



FISCAL IMPACT ANALYSIS A GUIDEBOOK

SECOND EDITION

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CAPITAL DISTRICT REGIONAL PLANNING COMMISSION
214 CANAL SQUARE
SCHENECTADY, NEW YORK 12305

FISCAL IMPACT ANALYSIS A GUIDEBOOK

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214 CANAL SQUARE
SCHENECTADY, NEW YORK 12305**

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ABSTRACT

In 1978, CDRPC published two handbooks outlining the methodology to measure a project's fiscal impact on a community. Since then, CDRPC has received many requests from both the public and private sectors for copies of the publications. In light of their popularity, coupled with increasing development pressures and financial constraints confronting many municipalities, CDRPC decided to publish an updated guide that measures the fiscal impact of both residential and nonresidential project proposals.

On the following pages is a step-by-step outline of the methodology along with demographic multipliers and work sheets from which to undertake a fiscal impact analysis. In conjunction with this report, CDRPC has available up-to-date data "fact sheets" for each municipality in the Capital District that can assist the practitioner in undertaking the procedure.

The fiscal impact analysis, as a measure of projected direct, current, public costs and revenues associated with growth can be an invaluable management tool. We hope that this handbook can be of assistance in that effort.

INTRODUCTION

One of the most common issues raised by local officials and decision makers is what impact a proposed development will have on existing community services. In order to make such determinations, one needs to project resident and school age populations attributable to the development, the numbers of public employees - policemen, firemen, teachers, etc. - who must be hired, and the kinds of municipal facilities needed to serve the changing population.

Fiscal impact analysis is a mechanism to evaluate the net local public costs and revenues associated with development proposals. When evaluating project proposals using fiscal impact analysis, a community can project service requirements of anticipated development. The analysis also allows for monitoring the cost of land use decisions such as the decision to zone for single-family homes or garden apartments.

Characteristics of a fiscal impact analysis include the following:

- . Only direct costs associated with the development proposal and the revenues that will be generated from the project are examined. Secondary consequences such as impact on adjacent property values are not considered.
- . The analysis is only concerned with public costs and revenues. It does not consider private costs of public actions that are passed on to the consumer.
- . Costs include both operating expenses and capital outlays.
- . Revenues are from all sources including taxes (property, income, and sales), user charges, licenses and permits, fines and forfeits, intergovernmental revenue, and miscellaneous revenue. Borrowed funds and one-time grants are not included as revenue sources.
- . This fiscal impact analysis does not address social and environmental issues and values. It only determines the difference between cost of services and expected revenue generated.

There are a variety of techniques available to evaluate the fiscal impact of a project proposal. The one included in this handbook has the following characteristics and assumptions:

- . An average costing technique is utilized. This assumes a linear relationship in that costs are attributed to a new development according to average cost per unit at existing service levels. This method does not consider existing excess or deficient capacity that might exist for particular services. For example, it does not take into account the need to build a new municipally owned and operated sewage treatment plant facility to accommodate a project proposal resulting in a significantly higher average per unit cost to treat sewage than an existing system. In this instance, a

marginal costing technique should be applied since the new service costs are significantly different from past averages.

- . This method will allow for evaluation of residential and/or nonresidential project proposals.
- . The current local service levels will continue on the same scale in the future.
- . The current and future composition of the population are sufficiently similar to occasion similar costs.
- . The most accurate determination of future population estimates is derived from information on expected number of housing units presented by number of bedrooms and by type or configuration.
- . The current distribution of municipal expenditures will remain constant and will serve as the primary indicator of the way in which additional expenditures will be subsequently allocated.

PROCEDURE

The following pages outline the step by step procedure required to undertake the fiscal impact analysis.

When establishing your data base, it is important to collect the information for the same time period to assure consistency in the tabulations. Sources of data include local government and school officials, CDRPC, and the State government, particularly the Office of the State Comptroller, Bureau of Municipal Research and Statistics. In addition, the appendix of this report includes a full listing of demographic multipliers to project resident and school age population that should be applied to the analysis if more geographic specific information is not available.

Table 1 provides a summary of the steps necessary to undertake the analysis.

TABLE 1
FISCAL IMPACT ANALYSIS SUMMARY TABLE

<u>Step</u>	<u>Action</u>
1	Obtain current information on local and school district budgets, assessments, and estimates of municipal and school district populations.
2	Categorize and sum annual local municipal expenditures by service function plus debt service.
3	Assign a share of local annual municipal costs to existing nonresidential facilities.
4	Calculate net annual per capita and per pupil expenditures.
5	Determine number of residents and school-age populations by housing type anticipated from project proposal.
6	Calculate residentially induced total annual municipal and school district expenditures as a result of project proposal.
7	Calculate municipal costs for the nonresidential uses proposed as part of project.
8	Determine total increase in municipal and school expenditures by service category plus debt service.
9	Project total annual public revenues.
10	Calculate cost-revenue surplus or deficit.

STEP 1: OBTAIN INFORMATION ON BUDGETS, CURRENT POPULATION AND ASSESSMENTS

The following information should be secured to undertake the fiscal impact analysis:

1. Total number of residents in community;
2. Total number of students in school district;
3. Municipal and school district budgets;
4. Total number of land parcels on which taxes are assessed;
5. Total number of nonresidential (commercial and industrial, excluding farm land) land parcels on which taxes are assessed;
6. Total local equalized real property value (market value) of all tax-paying properties;
7. Total local equalized real property value for non-residential tax paying properties;
8. Local equalization ratio;
9. Property tax rate (adjusted and unadjusted) for residential and nonresidential land uses;
10. Municipal and school district revenue sources and amount received from each.

