

Woodstock, Connecticut Fiscal Impact Analysis Based on Projected Growth Trends

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Study Data Provided by:

Town of Woodstock, Connecticut



What is a Fiscal Impact Study?

Purpose

- Estimate the impact of a development or a land use change on the costs and revenues of governmental units serving the development.
- Typically is based on the fiscal characteristics of the community (revenues, expenditures, land values) and the types of land use (residential, commercial, farm, etc).
- The typical analysis enables local governments to estimate the difference between the costs of providing services to a **new development** and the revenues that will be generated by the development.

Fiscal Impact Analysis: Methods

Two basic approaches

➤ Average Costing

Simpler. Attributes costs to new development according to average cost per unit of service in existing development times the number of units the growth is estimated to create (number of new residents or number of new workers).

- Does not account for excess or deficient capacity to deliver services
- Assumes that average costs of municipal services will remain stable in the future.

➤ Marginal Costing.

Relies on analysis of the demand and supply relationships for public services. This procedure recognizes that excess and deficient capacity exists in communities. It views growth not in a linear manner, but as a more cyclical process in terms of the impact on expenditures.

What is the Woodstock CT., Fiscal Impact Analysis?

Purpose Estimate the impact of population growth on

land use change and

on the costs and revenues of governmental units serving the development.

Based on

Fiscal characteristics of the Town (revenues, expenditures, and land values) and

Types and quantity of land use types

This analysis is to provide Town decision-makers and residents with a framework for considering the costs and revenues associated with land use conversion and the associated services that are provided to the land use types.

Woodstock Connecticut, Fiscal Impact Analysis

Baseline Data and Method

Basic Approach

Average Costing

Attributes costs to projected population growth according to average cost per unit of service times the number of square miles per land use type that is estimated to support the projected growth.

- Includes some assessment of future infrastructure needs to provide services and the costs of those needs.
- Assumes that average costs of municipal services will remain constant in the future (i.e. wages of new town personnel to provide services is held constant at 2004 salary levels).

Woodstock Connecticut, Fiscal Impact Analysis Baseline Data and Method

Base Year: 2004

Future Year: 2014

Data Sources:

Town of Woodstock:

Town Assessor,

Town Planner,

Board of Selectman,

2004 Town Budget,

US Census Data



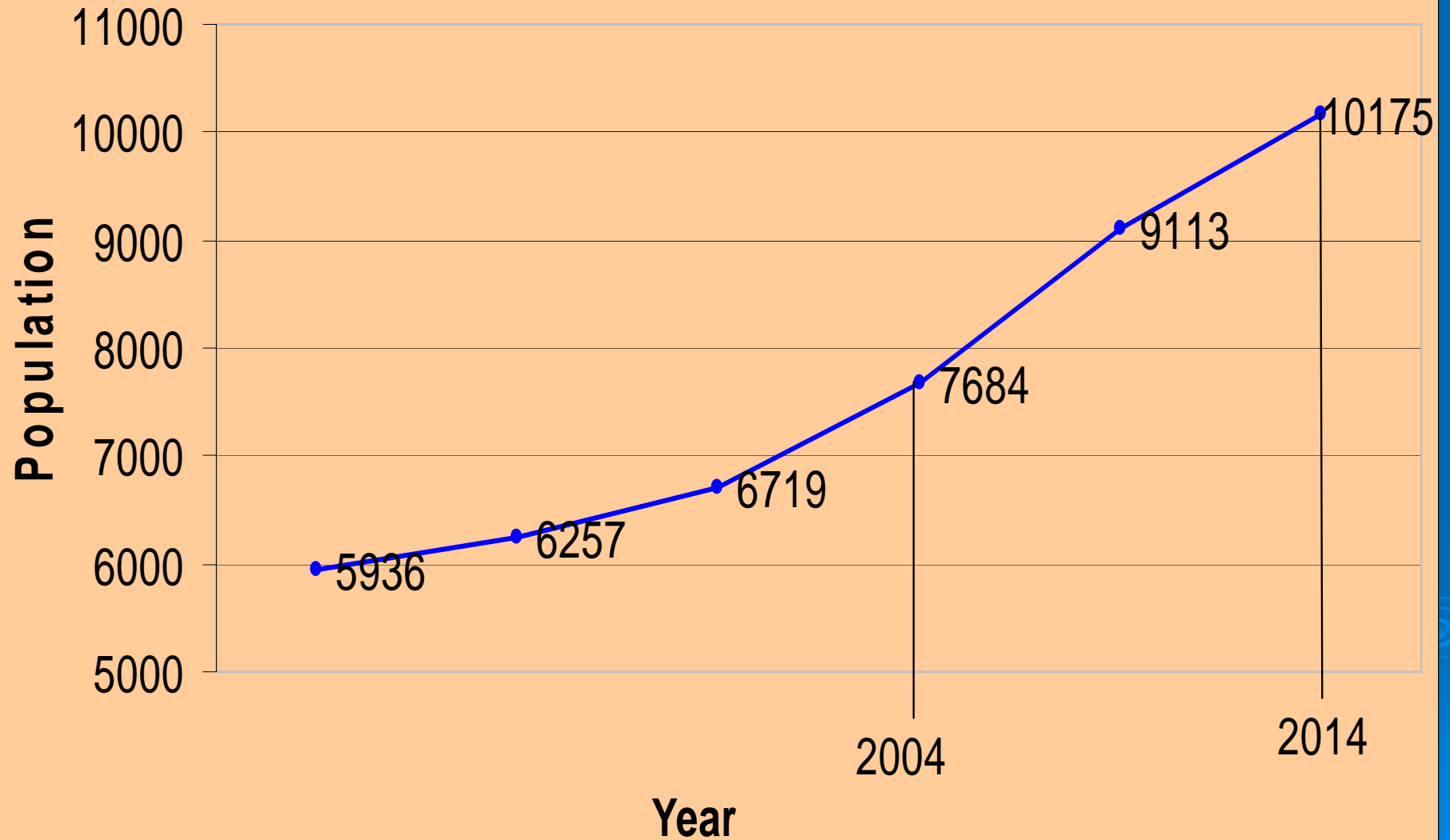
Woodstock, CT., Fiscal Impact Analysis Baseline Data, 2004

Population	7,684
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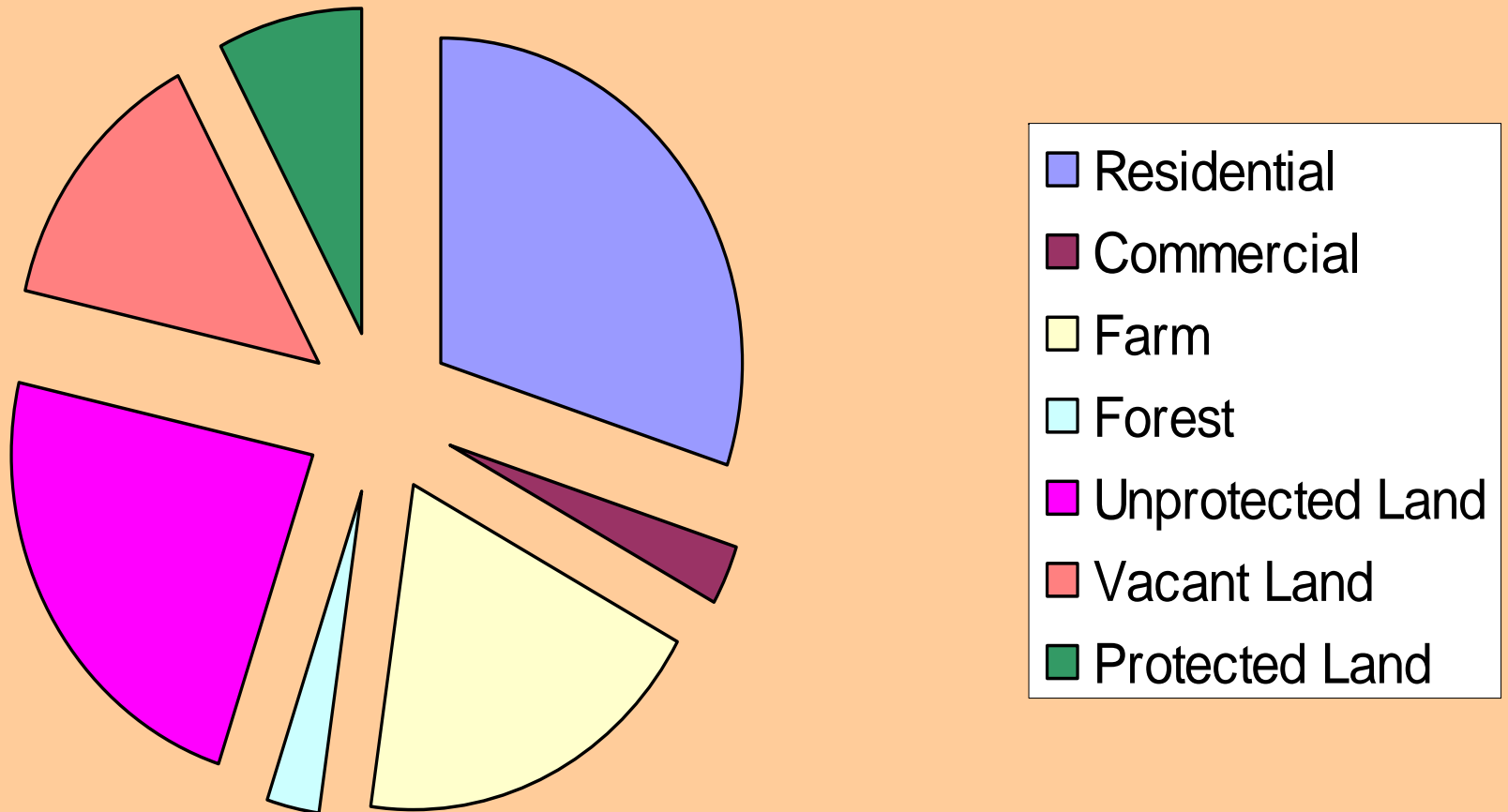
Land Use Types	Square Miles
Residential	18.67
Commercial	1.84
Farm	11.84
Forest	1.82
Unprotected Land	14.63
Vacant Land	8.30
Protected Land	4.90

