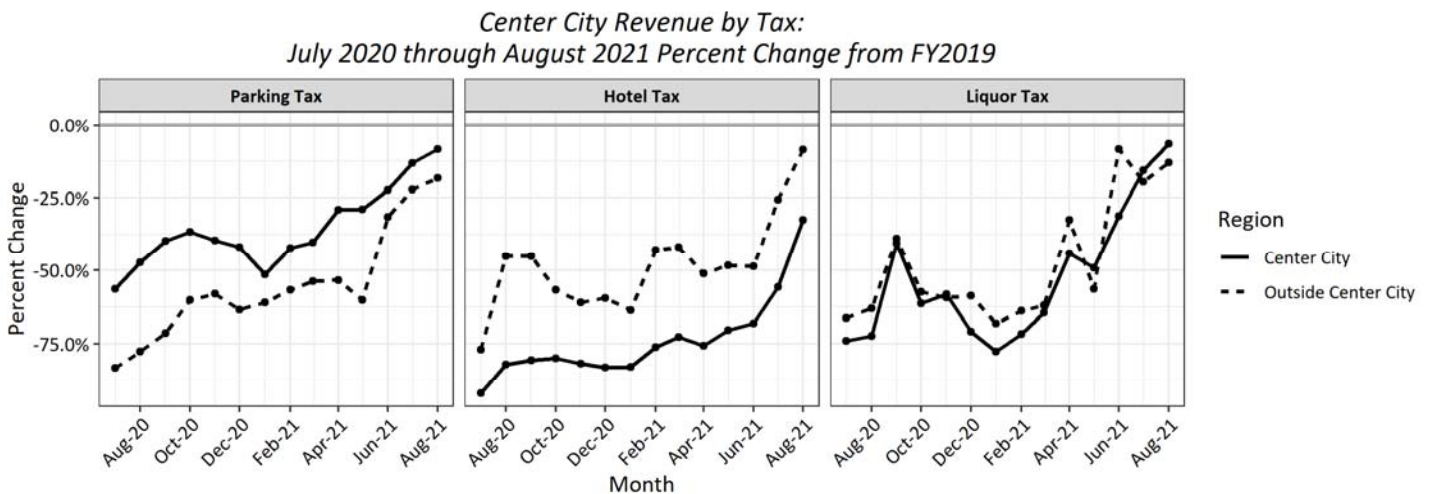


September 30, 2021

The locational analyses in this monthly report focus on Center City and Outside Center City (Outside). For the three small taxes analyzed on the first page the results of the analysis are mixed. Looking at the three line graphs, we can see that Center City is doing better than Outside for one tax (Parking), worse for another tax (Hotel) and about the same for the third tax (Liquor), But the locational patterns of the sectors shown in the graphs on the Wage Tax page are different. There is only one sector (Transportation and Warehousing, out of the twenty sectors analyzed, for which Center City is doing better than Outside, and that only slightly. For all the remaining sectors, the percent changes in Center City collections are either about the same or worse than the percent changes for Outside.

Center City/Outside Center City – Smaller Taxes

- All three taxes below improved from July 2021 to August 2021 for both Center City and outside Center City. Liquor Tax revenue from Center City has shown a steadier increase than revenue from outside Center City since May 2021.
- In August 2021, Parking Tax revenue increased more outside than in Center City compared to CY2020 but decreased more outside than in Center City compared to CY2019. Hotel Tax revenue followed the opposite locational trend, and Liquor Tax performed better in Center City compared to both years.