STEP 2: CATEGORIZE AND SUM MUNICIPAL AND SCHOOL DISTRICT EXPENDITURES

Using the municipal budget, assign and then sum individual line item annual operating expenditures to one of the following functional service categories. Annual municipal debt service (principal and interest) should be aggregated as one lump sum separate from the functional categories. Definitions of the functional areas are provided in Appendix "A" on Page 8.

<u>CATEGORY</u>	<u>AMOUNT EXPENDED</u>	<u>% OF TOTAL</u>
1. General Government	\$	%
2. Public Safety		
3. Health		
4. Transportation		
5. Utilities		
6. Recreation and Culture		
7. Economic Assistance		
8. Other Home & Community Services		
Debt Service	_____	_____
TOTAL	\$	100 %

The school district budget should be divided into two categories:

<u>CATEGORY</u>	<u>AMOUNT EXPENDED</u>	<u>% OF TOTAL</u>
1. Operating	\$	%
2. Debt Service	_____	_____
TOTAL	\$	100 %

STEP 3: ASSIGN A SHARE OF TOTAL ANNUAL MUNICIPAL COSTS TO EXISTING NONRESIDENTIAL FACILITIES

This particular step is subdivided into two separate activities which are described below:

- A. Determine refinement coefficient to assign municipal costs attributable to residential versus nonresidential uses in the community.

The following formulas are used to derive the refinement coefficient:

$$\frac{\text{Local Equalized Nonresidential Real Property Value}}{\text{Number of Nonresidential Land Parcels}} = \text{Average Local Nonresidential Real Property Value}$$

$$\frac{\text{Total Local Equalized Real Property Value}}{\text{Total Number of Land Parcels}} = \text{Average Local Real Property Value}$$

$$\frac{\text{Average Local Nonresidential Real Property Value}}{\text{Average Local Real Property Value}} = \text{Ratio of Nonresidential to Average Real Value}$$

Apply this ratio to the upper band of the graph on Page 14 to determine the refinement coefficient.

- B. Identify existing municipal expenditures attributable to nonresidential uses.

The following formula is used to make this determination:

$$\text{Total Municipal Expenditures} \times \frac{\text{Local Equalized Nonresidential Real Property Value}}{\text{Total Local Equalized Real Property Value}} \times \text{Refinement Coefficient}$$

STEP 4: CALCULATE NET ANNUAL PER CAPITA AND PER PUPIL EXPENDITURES

Per capita municipal expenditures are the share of total annual municipal expenditures (including debt service) which have not been assigned to nonresidential uses (Step 3B).

$$\begin{array}{rcl} \text{Total Municipal} & - & \text{Municipal Expenditures} \\ \text{Expenditures} & & \text{Assigned to} \\ & & \text{Nonresidential Uses} \\ & & = \\ & & \text{Municipal Expenditures} \\ & & \text{Assigned to the} \\ & & \text{Residential Sector} \end{array}$$

The municipal expenditures assigned to the residential sector should then be divided by the estimated population of the municipality to determine per capita municipal expenditures.

Current school district per pupil costs are determined by dividing the total annual school district costs (including debt service) by the number of students enrolled in the school district.

STEP 5: DETERMINE NUMBER OF RESIDENTS AND SCHOOL-AGE POPULATION BY HOUSING TYPE ANTICIPATED FROM PROJECT PROPOSAL

The total projected resident and school-age populations by housing type are determined by multiplying the expected number of housing units by the appropriate demographic multiplier for the specific size (number of bedrooms) and type of dwellings proposed. Census multipliers for use in this part of the analysis, where field survey information is not available, are located in Appendix "B". They are based on statistics derived from the U.S. Department of Commerce, Bureau of Population and Housing, 1980 for the Middle Atlantic region which were published in The New Practitioner's Guide to Fiscal Impact Analysis by Robert Buchell, David Listokin, and William Dolphin.

STEP 6: CALCULATE RESIDENTIALLY INDUCED ANNUAL MUNICIPAL AND SCHOOL DISTRICT EXPENDITURES

Municipal expenditures are obtained by multiplying the total projected resident population (Step 5) by the existing average municipal per capita costs (Step 4).

School expenditures are obtained by multiplying the total projected school age population (Step 5) times the existing average school costs per pupil (Step 4).

STEP 7: CALCULATE MUNICIPAL COSTS ASSOCIATED WITH NONRESIDENTIAL USES PROPOSED AS PART OF THE PROJECT

Note: If the proposed project does not include any commercial or industrial land uses, proceed to Step 8.

Step 7 is subdivided into two separate activities which are described below:

- A. Determine the refinement coefficient to establish the proportional relationship of the incoming nonresidential facility to total existing equalized nonresidential property values.

The following formula is used to determine the relationship to derive the refinement coefficient:

$$\begin{array}{rcl} \text{Equalized Real} & & \text{Local Equalized Nonresidential} \\ \text{Property Value} & \div & \text{Real Property Value} \\ \text{of New Facility} & & \text{Number of Nonresidential} \\ & & \text{Land Parcels} \\ & & = \\ & & \text{Incremental} \\ & & \text{Nonresidential} \\ & & \text{to Average} \\ & & \text{Nonresidential} \\ & & \text{Property} \end{array}$$

Apply this ratio to the lower band of the graph on page 14 to determine the refinement coefficient.

- B. Determine future municipal costs attributable to the proposed nonresidential facility.

