



Garrett Hincken

Senior Managing Consultant
PFM Group Consulting LLC

Garrett Hincken is a senior managing consultant with PFM Group Consulting, focused on economic research and policy challenges.

Prior to joining PFM, Garrett was an officer and research lead with The Pew Charitable Trusts, conducting in-depth analysis on key challenges affecting urban economic and fiscal health and neighborhood stability. One of the reports he authored examined Philadelphia's property tax and how it compares with 10 peer cities, detailing findings on the tax's contribution to the budget, the composition of the tax base, the structure of rates and exemption programs, as well as the recent history of the City's assessment function. For another initiative, Garrett analyzed Philadelphia homes with "tangled titles" (where the official deed does not bear the name of the apparent owner), authoring a report highlighting the impact on neighborhoods of different socio-economic characteristics and how this problem puts more than \$1 billion in housing wealth at risk.

Earlier in his career, Garrett served as director of research and transportation policy for the Center City District, Philadelphia's nationally recognized downtown business improvement district, where his work focused on the economy of Philadelphia's downtown core. While at Center City District, he produced reports addressing housing production, commercial development, employment trends, transit policy, inclusive growth, and residential demographics, as well as market analyses in support of business attraction. Prior to that role, Garrett was a director for a regional economic consultancy, advising public and private sector clients across a range of economic and real estate analysis services, including economic impact modeling, fiscal impact modeling, spatial



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Specialties

State & Local Governments,
Transportation, Real Estate

Consulting

Education

Temple University
Bachelor of Arts in Political
Science

Rutgers, The State University
of New Jersey
Master of City and Regional
Planning

Started with PFM: 2023

Started in the Field: 2010



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mapping, and real estate pro forma analysis.

Garrett holds a bachelor's degree in Political Science from Temple University, and a Master's of City and Regional Planning from Rutgers University, where he also worked with the Center for Urban Policy Research.