached homes on Lot “D” - Arborcrest in Whitpain Township, Montgomery County. The proposed roads, stormwater management system, and amenities within the community will be privately owned and will not require any municipal funds for maintenance.

Included in the report is an examination of the fiscal impacts of the project to Montgomery County, Whitpain Township and the Wissahickon School District.

The following analysis demonstrates that the proposed redevelopment, when complete, will produce anticipated net annual revenue of:

\$ 117,163	to Montgomery County,
\$ 106,903	to Whitpain Township, and
\$ 560,850	to the Wissahickon School District

Additionally, one-time revenue will be generated by the development as follows:

\$ 299,250	to Whitpain Township from the Transfer Tax for initial conveyance of the units from developer to buyer.
\$ 299,250	to Wissahickon SD from the Transfer Tax for initial conveyance of the units from developer to buyer.

This study does not account for other one-time revenues, such as fees from permits, licenses, or utility connections.

Fiscal Analysis

This analysis is based upon methodologies contained in The Fiscal Impact Handbook, by Robert W. Burchell and David Listokin, published by Rutgers University.

The Per Capita Multiplier Method was employed to forecast the fiscal impact of the proposed community. This method is the most widely accepted fiscal impact procedure available and is especially effective in projecting the impacts of residential development.

Exhibit A

Background Data and Information

Whitpain Township Tax Assessment Data¹

A.	Total local assessed real property value (taxable)	\$2,010,334,174
B.	Nonresidential assessed real property value	\$ 451,780,320
C.	Total number of taxable land parcels	7,057
D.	Total number of taxable nonresidential land parcels	232
E.	Average assessed real property value per parcel	\$ 284,871
F.	Average assessed real property value per nonresidential parcel	\$1,947,329

Proposed Development

- A. Active Adult Community, including:
- 57 Carriage Homes
 - 9 Detached Homes

¹ Montgomery County Board of Assessment
Land Use Classification Report – 12/18/2024

Exhibit B

Township and School District Expenditures²

**Whitpain Township, Montgomery County, Pennsylvania
Wissahickon School District, Montgomery County, Pennsylvania**

TOWNSHIP OPERATING FUNDS (2026)

General Fund	\$20,168,798
Debt Service	<u>557,000</u>
Total	\$20,725,798

SCHOOL DISTRICT (2025-2026)

General Fund (from Local Sources)	\$106,534,094
--	----------------------

² Whitpain Township Budget – 2026
Wissahickon School District Budget – 2025-2026

Exhibit C

Total Township Expenditures Attributable to Nonresidential Uses

A.	<u>Total Nonresidential Assessed Value</u> Total Assessed Value	$\frac{\$451,780,320}{\$2,010,344,174} =$	0.225
B.	<u>Average Nonresidential Assessed Value</u> Average Assessed Value	$\frac{\$1,947,329}{\$ 284,871} =$	6.84
C.	Coefficient to refine B., above ³ :		.95
D.	Total Township Expenditures Attributable to Nonresidential Uses:		
	Total Township Expenditures (from Exhibit B)	\$20,725,798	
	multiplied by A., above	x 0.225	
	multiplied by C., above	x <u>.95</u>	
		\$ 4,430,139	

³ Since the costs are allocated based on the proportion of nonresidential to total assessed value, and this relationship is nonlinear, it must be scaled to reflect this deviation through the application of a refinement coefficient. The source of this coefficient is from The Fiscal Impact Handbook.

Exhibit D

Net Annual Per Capita Expenditures

A. Total Township Expenditures minus Township Expenditures Attributable to Nonresidential Uses = Expenditures Attributable to Residential Uses⁴

$$\$20,725,798 - \$4,430,139 = \$16,295,659$$

B. Township Population from 2020 Census:	20,333
C. Annual Per Capita Cost for Township Services:	\$801
D. Reduction in Per Capita Cost as an Age-Qualified Community ⁵ :	\$284
E. Net Per Capita Cost for Age-Qualified Community:	\$517

⁴ Township expenditures attributable to residential uses also include institutional uses such as churches, schools, seminaries, etc., because these are used by the residential population and are difficult to separate, since non-profits are not taxed.

⁵ On average, residents of age-qualified communities generate far lower Township expenditures when compared to residents of standard housing, particularly in the budgetary line items for police protection and road maintenance. To reflect this difference, the per-capita cost has been reduced by the proportional ratio of these line items to the residential portion of total expenditures

Exhibit E

Anticipated Total Resident Population from the Proposed Active Adult Community

A. Number of Housing Units by Type

New Carriage Homes:	57
New Detached Homes:	9

B. Anticipated Residential Population

from New Carriage Homes ⁶ :	80
from New Detached Homes ⁷ :	15

⁶ Demographic multiplier for total occupants of single-family, age-restricted, homes in the northeastern United States is 1.39.

$57 \times 1.39 = 80$ residents

⁷ Demographic multiplier for total occupants of single-family detached, age-restricted, homes in the northeastern United States is 1.57.

$9 \times 1.57 = 15$ residents

Exhibit F

Projected Annual Township Expenses Generated by New Residents

A. Anticipated Population x Per Capita Cost

$$95 \times \$517 = \$49,115$$

Exhibit G

Anticipated Number of Public-School Students from Proposed Development

A.	Number of Housing Units by Type and Number of Bedrooms	
	New Age-Restricted Carriage Homes, 3 Bedrooms:	57
	New Age-Restricted Detached Homes, 3 Bedrooms:	9
B.	Anticipated Number of Public School Children ⁸ :	-0-

⁸ According to federal law, each unit in an age-restricted development must house at least one person who is 55 years old or older, and no resident can be under the age of 18. Therefore, no school age children are projected to reside in the proposed development.