The following formula is used to determine municipal costs that should be allocated to the incoming nonresidential facility:

$$\begin{array}{rcl} \text{Total Municipal} & & \text{Equalized Real Property} \\ \text{Expenditures Attributable} & \times & \text{Value of New Facility} \\ \text{To Nonresidential Uses} & & \text{Local Equalized} \\ \text{(Step 3B)} & & \text{Nonresidential Real} \\ & & \text{Property Value} \\ & & \times \\ & & \text{Refinement} \\ & & \text{Coefficient} \end{array}$$

STEP 8: DETERMINE INCREASE IN MUNICIPAL AND SCHOOL EXPENDITURES BY SERVICE CATEGORY, INCLUDING DEBT SERVICE

Sum together the residentially induced costs due to the project proposal (Step 6) to the nonresidentially induced costs (Step 7B) and then distribute the overall costs by category for municipal and school district operations as a percent of the total as determined in Step 2.

STEP 9: PROJECT TOTAL ANNUAL PUBLIC REVENUES

Municipal and school revenues come from a variety of sources. These include taxes (real property, income, and sales), user charges, licenses and permits, fines and forfeits, intergovernmental revenue (state and federal), and miscellaneous revenue. Borrowed funds and one-time grants are not included as revenue sources for the purpose of this analysis.

For each source, the formula for receiving existing funds must be determined to project future revenue flow. When determining property tax revenues, multiplying the local tax rate (unadjusted) by the assessed value of the proposed project will produce the same estimate of revenue as multiplying the equalized (adjusted) tax rate times the market value of the project proposal. Special exemptions should be taken into account when projecting revenue to be derived from property taxes, including those available for veterans and senior citizens.

User fees and charges, such as for utilities and recreation services, are usually based on an annual fee and/or actual use of the commodity. Aside from any annual pre-established fees, historical averages based on usage may be appropriate to determine future revenue that can be anticipated from the proposed facility.

Other than one-time charges, such as building permits for new building construction, a per capita or per dwelling unit formula can be applied to determine future revenue from licenses and permits based on historical averages in the community.

Also, revenue from fines and forfeits can be projected using a per capita formula based on historical averages in the community.

Intergovernmental revenue sources usually involve a complex formula that takes into account the population served and the general financial well-being of the community. Therefore, the impacts of the proposed development on the formula must be determined prior to assuming a straight line projection based on the increased population or number of housing units that will occur as a result of the project.

Once the individual revenue sources have been identified and projections have been completed, they should be summarized and totalled for both municipal and school purposes. This will provide a complete and concise picture of the anticipated revenue flow attributable to the proposal.

STEP 10: CALCULATE COST-REVENUE SURPLUS OR DEFICIT

Based on the estimated costs and revenues associated with the project proposal, determine the net fiscal impact to both the municipality and school district where the project is located.

Estimated Revenues	-	Estimated Costs	=	Net Fiscal Gain or (Loss)
(Step 9)		(Step 8)		

APPENDIX A

Definitions

The following are the definitions that should be used in the assignment of municipal expenditures by function (Step 2). These definitions are similar to those used by the Office of the State Comptroller, State of New York.

General Government: This includes expenditures for executive, legislative, judicial, and financial operations.

Public Safety: This consists of expenditures for public safety including police and fire prevention & protection, traffic control, public safety administration, animal control, building inspection, civil defense, examining boards, etc.

Health: This consists of expenditures for hospitals, public health administration, registrar of vital statistics, ambulance service and all other health services.

Transportation: This includes expenditures for maintenance and improvements of roads and bridges, snow removal, street lighting, public transportation, etc.

Utilities: This consists of expenditures for the operation and administration of a water or sewer system.

Recreation & Culture: This consists of expenditures for parks, playgrounds, youth and adult recreation programs, libraries, recreational facilities, and other cultural and recreational activities.

Economic Assistance: This consists of expenditures to promote the economic welfare of the community and its residents.

Other Home & Community Services: This consists of expenditures for garbage collection and disposal, drainage and storm sewers, housing and community development, natural resources, and activities intended to improve the general environment.

APPENDIX B

Demographic Multipliers

The tables on the following pages contain demographic multipliers that can be applied to the fiscal impact analysis in the projection of the general and school-age population attributable to the new development. The multipliers were derived from information obtained from the 1980 U.S. Census of Population and Housing. Since there continues to be a trend toward smaller households, the Census data should be used as the upper limits of predicted school children and household size demand estimates.

TABLE 1
TOTAL HOUSEHOLD SIZE

	<u>Studio</u>	<u>1-BR</u>	<u>2-BR</u>	<u>3-BR</u>	<u>4-BR</u>	<u>5-BR</u>	<u>Blended (All BR)</u>
Single-Family	-	-	2.223	3.258	4.031	4.853	3.384
Garden Apts.	-	1.443	2.175	3.439	-	-	1.904
Townhouses	-	1.695	2.019	2.808	-	-	2.441
High Rise	1.054	1.272	2.129	-	-	-	1.417
Mobile Homes	-	1.761	2.217	3.551	-	-	2.724
Duplex, Tri- plex, Quadplex	-	1.556	2.320	3.429	-	-	2.619

TABLE 2
PRE-SCHOOL CHILDREN

	<u>Studio</u>	<u>1-BR</u>	<u>2-BR</u>	<u>3-BR</u>	<u>4-BR</u>	<u>5-BR</u>	<u>Blended (All BR)</u>
Single Family	-	-	.165	.433	.381	.313	.377
Garden Apts.	-	.034	.168	.463	-	-	.120
Townhouses	-	.066	.114	.275	-	-	.193
High Rise	.000	.001	.102	-	-	-	.018
Mobile Homes	-	.097	.234	.505	-	-	.329
Duplex, Tri- plex, Quadplex	-	.058	.230	.328	-	-	.230