August 2021 Revenue Comparison to CY2019 by Tax

Tax Type	CY2019 Center City	CY2021 Center City	Pct Change	CY2019 Outside Center City	CY2021 Outside Center City	Pct Change
Parking Tax	\$4,429,488	\$3,811,740	-13.9%	\$3,563,832	\$2,720,452	-23.7%
Hotel Tax	\$3,922,027	\$2,558,868	-34.8%	\$2,357,471	\$1,860,973	-21.1%
Liquor Tax	\$3,865,715	\$3,441,362	-11.0%	\$3,082,101	\$2,637,546	-14.4%

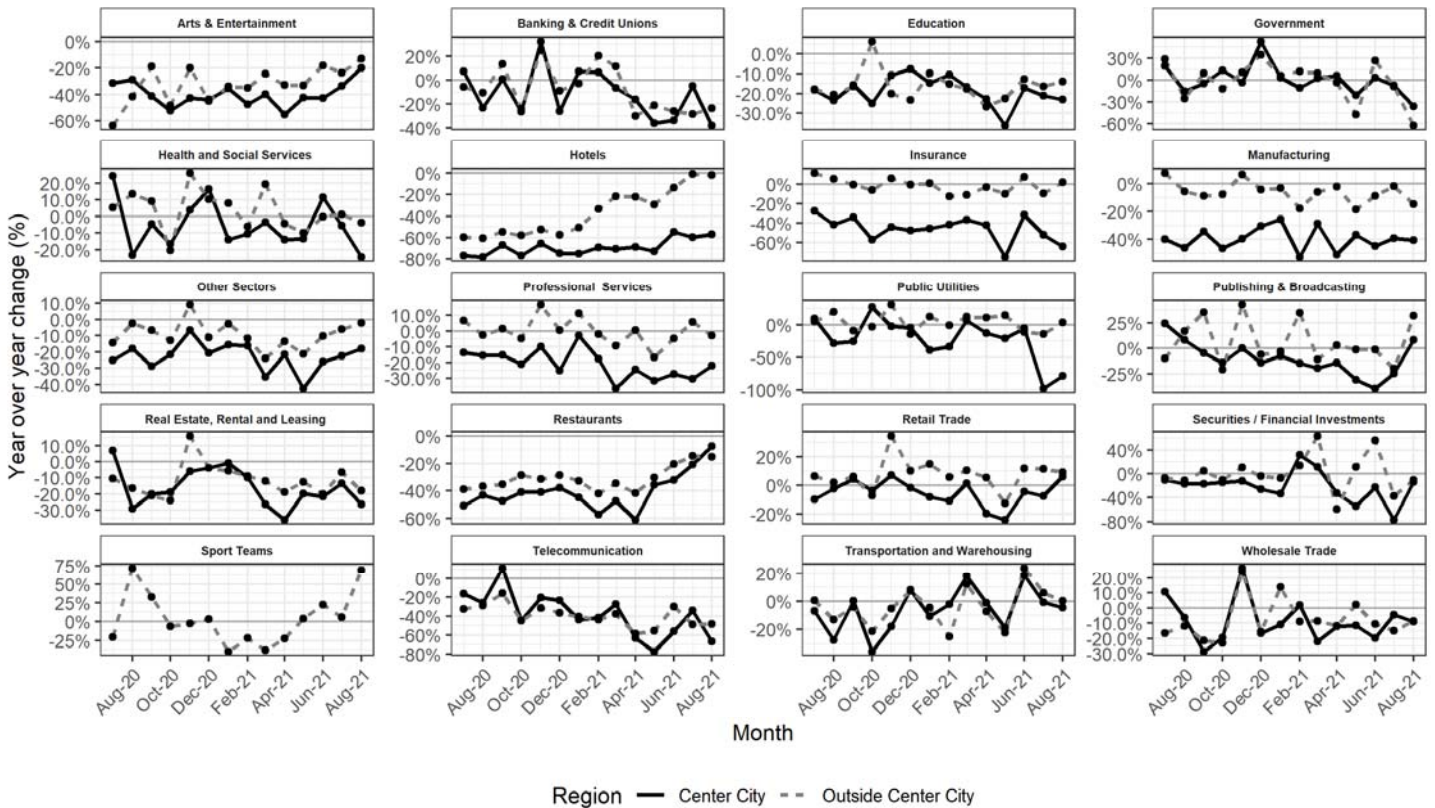
August 2021 Revenue Comparison to CY2020 by Tax

