

# **Cost-Benefit Analysis for Oxford Village Affordable Renovation Project**

Prepared by this agency using InformAnalytics

# Executive Summary

**INVESTOR**  
Oxford Amherst  
Preservation, L.P.

**TOTAL JOBS**  
10 Ongoing;  
189 Temporary

**TOTAL INVESTED**  
\$19.0 Million

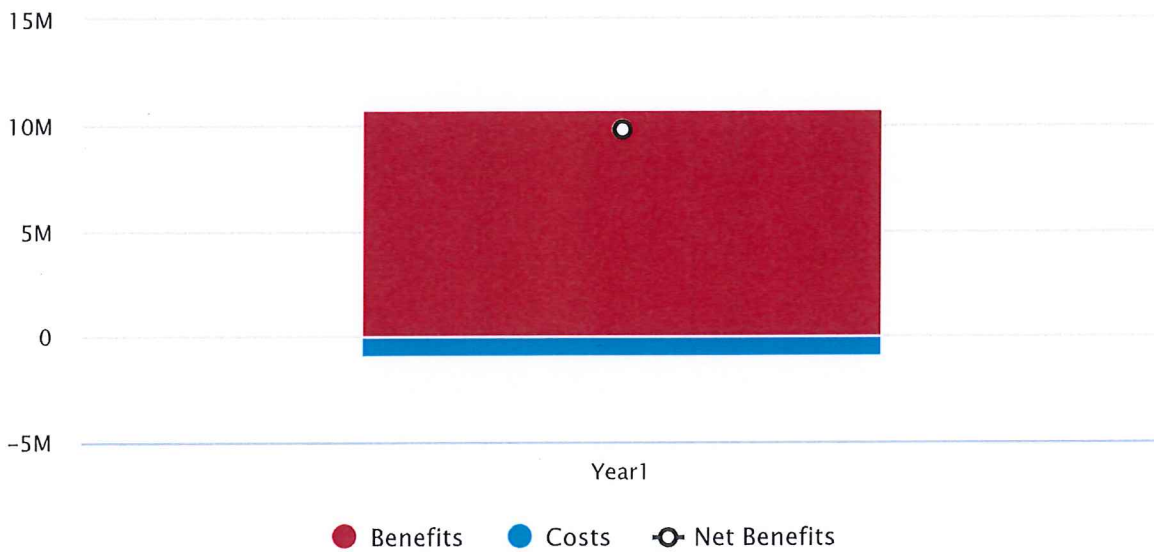
**LOCATION**  
42 Oxford  
Avenue, Amherst,  
NY 14228

**TIMELINE**  
1 Years

F1 FIGURE 1

Discounted\* Net Benefits for Oxford Village Affordable Renovation Project by Year

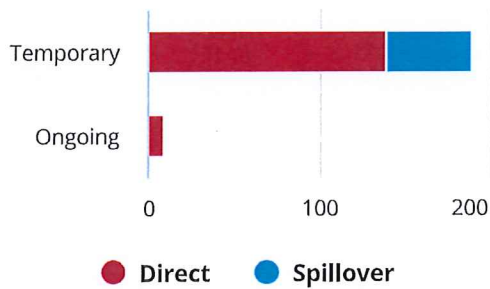
Total Net Benefits: \$9,782,000



Discounted at 2%

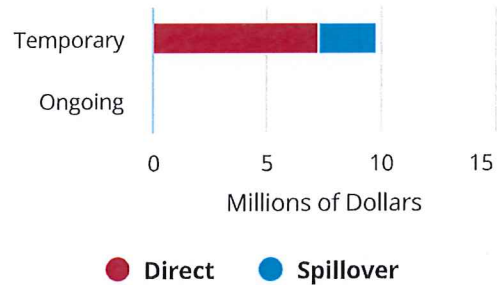
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



# Proposed Investment

Oxford Amherst Preservation, L.P. proposes to invest \$19.0 million at 42 Oxford Avenue, Amherst, NY 14228 over 1 years. Agency staff summarize the proposed with the following: Oxford Village is a 316 unit affordable, Section 8 property for families constructed in 1946. The purpose of the project is to improve 68 two-story buildings and parking garage through significant renovations and preserve an important affordable housing resource in Amherst.