TABLE 3
SCHOOL AGE CHILDREN

	<u>Studio</u>	<u>1-BR</u>	<u>2-BR</u>	<u>3-BR</u>	<u>4-BR</u>	<u>5-BR</u>	<u>Blended (All BR)</u>
Single Family	-	-	.166	.705	1.328	1.921	.847
Garden Apts.	-	.023	.248	.847	-	-	.186
Townhouses	-	.033	.168	.532	-	-	.383
High Rise	.000	.004	.188	-	-	-	.041
Mobile Homes	-	.082	.188	1.005	-	-	.513
Duplex, Tri- plex, Quadplex	-	.044	.258	.854	-	-	.458

TABLE 4
PERCENT OF SCHOOL AGE CHILDREN IN PUBLIC SCHOOL

	<u>Studio</u>	<u>1-BR</u>	<u>2-BR</u>	<u>3-BR</u>	<u>4-BR</u>	<u>5-BR</u>	<u>Blended (All BR)</u>
Single Family	-	-	90.59	89.04	85.82	82.81	87.14
Garden Apts.	-	93.16	90.60	89.81	-	-	91.33
Townhouses	-	100.00	87.35	86.95	-	-	87.51
High Rise	-	100.00	79.97	-	-	-	79.61
Mobile Homes	-	100.00	96.49	95.71	-	-	95.94
Duplex, Tri- plex, Quadplex	-	56.24	80.02	83.69	-	-	80.41

TABLE 5
SCHOOL AGE CHILDREN BY GRADE

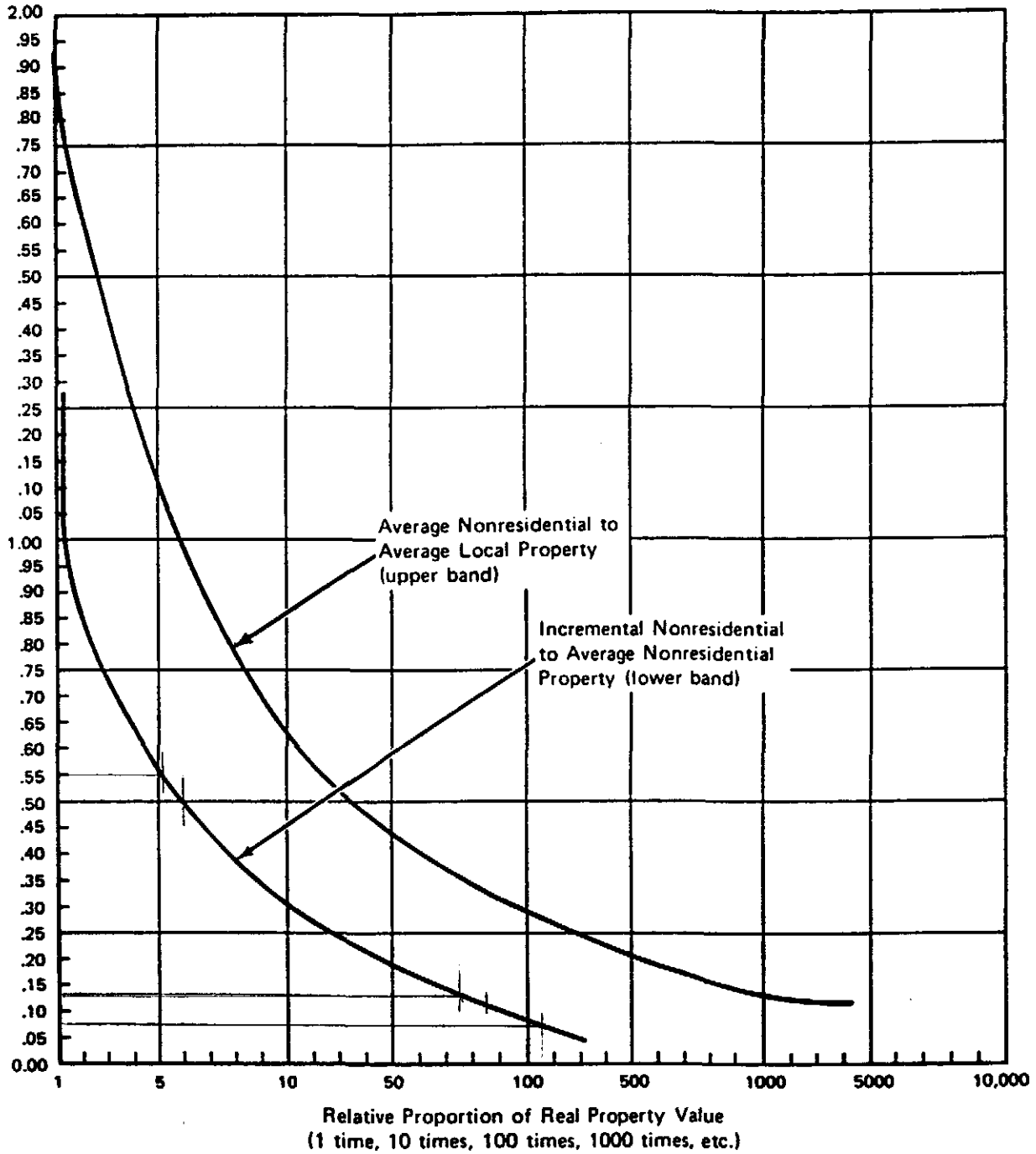
		<u>Studio</u>	<u>1-BR</u>	<u>2-BR</u>	<u>3-BR</u>	<u>4-BR</u>	<u>5-BR</u>	<u>Blended (All BR)</u>
Single Family	K-6	-	-	.103	.472	.803	.997	.532
	7-9	-	-	.032	.133	.305	.493	.180
	10-12	-	-	.030	.100	.220	.431	.135
Garden Apts.	K-6	-	.012	.165	.490	-	-	.114
	7-9	-	.005	.046	.216	-	-	.039
	10-12	-	.006	.036	.141	-	-	.032
Townhouses	K-6	-	.020	.111	.315	-	-	.231
	7-9	-	.013	.037	.120	-	-	.089
	10-12	-	.000	.020	.096	-	-	.063
High Rise	K-6	.000	.004	.124	-	-	-	.025
	7-9	.000	.000	.021	-	-	-	.006
	10-12	.000	.000	.043	-	-	-	.010
Mobile Homes	K-6	-	.037	.114	.607	-	-	.307
	7-9	-	.030	.044	.229	-	-	.120
	10-12	-	.015	.030	.168	-	-	.085
Duplex, Tri- plex, Quadplex	K-6	-	.027	.178	.499	-	-	.280
	7-9	-	.008	.042	.198	-	-	.100
	10-12	-	.008	.039	.157	-	-	.077