Tax Type	CY2020 Center City	CY2021 Center City	Pct Change	CY2020 Outside Center City	CY2021 Outside Center City	Pct Change
Parking Tax	\$2,193,225	\$3,811,740	73.8%	\$743,558	\$2,720,452	265.9%
Hotel Tax	\$682,572	\$2,558,868	274.9%	\$1,115,934	\$1,860,973	66.8%
Liquor Tax	\$1,015,671	\$3,441,362	238.8%	\$1,123,226	\$2,637,546	134.8%

Center City/Outside Center City - Wage Tax¹

- For Center City, Wage Tax collections were down calendar year to date 25.7% compared to CY2019 and 20.8% compared to CY2020; outside Center City, collections were down 7.2% and 6.1%, respectively.
- Compared to CY2019, the top four industries (Health and Social Services, Government, Professional Services, and Education) are down 17.2% calendar year to date in Center City and 6.5% outside Center City. Compared to CY2020, these industries are down 13.6% in Center City and 6.4% outside Center City.
- For August, Center City Wage Tax collections were down 28.5% compared to FY2019, with collections outside Center City down by 8.1%.

Wage Tax: July 2020-August 2021 Percent Change from FY2019



Note: This chart only shows businesses with a location, and does not include about 22% of revenue not associated with a business location.

¹ July, October, and January data include quarterly payments processed late. Business location data is provided by some businesses which is supplemented by manual research and may contain inaccuracies. For businesses that have a Philadelphia and non-Philadelphia location, the Philadelphia location is weighted more heavily by a factor of three. The "Outside Center City" designation includes suburban locations. Manufacturing includes headquarter offices and factories.

Analysis of Tax Data for Economic Information

Top-level Industry Breakdown – Calendar Year to Date (January to July) – Wage Tax Revenue in Millions

Industry	Center City					Outside Center City				
	CY2019	CY2020	CY2021	Pct Change CY2019	Pct Change CY2020	CY2019	CY2020	CY2021	Pct Change CY2019	Pct Change CY2020
Education	\$8.2	\$7.4	\$6.6	-20.5%	-11.4%	\$116.0	\$107.6	\$95.4	-17.8%	-11.3%
Finance & Insurance	\$72.1	\$69.5	\$47.3	-34.4%	-32.0%	\$38.5	\$39.6	\$36.2	-5.8%	-8.4%
Government	\$20.4	\$20.6	\$18.9	-7.4%	-8.3%	\$49.4	\$50.9	\$47.1	-4.7%	-7.4%
Health and Social Services	\$63.7	\$59.7	\$56.5	-11.3%	-5.3%	\$187.8	\$193.2	\$186.1	-0.9%	-3.7%
Hospitality & Entertainment	\$27.5	\$19.7	\$15.2	-44.9%	-23.0%	\$42.7	\$33.0	\$32.4	-24.1%	-1.9%
Manufacturing	\$8.2	\$6.5	\$4.8	-41.6%	-27.0%	\$65.1	\$73.7	\$58.9	-9.5%	-20.1%
Other Sectors	\$40.1	\$39.2	\$31.0	-22.7%	-21.1%	\$81.7	\$77.3	\$74.5	-8.8%	-3.7%
Professional Services	\$101.3	\$98.1	\$78.5	-22.5%	-20.0%	\$40.1	\$41.2	\$39.0	-2.7%	-5.3%
Publishing & Telecommunications	\$47.9	\$46.0	\$26.5	-44.6%	-42.3%	\$10.1	\$9.6	\$8.0	-20.9%	-16.5%
Retail Trade	\$14.8	\$13.2	\$13.1	-11.4%	-0.3%	\$51.1	\$50.5	\$54.6	6.8%	8.1%
Transportation and Warehousing	\$8.1	\$7.0	\$8.0	-1.3%	14.5%	\$29.7	\$27.6	\$28.6	-3.9%	3.5%
Total Wage Tax	\$412.5	\$387.0	\$306.4	-25.7%	-20.8%	\$712.4	\$704.2	\$660.9	-7.2%	-6.1%

Note: Total Wage Tax does not include about 22% of revenue not associated with a business location.