Exhibit H

Public School Costs from Proposed Development

- A. Total School District Expenditures (from Local Sources)
\$106,534,094
- B. Current School District Enrollment⁹
5,110
- C. Annual Cost per Public School Student
\$20,848
- D. Annual Public School District Costs for Proposed Residential Development
-0-

⁹ Wissahickon School District Enrollment Data

Exhibit I

Projected Total Annual County Revenues Assignable to the Proposed Development

A. Taxes

Real Property ¹⁰	\$ 107,518
Community College Funding ¹¹	<u>9,645</u>
TOTAL COUNTY REVENUE	\$ 117,163

¹⁰ Assessed value is determined by taking the market value of the homes and multiplying by the common level ratio for Montgomery County, which is currently 32.89%. Real property taxes are based on assessed value.

Carriage Homes: 57 x \$ 900,000 = \$51,300,000
Detached Homes: 9 x 950,000 = 8,550,000
Total Market Value: \$59,850,000

Assessed Value: \$59,850,000 x .3289 = \$ 19,684,665

Montgomery County real property tax rate for 2026 is 5.462 mills.

19,684,665 x .005462 = \$107,518

¹¹ Montgomery County collects an additional property tax of .49 mills for the benefit of the Community College.

19,684,665 x .00049 = \$9,645

Exhibit J

Projected Total Annual Township Revenues Assignable to the Proposed Development

A. Taxes

Real Property ¹²	\$ 77,754
Earned Income ¹³	29,047
Transfer Tax ¹⁴	29,925

B. Charges/Miscellaneous

Licenses & Permits ¹⁵	\$ 8,996
Interest ¹⁶	<u>10,296</u>

TOTAL TOWNSHIP REVENUE **\$156,018**

¹² Estimated assessment for the Active Adult Community is \$ 19,684,665. Whitpain Township real property tax for 2026 is 3.95 mills.

$$\$19,684,665 \times .00395 = \$ 77,754$$

¹³ Earned Income Tax. Whitpain Township has enacted an Earned Income Tax at the rate of .56%. If this proposal were for a conventional community, expected EIT revenue would be \$96,824. As an active adult community, it is estimated that the EIT revenue will be reduced by 70%.

$$\$96,824 \times .30 = \$29,047$$

¹⁴ Transfer Tax. Assumes that 10% of the total number of homes will change ownership each year. Whitpain Township collects .5% of the sale price for each unit transferred.

$$\$59,850,000 \times .10 \times .005 = \$29,925$$

¹⁵ Current licenses and permit revenue (\$918,700) multiplied by the ratio of anticipated assessment of the proposed development (\$19,684,665) to total existing real property assessment (\$2,010,334,174).

$$\$918,700 \times 19,684,665 / \$2,010,334,174 = \$8,996$$

¹⁶ Current interest and rent earnings (\$1,051,500) multiplied by the ratio of anticipated assessment of the proposed development (\$19,536,660) to total existing real property assessment (\$2,010,334,174).

$$\$1,051,500 \times 19,684,665 / \$2,010,334,174 = \$10,296$$

Exhibit K

Projected Total Annual School District Revenues Assignable to the Development

A. Taxes

Real Property ¹⁷	\$504,990
Earned Income ¹⁸	25,935
Transfer Tax ¹⁹	<u>29,925</u>

TOTAL SCHOOL DISTRICT REVENUE **\$ 560,850**

¹⁷ Estimated assessment for the Active Adult Community is \$19,684,665. Wissahickon School District real property tax for 2025-2026 is 25.654 mills.

$$\$19,684,665 \times .025654 = \$504,990$$

¹⁸ Earned Income Tax. The Wissahickon School District collects an Earned Income Tax at the rate of .5%. If this proposal were for a conventional community, expected EIT revenue would be \$86,450. As an active adult community, it is estimated that the EIT revenue will be reduced by 70%.

$$\$86,450 \times .30 = \$25,935$$

¹⁹ Transfer Tax. Assumes that 10% of the total number of homes will change ownership each year. The Wissahickon School District collects .5% of the sale price for each transaction.

$$\$59,850,000 \times .10 \times .005 = \$29,925$$

ARBORCREST Lot D -

**Summary of Net Fiscal Impact for:
Vacant Land vs. 66 Unit Age-Qualified Development**

Vacant Land

	Annual Cost	Annual Revenue	Net Annual Impact
Montco	-0-	\$ 5,059	\$ 5,059
Whitpain	\$ 8,882	\$ 3,658	\$ (5,224)
Wiss. S.D.	\$ -0-	\$ 23,761	<u>\$ 23,761</u>
			\$ 23,596

Age-Qualified

Montco	-0-	\$ 117,163	\$ 117,163
Whitpain	\$ 49,115	\$ 156,018	\$ 106,903
Wiss. S.D.	\$ -0-	\$ 560,850	<u>\$ 560,850</u>
			\$ 784,916

Exhibit L

Annual Cost-Revenue Surplus or Deficit for Proposed Development

	Total Annual Public Cost	Total Annual Public Revenue	Total Annual Net Fiscal Impact
COUNTY	-0-	\$ 117,163	\$ 117,163
TOWNSHIP	\$ 49,115	\$ 156,018	\$ 106,903
SCHOOL DISTRICT	<u>-0-</u>	<u>\$ 560,850</u>	<u>\$ 560,850</u>
	\$ 49,115	\$ 834,031	\$ 784,916