TABLE 6
PERCENT OF CHILDREN IN PUBLIC SCHOOL BY GRADE

		<u>Studio</u>	<u>1-BR</u>	<u>2-BR</u>	<u>3-BR</u>	<u>4-BR</u>	<u>5-BR</u>	<u>Blended (All BR)</u>
Single Family	K-6	-	-	89.81	87.79	84.18	81.65	85.86
	7-9	-	-	95.69	89.77	87.43	82.39	88.06
	10-12	-	-	88.08	93.99	89.50	85.96	90.92
Garden Apts.	K-6	-	86.89	89.21	88.00	-	-	89.49
	7-9	-	100.00	92.69	94.53	-	-	94.37
	10-12	-	100.00	94.21	88.88	-	-	94.14
Townhouses	K-6	-	100.00	84.04	83.16	-	-	83.69
	7-9	-	100.00	96.74	92.36	-	-	94.04
	10-12	-	00.00	88.12	92.60	-	-	92.42
High Rise	K-6	00.00	100.00	82.62	-	-	-	85.20
	7-9	00.00	00.00	74.88	-	-	-	66.07
	10-12	00.00	00.00	75.12	-	-	-	72.55
Mobile Homes	K-6	-	100.00	95.80	95.03	-	-	95.12
	7-9	-	100.00	97.27	96.42	-	-	96.93
	10-12	-	100.00	98.00	97.27	-	-	97.54
Duplex, Tri- plex, Quadplex	K-6	-	60.00	77.40	83.32	-	-	77.42
	7-9	-	33.73	89.66	81.80	-	-	83.43
	10-12	-	66.27	81.65	87.16	-	-	87.34

APPENDIX C

Refinement Coefficients



Source: The Fiscal Impact Handbook
Burchell, Robert W. and Listokin, David
The Center for Urban Policy Research, Rutgers University

APPENDIX D

STEP BY STEP WORKSHEET

(NOTE: The letters refer to the item as listed on the municipal and school, and project worksheets.)

Steps 1 and 2:

Fill out municipal and school district worksheets.

Step 3A: 3) equalized non-residential real property value = $\frac{\text{total assessed value}}{\text{equalization rate}}$

$$\frac{H}{I} = \frac{\text{average local nonresidential real property value}}{\text{real property value}} = \frac{966,169,267}{75,167,969} = \frac{75,167,969}{.0778}$$

$$\$ \underline{632,309} = \frac{966,169,267}{1528}$$

$$\frac{F}{G} = \frac{\text{average local real property value}}{\text{a) equal real prop. value}} = \frac{297,180,800}{.0778}$$

$$\$ \underline{119,950} = \frac{3,819,804,627}{31,845}$$

$$\frac{\frac{H}{I}}{\frac{F}{G}} = \text{Ratio of nonresidential to average real value}$$

5.27

Step 3B:

$$D \times \frac{H}{F} \times \text{Refinement Coefficient (Appendix "C")} = \text{Municipal Expenditures Assigned to Nonresidential Sector}$$

$$\$ \underline{3,637,930}$$

$$26,150,472 \times \frac{966,169,267}{3,819,804,627} \times .55$$

Step 4:

D - Step 3B = Municipal Expenditures Assigned
to Residential Sector

26,150,472 - 3, 637,930

\$ 22,512,542

Municipal Expenditures Assigned
to Residential Sector
A

=

Per Capita Municipal
Expenditures

22,512,542
81,250

\$ 277.

Step 5:

Number of Units
by Type in
Matrix "N"

X

Appropriate Demographic
Multiplier
(Appendix "B")

1999

<u>Housing Type</u>	<u>No. of Persons</u>	<u># Units</u>	<u>No. of School Children</u>
Single Family	<u>5800</u>	2000	<u>1694</u>
Garden Apartments	<u> </u>		<u> </u>
Townhouses	<u>1449</u>	500	<u>192</u>
High Rise	<u> </u>		<u> </u>
Mobile Homes	<u> </u>		<u> </u>
Duplex, Triplex, Quadplex	<u> </u>		<u> </u>
TOTAL	<u>7249</u>	2500	<u>1886</u>