Center City/ Outside Center City - Real Estate Transfer Tax

- Condos have an overall decrease in collections for both in Center City and out of Center City for CYTD. On the other hand, CYTD houses have a general increase in Center City with a slight decrease outside of Center City.
- Houses in Center City showed an increase in the number of sales for quarters 1 and 2 compared to outside of Center City with a slight decrease in quarters 1 and 2.
- Note: the percent changes in the tables below compare CY21 to CY19.

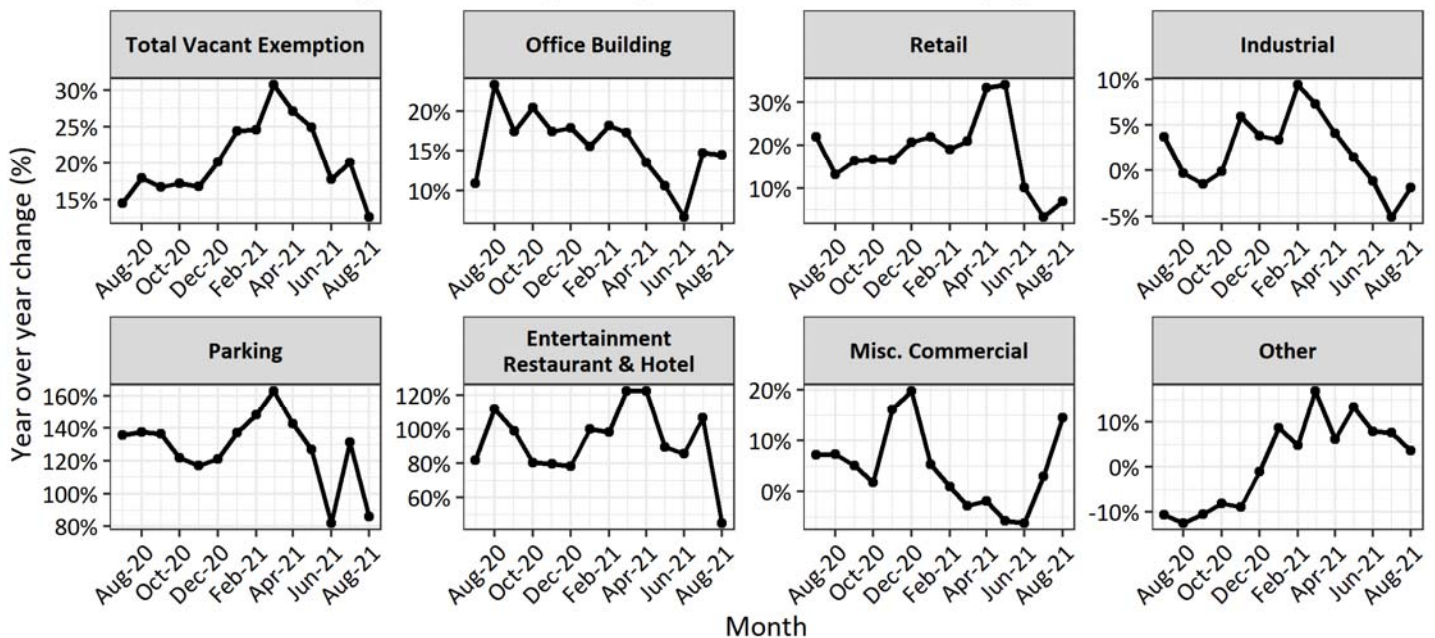
House and Condo Transfer Tax Collections for Center City																
Calendar Quarter	Local Tax Amount (in millions)								of Sales							
	Condo				House				Condo				House			
	CY19	CY20	CY21	% Change	CY19	CY20	CY21	% Change	CY19	CY20	CY21	% Change	CY18	CY20	CY21	% Change
Quarter1	\$5.6	\$4.9	\$3.0	-46.9%	\$6.0	\$7.9	\$7.7	28.4%	440	373	266	-39.5%	592	683	592	0.0%
Quarter2	\$6.5	\$3.6	\$6.6	1.5%	\$9.4	\$6.7	\$11.0	16.7%	441	371	332	-24.7%	645	647	661	2.5%
July	\$2.5	\$1.3	\$1.8	-28.9%	\$3.9	\$3.5	\$2.3	-42.2%	547	369	398	-27.2%	738	651	750	1.6%
CYTD Total	\$14.6	\$9.8	\$11.4	-22.3%	\$19.3	\$18.1	\$20.9	8.4%	1,428	1,113	996	-30.3%	1,975	1,981	2,003	1.4%

