

PLUMMER – SENIOR AFFORDABLE HOUSING

Draft: October 13, 2015

TAX REVENUE

Option 1:

28 units Valued at assumed \$200K/unit = \$5.6M
Estimated Taxes at \$14.63/\$1,000 = \$81,928/year

Option 2:

+ 6 additional units for portion of Village Green, total 34 units
Additional assumed value: \$1.2M
Additional taxes: \$17,556/year

If TIF is for 30 years, total additional taxes is \$527,580 in exchange for ¼ acre of Town land.

Net taxes for Town if no TIF is approximately 35% of gross taxes.

Net taxes for Town if TIF is 100% of gross taxes.

POSSIBLE USES OF FUNDS WITH AFFORDABLE HOUSING TIF

Scenario 1-1: \$81,928/year

28 units –

Use \$27,000 for already projected **capital expenses at Mason-Motz** Activity Center

Use \$27,000 to underwrite **operational expenses at Mason-Motz** Activity Center

Use \$27,928 to subsidize **operational expenses for Plummer** housing that will result in a rental subsidy of \$232/month for 10 of the 28 apartments

Scenario 2-1: \$99,484/year

34 units -

Use \$33,000 for already projected capital expenses at Mason-Motz Activity Center

Use \$33,000 to underwrite operational expenses at Mason-Motz Activity Center

Use \$33,484 to subsidize operational expenses for Plummer housing that will result in a rental subsidy of \$279/month for 10 of the 34 apartments

Many variations of the possible use of TIF funds are possible.