1886 X .873 = 1646 Children for public school

Step 4:

$$\begin{aligned}
 D - \text{Step 3B} &= \text{Municipal Expenditures Assigned} \\
 &\quad \text{to Residential Sector} \\
 26,150,472 - 3,637,930 & \\
 &\quad \$ \underline{22,512,542}
 \end{aligned}$$

$$\begin{aligned}
 \frac{\text{Municipal Expenditures Assigned}}{\text{to Residential Sector}} &= \text{Per Capita Municipal} \\
 \text{A} &\quad \text{Expenditures} \\
 \frac{22,512,542}{81,250} & \\
 &\quad \$ \underline{277}
 \end{aligned}$$

Step 5:

Number of Units by Type in Matrix "N"	X	Appropriate Demographic Multiplier		2009
		No. of Persons	# Units	No. of School Children
Housing Type				
Single Family		<u>8700</u>	3000	<u>2541</u>
Garden Apartments		_____		_____
Townhouses		<u>2174</u>	750	<u>288</u>
High Rise		_____		_____
Mobile Homes		_____		_____
Duplex, Triplex, Quadplex		_____		_____
TOTAL		<u>10,874</u>	3750	<u>2829</u>

2829 X .873 = 2470 additional public school children

Step 6:

Step 5 (No. of Persons) X Step 4 = Municipal Costs Associated with Incoming Residential Facility Also 55:
 (Per Capita Municipal Expenditures)

$$7,249 \times 277 = \$ \underline{2,007,973}$$

Step 5 (No. of School Children) X $\frac{E}{C}$ = School Costs Associated with Incoming Residential Facility

$$1646 \times 5510^* = \$ \underline{9,069,460}$$

Step 7A:

$M2 \div \frac{H}{I} =$ Incremental Nonresidential to Average Nonresidential Property

$$47,067,966 \div 632,309 = \underline{74.4}$$

Step 7B:

Step 3B X $\frac{M2}{H}$ X Refinement Coefficient = Municipal Costs Associated with Incoming Nonresidential Facility
 (Appendix "C")

$$3,637,930 \times \frac{47,067,966}{966,169,267} \times 0.13 = \$ \underline{23,039}$$

* Source: North Colonie Central School District Election Information

Step 6:

Step 5 (No. of Persons) X Step 4 = Municipal Costs Associated with
 (Per Capita Incoming Residential Facility
 Municipal Expenditures)

$$10,874 \times 277 = \$ \underline{3,012,098}$$

Step 5 (No. of/School Children) X $\frac{E}{C}$ = School Costs Associated with
 Public Incoming Residential Facility

$$2470 \times 5510^* = \$ \underline{13,609,700}$$

Step 7A:

$M2 \div \frac{H}{I} =$ Incremental Nonresidential to
 Average Nonresidential Property

$$89,530,362 \div 632,309 = \underline{141.6}$$

Step 7B:

Step 3B X $\frac{M2}{H}$ X Refinement Coefficient = Municipal Costs Associated with
 (Appendix "C") Incoming Nonresidential Facility

$$3,637,930 \times \frac{89,530,362}{966,169,267} \times 0.075 = \$ \underline{25,283}$$

* Source:North Colonie Central School District Election Information

Step 8:

Step 6 + Step 7B = Total Municipal Costs Associated with
(Municipal Only) Incoming Project Proposal
2,007,973 + 23,039 \$ 2,031,012

Percentage distribution by function based on existing distribution (D):

<u>CATEGORY</u>	<u>AMOUNT</u>	<u>PERCENT OF TOTAL</u>	1999
Municipal:			
- General Government	\$ <u>637,940</u>	<u>31.41%</u>	
- Public Safety	<u>360,505</u>	<u>17.75</u>	
- Health	<u>5,484</u>	<u>0.27</u>	
- Transportation	<u>417,576</u>	<u>20.56</u>	
- Utilities	<u>--</u>	<u>--</u>	
- Recreation & Culture	<u>252,658</u>	<u>12.44</u>	
- Economic Assistance	<u>81,850</u>	<u>4.03</u>	
- Other Home and Community Services	<u>144,405</u>	<u>7.11</u>	
- Debt Service	<u>130,594</u>	<u>6.43</u>	
	TOTAL	\$ <u>2,031,012</u>	<u>100 %</u>
School:			
- Operating	\$ <u>8,670,404</u>	<u>95.6%</u>	
- Debt Service	<u>399,056</u>	<u>4.4</u>	
	TOTAL	\$ <u>9,069,460</u>	<u>100 %</u>

Step 8:

Step 6 (Municipal Only)	+	Step 7B	=	Total Municipal Costs Associated with Incoming Project Proposal
3,012,098	+	25,283		\$ <u>3,037,381</u>

Percentage distribution by function based on existing distribution (D):

<u>CATEGORY</u>	<u>AMOUNT</u>	<u>PERCENT OF TOTAL</u>
Municipal:		
- General Government	\$ <u>954,041</u>	<u>31.41%</u>
- Public Safety	<u>539,135</u>	<u>17.75</u>
- Health	<u>8,201</u>	<u>0.27</u>
- Transportation	<u>624,486</u>	<u>20.56</u>
- Utilities	<u>--</u>	<u>--</u>
- Recreation & Culture	<u>377,850</u>	<u>12.44</u>
- Economic Assistance	<u>122,406</u>	<u>4.03</u>
- Other Home and Community Services	<u>215,958</u>	<u>7.11</u>
- Debt Service	<u>195,304</u>	<u>6.43</u>
	TOTAL \$ <u>3,037,381</u>	<u>100 %</u>
School:		
- Operating	\$ <u>13,010,873</u>	<u>95.6%</u>
- Debt Service	<u>598,827</u>	<u>4.4</u>
	TOTAL \$ <u>13,609,700</u>	<u>100 %</u>