House and Condo Transfer Tax Collections Outside of Center City																
Calendar Quarter	Local Tax Amount (in millions)								# of Sales							
	Condo				House				Condo				House			
	CY19	CY20	CY21	% Change	CY19	CY20	CY21	% Change	CY19	CY20	CY21	% Change	CY19	CY20	CY21	% Change
Quarter1	\$0.9	\$1.0	\$0.8	-5.0%	\$20.1	\$24.6	\$23.6	17.2%	155	216	148	-4.5%	5,991	6,330	5,049	-15.7%
Quarter2	\$1.1	\$0.6	\$1.2	9.4%	\$28.9	\$17.2	\$29.3	1.4%	145	208	149	2.8%	6,067	5,137	5,134	-15.4%
July	\$0.4	\$0.3	\$0.3	-18.7%	\$10.8	\$10.2	\$5.5	-49.0%	173	209	168	-2.9%	7,009	4,651	5,658	-19.3%
CYTD Total	\$2.4	\$1.9	\$2.4	-0.8%	\$59.8	\$52.0	\$58.4	-2.4%	473	633	465	-1.7%	19,067	16,118	15,841	-16.9%

Use and Occupancy (U&O) Vacancy Exemption²

- The total Vacant Exemption amount decreased from July 2021 (+20.1%) to August 2021 (+12.6%) compared to FY2019. However, the exemption amount from retail, industrial, and miscellaneous commercial buildings increased from July 2021 to August 2021 compared to FY2019.
- For calendar year to date (January - August), the total Vacant Exemption amount was 9.0% above last year, and 24.2% above CY2019. All building types were up compared to both years except for miscellaneous commercial, which has decreased compared to both years, and industrial and retail, which have both slightly decreased compared to CY2020.
- Parking and entertainment, restaurant, and hotel buildings have increased the most compared to both January - August 2020 and January - August 2019.

*U&O Vacant Exemption by Building Type:
July 2020 through August 2021 Percent Change from FY2019*



Building Type Breakdown- Calendar Year to Date (Jan through Aug) - U&O Vacant Exemption

Building Type	CY2019	CY2020	CY2021	Pct Change from CY2019	Pct Change from CY2020
Total Vacant Exemption	\$41,468,163	\$47,266,043	\$51,502,035	24.2%	9.0%
Office Building	\$13,351,410	\$13,924,154	\$14,969,576	12.1%	7.5%
Retail	\$5,186,579	\$6,338,708	\$6,240,568	20.3%	-1.5%
Industrial	\$4,757,229	\$5,095,353	\$4,991,438	4.9%	-2.0%
Entertainment, Restaurant & Hotel	\$4,168,234	\$5,788,957	\$7,920,924	90.0%	36.8%
Parking	\$1,409,483	\$2,668,418	\$2,993,607	112.4%	12.2%
Misc. Commercial	\$464,449	\$529,414	\$458,081	-1.4%	-13.5%
Other	\$12,130,779	\$12,921,039	\$13,927,841	14.8%	7.8%

² "Other" building types include large apartment, nonprofit, condo, mixed usage, bank, utility, small apartment, garage, pier, and unclassified.

