

Fiscal Impact Analysis Model (FIAM)

Fiscal Impact Analysis came about through the findings of the 2001 Governor's Growth Management Study Commission, which included a goal of making fiscal impact analysis a routine part of land use planning and an integral part of the local government's comprehensive planning process. In 2002 the Florida Department of Environmental Protection contracted with Fishkind and Associates of Orlando to develop a fiscal impact analysis model that would address the financial implications of land use decisions and development plans. This was deemed necessary because it would provide local government decision makers with a better understanding of the financial impacts of land use decisions, and better inform them regarding weighing other options and/or alternative development scenarios. The FIAM model essentially estimates the costs and revenues associated with land use decisions and projects future budget balances. The FIAM model developed by Fishkind & Associates was first tested in seven pilot communities including the City of Hollywood, Orlando, Panama City Beach, and Sarasota, Orange, Sumter and Palm Beach Counties.

The FIAM model was then put through a peer review panel headed by the Urban Land Institute (ULI) and included Dr. Robert Burchell of Rutgers University, Ms. Regina Eberwein, of the Bonita Bay Group, and Mr. Randy Lyon, of the Ginn Company. The panel recommended that FIAM should be used as a tool for informing and guiding decision makers as they consider various land use scenarios, and not use the model as the sole reason for making land use decisions. Amongst other recommendations, the panel indicated that the State of Florida should provide training and technical assistance to local governments in using the model. Furthermore, the panel recommendations supported the Growth Management Commission view that fiscal impact analysis is a useful tool for land use planning in Florida.

The Florida Department of Community Affairs (DCA) was tasked to work and contract with Fishkind & Associates to develop a training program and technical assistance for local governments and develop a monitoring process to determine whether the use of the model would lead to better land use decisions and increased sustainability of development. To this end, the DCA determined that the eleven Florida Regional Planning Councils would assist the DCA in delivering the FIAM model, and provide technical assistance and training to local governments. The Tampa Bay Regional Planning Council was chosen to coordinate the contract between the DCA and all of the participating Regional Planning Councils in this program.

To date, all eleven Regional Planning Councils staff have participated in the DCA sponsored FIAM training program provided by Fishkind and Associates. Council staff has participated in all four training sessions in Orlando and are in the process of coordinating with The Tampa Bay Regional Planning Council and the DCA in delivering the FIAM model; provide technical assistance and training to local governments.

Council staff has prepared a work program that includes an outreach and training program to local governments. It is expected that the outreach to local governments will start at the beginning of May 2006 with the training sessions beginning in late May and June 2006.