



The Economic Impact of Home Building in a Typical Local Area

**Income, Jobs, and
Taxes Generated**

**Detailed Tables
on
Multifamily
Construction**

Impact of Building 100 Rental Apartments In a Typical Local Area

Summary

Total One-Year Impact: Sum of Phase I and Phase II:

Local Income	Local Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$11,693,000	\$3,620,500	\$8,072,300	\$2,211,200	161

Phase I: Direct and Indirect Impact of Construction Activity:

Local Income	Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$7,403,300	\$2,750,500	\$4,652,700	\$1,699,600	90

Phase II: Induced (Ripple) Effect of Spending the Income and Taxes from Phase I:

Local Income	Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$4,289,700	\$870,000	\$3,419,600	\$511,600	71

Phase III: Ongoing, Annual Effect that Occurs When New Homes are Occupied:

Local Income	Local Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$2,640,600	\$623,200	\$2,016,900	\$503,500	44

¹ The term local taxes is used as a shorthand for local government revenue from all sources: taxes, fees, fines, revenue from government-owned enterprises, etc.

Impact of Building 100 Rental Apartments in a Typical Local Area

Phase I—Direct and Indirect Impact of Construction Activity

A. Local Income and Jobs by Industry

Industry	Local Income	Local Business Owners' Income	Local Wages and Salaries	Wages & Salaries per Full-time Job	Number of Local Jobs Supported
Construction	\$6,100,800	\$2,346,500	\$3,754,300	\$55,000	68
Manufacturing	\$400	\$0	\$400	\$54,000	0
Transportation	\$200	\$100	\$100	\$29,000	0
Communications	\$39,500	\$13,600	\$25,900	\$77,000	0
Utilities	\$9,300	\$2,000	\$7,300	\$97,000	0
Wholesale and Retail Trade	\$674,400	\$148,800	\$525,600	\$33,000	16
Finance and Insurance	\$36,000	\$1,400	\$34,600	\$102,000	0
Real Estate	\$152,500	\$131,300	\$21,200	\$55,000	0
Personal & Repair Services	\$24,900	\$5,900	\$19,000	\$40,000	0
Services to Dwellings / Buildings	\$15,000	\$5,800	\$9,200	\$37,000	0
Business & Professional Services	\$272,500	\$66,600	\$205,900	\$63,000	3
Eating and Drinking Places	\$7,800	\$1,200	\$6,500	\$29,000	0
Automobile Repair & Service	\$5,600	\$1,700	\$3,900	\$40,000	0
Entertainment Services	\$2,400	\$200	\$2,200	\$33,000	0
Health, Educ. & Social Services	\$700	\$0	\$700	\$51,000	0
Local Government	\$18,000	\$0	\$18,000	\$78,000	0
Other	\$43,300	\$25,400	\$17,900	\$47,000	0
Total	\$7,403,300	\$2,750,500	\$4,652,700	\$52,000	90

B. Local Government General Revenue by Type

TAXES:		USER FEES & CHARGES:	
Business Property Taxes	\$35,300	Residential Permit / Impact Fees	\$1,367,200
Residential Property Taxes	\$0	Utilities & Other Govt. Enterprises	\$77,100
General Sales Taxes	\$80,400	Hospital Charges	\$35,700
Specific Excise Taxes	\$5,200	Transportation Charges	\$14,000
Income Taxes	\$16,100	Education Charges	\$14,500
License Taxes	\$3,900	Other Fees and Charges	\$47,200
Other Taxes	\$2,800	TOTAL FEES & CHARGES	\$1,555,800
TOTAL TAXES	\$143,800	TOTAL GENERAL REVENUE	\$1,699,600

Impact of Building 100 Rental Apartments in a Typical Local Area
Phase II—Induced Effect of Spending Income and Tax Revenue from Phase I