Step 9:Municipal Property

Tax Revenue: [M1 X K1 - Special Exemptions] + [M2 X K1 - Special Exemptions]
 (312,500,000)(3.59/1000) - 224,375 + 47,067,966(3.59/1000) - 33,795
 \$1,032,679

School Property

Tax Revenue: [M1 X K2 - Special Exemptions] + [M2 X K2 - Special Exemptions]
 (312,500,000) 18.02/1000 - 1,002,363 + 47,067,966 (18.02/1000) - 150,973
 5,326,078

Sales Tax: Contact County Auditor for distribution formula. per capita

User Charges: ~~Contact Utility(ies) for Billing Methods/fees.~~ All utilities are part of taxing authorities outside of Town Jurisdiction

Licenses and Permit Revenue:

Step 5 X $\frac{\text{Previous Year's Revenue Total}}{\text{Population or Housing Units}}$ 7249 X $\frac{170,000}{81,250}$
 \$ 15,167

Fines and Forfeits Revenue:

Step 5 X $\frac{\text{Previous Year's Revenue Total}}{\text{Population or Housing Units}}$ 7249 X $\frac{340,000}{81,250}$
 \$ 30,334

Intergovernmental: Contact appropriate source(s) for formula distribution.

Miscellaneous:

Apply formula as appropriate for source. (Usually averages similar to licenses and permits and fines and forfeits revenue.)

7249 X $\frac{4,030,771}{81,250}$

Misc. = 359,619

*Source: North Colonie Central School District Election Information

Step 9:Municipal Property

Tax Revenue: [M1 X K1 - Special Exemptions] + [M2 X K1 - Special Exemptions]
 468,750,000 X 3.59/1000 - 336,562 + 89,530,362 X 3.59/1000 - 64,283
 1,603,381

School Property

Tax Revenue: [M1 X K2 - Special Exemptions] + [M2 X K2 - Special Exemptions]
 468,750,000 X 18.02/1000 - 1,503,543 + 89,530,362 (18.02/1000) - 287,174
 8,269,494

Sales Tax: Contact County Auditor for distribution formula.

User Charges: Contact Utility(ies) for billing methodologies.

Licenses and Permit Revenue: Step 5 X $\frac{\text{Previous Year's Revenue Total}}{\text{Population or Housing Units}}$ 10,874 X $\frac{170,000}{81,250}$

\$ 22,752

Fines and Forfeits Revenue: Step 5 X $\frac{\text{Previous Year's Revenue Total}}{\text{Population or Housing Units}}$ 10,874 X $\frac{340,000}{81,250}$

\$ 45,504

Intergovernmental: Contact appropriate source(s) for formula distribution.

Miscellaneous: Apply formula as appropriate for source. (Usually averages similar to licenses and permits and fines and forfeits revenue.)

Misc. = 10,874 X $\frac{4,030,771}{81,250}$
 = 539,454

*Source: North Colonie Central School District Election Information

REVENUE SOURCE SUMMARY

<u>Type</u>	<u>Municipal</u>	<u>School</u>
Property Tax	\$ <u>1,032,679</u>	\$ <u>5,326,078</u>
Sales Tax	<u>650,179</u>	_____
User Charges (Identify)	<u>370,923</u>	_____
Landfill		_____
Recreation	<u>52,413</u>	_____
	_____	_____
	_____	_____
Licenses & Permits	<u>15,167</u>	_____
Fines & Forfeits	<u>30,334</u>	_____
Intergovernmental (Identify)	<u>135,255</u>	
State Aid per capita		State Aid <u>2,541,321</u> Per Capita
State Aid - Recreation	<u>1,303</u>	_____
State Aid - DWI	<u>1,494</u>	_____
State Aid-Youth Bureau	<u>3,615</u>	_____
State Aid-Youth Service	<u>1,269</u>	_____
State Aid-Fire Code	<u>1,927</u>	_____
State Aid-Highway	<u>9,640</u>	_____
Miscellaneous:	<u>359,619</u>	_____
TOTAL	\$ <u>2,665,817</u>	\$ <u>7,867,393</u>

Step 10:

Step 9 - Step 8 = Net Fiscal Gain or (Loss)

\$ 634,805 Municipal\$ 1,202,061 School

Mun. 2,665,817 - 2,031,012

-20-

School 7,867,393 - 9,069,460

REVENUE SOURCE SUMMARY

<u>Type</u>	<u>Municipal</u>	<u>School</u>
Property Tax	\$ <u>1,603,381</u>	\$ <u>8,269,494</u>
Sales Tax	<u>975,314</u>	_____
User Charges (Identify)	<u>556,411</u>	_____
Landfill		_____
Recreation	<u>78,623</u>	_____
	_____	_____
	_____	_____
Licenses & Permits	<u>22,752</u>	_____
Fines & Forfeits	<u>45,504</u>	_____
Intergovernmental (Identify)	<u>202,892</u>	State Aid
State Aid per capita		per capita <u>3,413,525</u>
State Aid Highway	<u>9,640</u>	_____
State Aid Recreation	<u>1,303</u>	_____
State Aid DWI	<u>1,494</u>	_____
State Aid Youth Bureau	<u>3,615</u>	_____
State Aid Youth Service	<u>1,269</u>	_____
State Aid Fire Code	<u>1,927</u>	_____
Miscellaneous:	<u>539,454</u>	_____
TOTAL	\$ <u>4,043,579</u>	\$ <u>12,083,019</u>

Step 10:

Step 9 - Step 8 = Net Fiscal Gain or (Loss)

\$ 1,006,198 Municipal\$ 1,526,681 School

Municipal	4,043,579	-	3,037,381
School	12,083,019	-	13,609,700

APPENDIX E

MUNICIPAL & SCHOOL DISTRICT WORKSHEET

Name of Municipality: Town of Colonie

A. Estimated Population 81,250

B. Name of School District North Colonie

C. School Enrollment 4,605 *

D. Municipal Expenditures:

<u>Category</u>	<u>Amount</u>	<u>Percent of Total</u>
1. General Government	\$ <u>8,214,527</u>	<u>31.41 %</u>
2. Public Safety	<u>4,640,643</u>	<u>17.75</u>
3. Health	<u>71,588</u>	<u>0.27</u>
4. Transportation	<u>5,375,813</u>	<u>20.56</u>
5. Utilities (all special districts)	<u>--</u>	<u>--</u>
6. Recreation & Culture	<u>3,253,629</u>	<u>12.44</u>
7. Economic Assistance	<u>1,054,919</u>	<u>4.03</u>
8. Other Home & Community Services	<u>1,858,444</u>	<u>7.11</u>
9. Debt Service	<u>1,680,909</u>	<u>6.43</u>
TOTAL	\$ <u>26,150,472</u>	<u>100.00 %</u>

* Figure for 1988-1989 school year from North Colonie Superintendent's Office.

E. School Expenditures:

<u>Category</u>	<u>Amount</u>	<u>Percent of Total</u>
1. Operating	\$ <u>25,877,722</u>	<u>95.6</u> %
2. Debt Service	<u>1,199,358</u>	<u>4.4</u>
TOTAL	\$ <u>27,077,080</u>	<u>100.00</u> %

F. Local Equalized Real Property Value (Market Value) \$ 3,819,804,627

G. Total Number of Taxable Land Parcels 31,845

H. Local Equalized Nonresidential Real Property Value (Market Value) \$ 966,169,267

I. Total Number of Nonresidential Taxable Land Parcels 1,528

J. Equalization Ratio 7.78

K. Property Tax Rate (per \$1000 valuation):

	<u>Unadjusted</u>	<u>Adjusted</u>
1. Municipal	<u>46.1703</u>	<u>3.59</u>
2. School	<u>192.74</u>	<u>18.02</u>

L. Revenue Sources:

<u>Type</u>	<u>Municipal</u>	<u>School</u>
1. Property Tax	\$ 7,787,244	\$ 17,730,804
2. Sales Tax	7,287,500	
2.a. Mortgage Tax	1,000,000	
3. User Charges (Identify Type):		
Day School Tuition		90,000
Recreation	57,330	
Pool	31,143	
Golf	499,000	
Landfill	3,570,000	
Student Fees		2,500
Athletic Admissions		8,300
4. Licenses & Permits	170,000	--
5. Fines & Forfeits	340,000	--
6. Intergovernmental Revenue (Identify Source):		
BOCES Aid		145,000
State Aid - Per Capita	1,516,000	7,109,831
State Aid - Recreation	27,026	
State Aid - Medico	1,000	
State Aid - DWI	31,000	
State Aid - Youth Bureau	75,000	
State Aid - Youth Services	26,330	
State Aid - Miscellaneous	10,000	
State Aid - Highway Improvements	200,000	
State Aid - Fire Code	40,000	
Textbook Aid		135,000
Federal & State Program Aid		70,000
7. Miscellaneous	4,030,771	1,785,645
TOTAL	\$ 26,699,344	\$ 27,077,080

APPENDIX F
PROJECT WORKSHEET

M- Market Value of Project Proposal:

- | | | |
|-------------------|----|-----------------------------------------------------------------------------------|
| 1. Residential | \$ | <u>312,500,000</u> (Assume 1989 value of \$125,000/per unit for new construction) |
| 2. Nonresidential | \$ | <u>47,067,966</u> |

N. Number of Housing Units By Type/No. of Bedrooms (Matrix)

	<u>Studio</u>	<u>1-BR</u>	<u>2-BR</u>	<u>3-BR</u>	<u>4-BR</u>	<u>5-BR</u>	Blended (<u>All BR</u>)
Single Family	—	—	—	—	—	—	<u>2000</u>
Garden Apts.	—	—	—	—	—	—	—
Townhouses	—	—	—	—	—	—	<u>500</u>
High Rise	—	—	—	—	—	—	—
Mobile Homes	—	—	—	—	—	—	—
Duplex, Tri-plex, Quadplex	—	—	—	—	—	—	—

Note: Use Blended Amount if number of bedrooms by housing type is unknown.

APPENDIX F
PROJECT WORKSHEET

M. Market Value of Project Proposal:

1. Residential \$ 468,750,000 (Assume 1989 value of \$125.00/ per unit
for new construction)
2. Nonresidential \$ 89,530,362

N. Number of Housing Units By Type/No. of Bedrooms (Matrix)

	<u>Studio</u>	<u>1-BR</u>	<u>2-BR</u>	<u>3-BR</u>	<u>4-BR</u>	<u>5-BR</u>	<u>Blended (All BR)</u>
Single Family	—	—	—	—	—	—	<u>3000</u>
Garden Apts.	—	—	—	—	—	—	—
Townhouses	—	—	—	—	—	—	<u>750</u>
High Rise	—	—	—	—	—	—	—
Mobile Homes	—	—	—	—	—	—	—
Duplex, Tri- plex, Quadplex	—	—	—	—	—	—	—

Note: Use Blended Amount if number of bedrooms by housing type is unknown.