



## **Tool: Fiscal Impacts of Alternative Development Patterns**

**Provider: Smart Growth America**

### **Summary:**

A one-day technical assistance workshop that provides for education and about the opportunities and costs related to differing development patterns through use of a fiscal analysis model that accounts for increased cost efficiencies associated with denser development patterns. The model includes a variety of public revenues and costs to help calculate how using compact development strategies can help a local government's bottom line. This model illustrates the connection between local land use planning and regulations and the future economic and fiscal health of municipalities and regions.

### **Description:**

Recipients of the workshop will already need to have completed the Planning for Economic and Fiscal Health Workshop or are applying for the two at the same time. Most fiscal impact analyses rely on a simple average-cost approach, which assumes that each new resident or job will add the same cost, regardless of whether they live or work in a low-density development or a compact, walkable development. By more accurately accounting for the costs of different development patterns, this analysis and workshop help local decision-makers to better understand the fiscal consequences of land use decisions and make informed decisions for their communities. This technical assistance program focuses on public fiscal impacts of land use decisions, the workshop will be open to local government staff and other community stakeholders as appropriate. An in-person presentation of the report findings will be provided for key officials and stakeholders.

By the end of the workshop, community leaders and key stakeholders will gain a better understanding of the fiscal impacts of land use decisions and will be able to make fiscally sound choices regarding future development patterns. SGA staff will put together the workshop, as well as a fiscal analysis report tailored to the partner community. The fiscal analysis report will report will include a local market assessment and an analysis of the fiscal impacts of different growth strategies.

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