Liquor Tax³

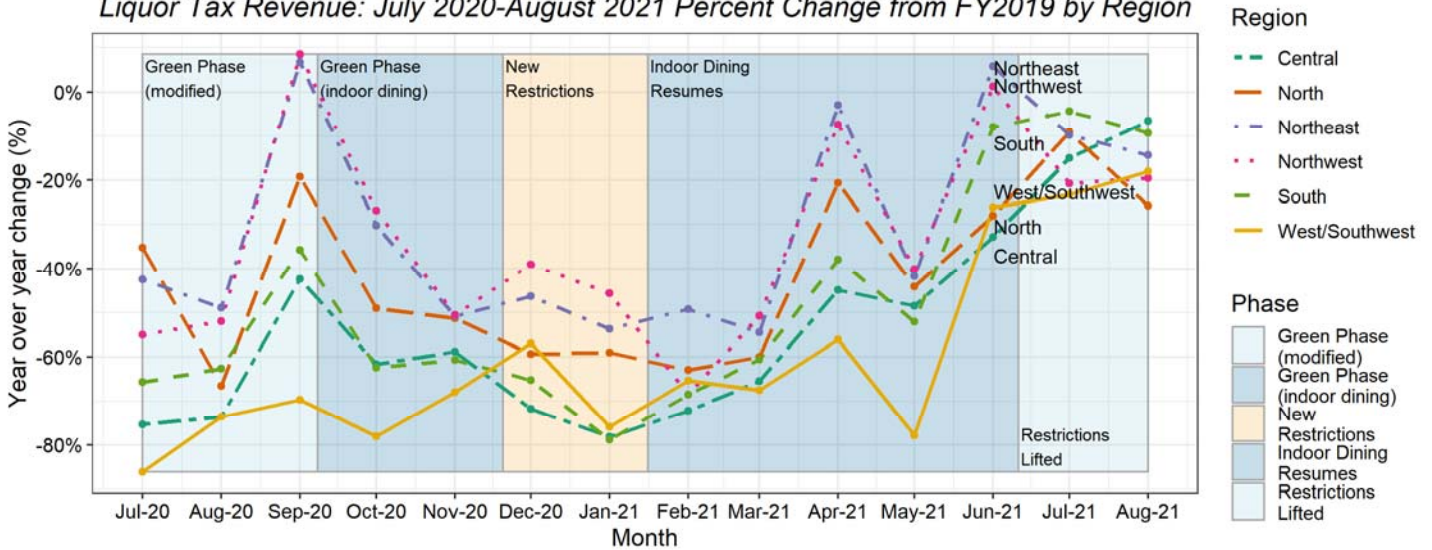
Key Takeaways

- Liquor Tax is collected for the prior month's activity, so the August comparison compares activity in July.
- For the calendar year to date, Liquor Tax is down 44.0% compared to CY2019 and up 7.7% compared to CY2020; for August, it is down 12.9% compared to CY2019 and up 184.2% compared to CY2020.
- Full Service Restaurants (+202.0%) have shown the most improvement in August compared to CY2020.
- Compared to FY2019, collections are down the least in August for the Central (-6.5%) and South (-9.3%) regions.

Comparison of Liquor Tax Revenue: CY2019 – CY2021

Quarter	CY2019	CY2020	CY2021	Pct Change from CY2019	Pct Change from CY2020
January-March	\$19,273,255	\$17,881,181	\$6,078,653	-68.5%	-66.0%
April-June	\$21,019,547	\$6,477,231	\$12,954,178	-38.4%	100.0%
July-August	\$14,584,765	\$4,162,097	\$11,695,028	-19.8%	181.0%
CYTD	\$54,877,567	\$28,520,509	\$30,727,860	-44.0%	7.7%

Liquor Tax Revenue: July 2020-August 2021 Percent Change from FY2019 by Region



August Liquor Tax Revenue by Industry

Industry	CY2019	CY2020	CY2021	Pct Change from CY2019	Pct Change from CY2020
Full Service Restaurants	\$3,265,612	\$976,050	\$2,947,932	-9.7%	202.0%
Other	\$1,945,370	\$630,115	\$1,848,007	-5.0%	193.3%
Bars	\$1,413,922	\$397,511	\$999,044	-29.3%	151.3%
Take-Out Restaurants	\$322,912	\$135,221	\$283,925	-12.1%	110.0%

³ Liquor Tax is due monthly on the 25th of the following month.