T1 TABLE 1

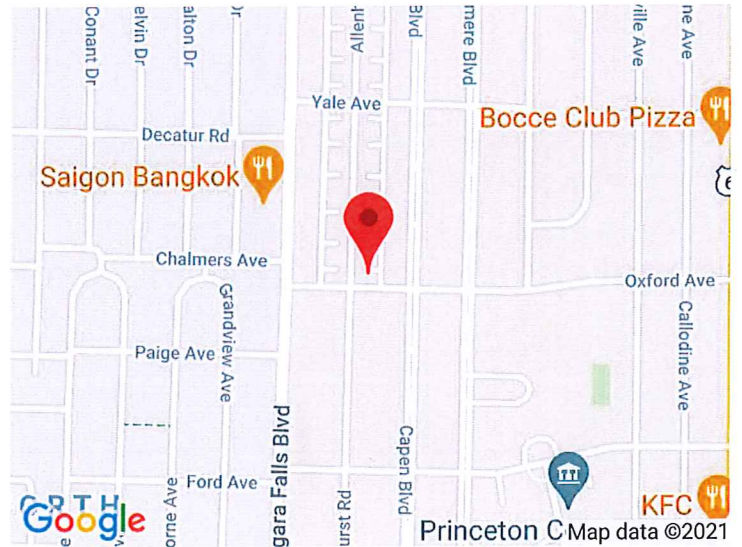
## Proposed Investments

Description	Amount
<b>CONSTRUCTION SPENDING</b>	
Construction/Renovation	\$18,956,000
<b>Total Investments</b>	<b>\$18,956,000</b>
<b>Discounted Total (2%)</b>	<b>\$18,956,000</b>

May not sum to total due to rounding.

F4 FIGURE 4

## Location of Investment



# Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by the agency. The report calculates the costs and benefits for specified local taxing districts over the first 1 years, with future returns discounted at a 2% rate.

T2 TABLE 2

## Estimated Costs or Incentives

The agency is considering the following incentive package for Oxford Amherst Preservation, L.P..

Description	Nominal Value	Discounted Value*
Sales Tax Exemption	\$919,000	\$919,000
<b>Total Costs</b>	<b>\$919,000</b>	<b>\$919,000</b>

May not sum to total due to rounding.

\* Discounted at 2%

T3 TABLE 3

### State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
<b>REGIONAL BENEFITS</b>	<b>\$7,486,000</b>	<b>\$2,592,000</b>	<b>\$10,079,000</b>
<b>To Private Individuals</b>	<b>\$7,363,000</b>	<b>\$2,549,000</b>	<b>\$9,912,000</b>
Temporary Payroll	\$7,285,000	\$2,529,000	\$9,814,000
Ongoing Payroll	\$78,000	\$21,000	\$99,000
<b>To the Public</b>	<b>\$123,000</b>	<b>\$43,000</b>	<b>\$166,000</b>
Temporary Sales Tax Revenue	\$122,000	\$42,000	\$164,000
Ongoing Sales Tax Revenue	\$1,000	\$350	\$2,000
<b>STATE BENEFITS</b>	<b>\$461,000</b>	<b>\$160,000</b>	<b>\$622,000</b>
<b>To the Public</b>	<b>\$461,000</b>	<b>\$160,000</b>	<b>\$622,000</b>
Temporary Income Tax Revenue	\$356,000	\$124,000	\$480,000
Ongoing Income Tax Revenue	\$1,000	\$797	\$2,000
Temporary Sales Tax Revenue	\$103,000	\$36,000	\$139,000
Ongoing Sales Tax Revenue	\$1,000	\$295	\$1,000
<b>Total Benefits to State &amp; Region</b>	<b>\$7,948,000</b>	<b>\$2,753,000</b>	<b>\$10,700,000</b>
<b>Discounted Total Benefits (2%)</b>	<b>\$7,948,000</b>	<b>\$2,753,000</b>	<b>\$10,700,000</b>

May not sum to total due to rounding.

T4 TABLE 4

**Benefit to Cost Ratio**

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$10,079,000	\$499,000	20:1
State	\$622,000	\$420,000	1:1
<b>Grand Total</b>	<b>\$10,700,000</b>	<b>\$919,000</b>	<b>12:1</b>

**May not sum to total due to rounding.**

\* Discounted at 2%

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