A. Local Income and Jobs by Industry

Industry	Local Income	Local Business Owners' Income	Local Wages and Salaries	Wages & Salaries per Full-time Job	Number of Local Jobs Supported
Construction	\$231,600	\$85,300	\$146,300	\$55,000	3
Manufacturing	\$900	\$0	\$900	\$52,000	0
Transportation	\$10,500	\$5,100	\$5,400	\$29,000	0
Communications	\$210,600	\$87,000	\$123,600	\$81,000	2
Utilities	\$71,500	\$15,100	\$56,400	\$97,000	1
Wholesale and Retail Trade	\$554,000	\$93,600	\$460,300	\$31,000	15
Finance and Insurance	\$121,100	\$4,700	\$116,300	\$90,000	1
Real Estate	\$380,400	\$157,700	\$222,700	\$55,000	4
Personal & Repair Services	\$145,400	\$52,200	\$93,200	\$40,000	2
Services to Dwellings / Buildings	\$53,000	\$20,500	\$32,500	\$37,000	1
Business & Professional Services	\$533,000	\$153,200	\$379,900	\$58,000	7
Eating and Drinking Places	\$254,900	\$50,000	\$204,900	\$27,000	8
Automobile Repair & Service	\$111,700	\$33,600	\$78,100	\$40,000	2
Entertainment Services	\$30,800	\$5,800	\$25,000	\$30,000	1
Health, Educ. & Social Services	\$599,800	\$66,700	\$533,100	\$55,000	10
Local Government	\$900,400	\$0	\$900,400	\$60,000	15
Other	\$80,100	\$39,500	\$40,600	\$43,000	1
Total	\$4,289,700	\$870,000	\$3,419,600	\$48,000	71

B. Local Government General Revenue by Type

TAXES:		USER FEES & CHARGES:	
Business Property Taxes	\$124,400	Residential Permit / Impact Fees	\$0
Residential Property Taxes	\$0	Utilities & Other Govt. Enterprises	\$178,800
General Sales Taxes	\$43,900	Hospital Charges	\$40,100
Specific Excise Taxes	\$18,400	Transportation Charges	\$8,100
Income Taxes	\$14,000	Education Charges	\$8,400
License Taxes	\$11,900	Other Fees and Charges	\$54,100
Other Taxes	\$9,500	TOTAL FEES & CHARGES	\$289,500
TOTAL TAXES	\$222,100	TOTAL GENERAL REVENUE	\$511,600

Impact of Building 100 Rental Apartments in a Typical Local Area
Phase III—Ongoing, Annual Effect That Occurs Because Units Are Occupied

A. Local Income and Jobs by Industry

Industry	Local Income	Local Business Owners' Income	Local Wages and Salaries	Wages & Salaries per Full-time Job	Number of Local Jobs Supported
Construction	\$86,900	\$32,900	\$53,900	\$55,000	1
Manufacturing	\$600	\$0	\$500	\$52,000	0
Transportation	\$5,900	\$2,800	\$3,000	\$29,000	0
Communications	\$146,800	\$60,800	\$85,900	\$81,000	1
Utilities	\$29,300	\$6,200	\$23,100	\$97,000	0
Wholesale and Retail Trade	\$436,800	\$65,200	\$371,600	\$34,000	11
Finance and Insurance	\$80,500	\$3,100	\$77,400	\$87,000	1
Real Estate	\$499,100	\$206,800	\$292,200	\$55,000	5
Personal & Repair Services	\$77,700	\$28,300	\$49,500	\$40,000	1
Services to Dwellings / Buildings	\$33,100	\$12,800	\$20,300	\$37,000	1
Business & Professional Services	\$271,300	\$76,300	\$194,900	\$53,000	4
Eating and Drinking Places	\$194,200	\$38,100	\$156,100	\$27,000	6
Automobile Repair & Service	\$94,200	\$28,300	\$65,800	\$40,000	2
Entertainment Services	\$35,400	\$4,800	\$30,600	\$29,000	1
Health, Educ. & Social Services	\$367,200	\$38,500	\$328,800	\$55,000	6
Local Government	\$243,800	\$0	\$243,800	\$60,000	4
Other	\$37,800	\$18,300	\$19,500	\$42,000	0
Total	\$2,640,600	\$623,200	\$2,016,900	\$46,000	44

B. Local Government General Revenue by Type

TAXES:		USER FEES & CHARGES:	
Business Property Taxes	\$91,100	Residential Permit / Impact Fees	\$0
Residential Property Taxes	\$146,900	Utilities & Other Govt. Enterprises	\$106,200
General Sales Taxes	\$32,100	Hospital Charges	\$41,500
Specific Excise Taxes	\$13,500	Transportation Charges	\$5,000
Income Taxes	\$9,200	Education Charges	\$5,200
License Taxes	\$8,700	Other Fees and Charges	\$37,100
Other Taxes	\$7,000	TOTAL FEES & CHARGES	\$194,900
TOTAL TAXES	\$308,500	TOTAL GENERAL REVENUE	\$503,500