

Another aspect of promoting consistency between planned transportation improvements and local growth patterns is to consider the likely public costs and fiscal impacts of proposed land use changes on public infrastructure and public services. Decisions on land development, redevelopment and improvements to public facilities and services should be made with a clear understanding of their fiscal impacts to individual communities and the region.

It is most economical to provide adequate public facilities and services concurrent with the impacts of development. Retrofitting adequate public facilities and services in response to growth is typically more expensive than directing or managing growth with public investments. The SRPP addresses the need for communities to have a full understanding of the public costs and benefits associated with development proposals.

OKI developed and maintains the Fiscal Impact Analysis Model (FIAM) to aid local governments in analyzing benefits and fiscal consequences of land use changes within local communities. The FIAM assesses the costs and revenues associated with land use activities and their existing and potential impacts on community budgets. These estimates help communities anticipate and plan for current and future costs of growth. As communities better understand associated costs and revenues of development through fiscal impact analyses, they will be better able to plan for transportation investments to serve new development or fix existing deficiencies. OKI's model was initially tested by 10 communities. OKI will continue working to expand this partnership with other communities and continue to maintain this vital tool.