**Fiscal Impact Analysis Model**

Federal transportation investments stimulate land use change and economic development. The OKI Fiscal Impact Analysis Model (FIAM) helps local governments to capitalize on potential land use changes related to these transportation investments by analyzing the impact of alternative land use scenarios on their jurisdiction’s budget. As communities better understand the associated costs and revenues of development through fiscal impact analyses, they are better able to plan for investments to serve new development or to fix existing deficiencies. The FIAM estimates the costs and revenues associated with land use change. The FIAM uses local, regional and national data sources to estimate revenue and the demand for broad categories of services that are likely to result from the proposed development or redevelopment. The FIAM bases revenue and cost estimates on the statistical relationship between types of land uses and the intensity of their revenue and cost generating factors.

Since 2012, many communities have utilized the FIAM to better inform local decision making and include the City of Cincinnati and Hamilton County (via the Metropolitan Sewer District use of the FIAM), Deerfield Township, and the City of Forest Park.