Town Expenditures	\$16,538,221
Town Revenue	\$16,645,827
Net Revenue	\$107,606

Town of Woodstock Projected Population growth



Woodstock Ct, Proportion of Land Use Types 2004

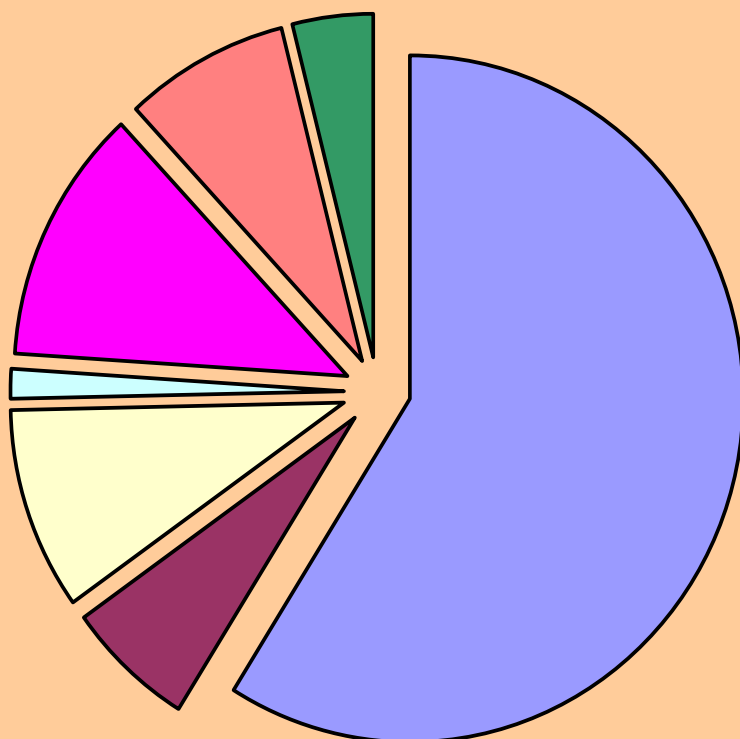


Woodstock Ct. Share Rate Calculation

$$\text{Estimated Share} = \text{AVG} \left[\frac{\text{Square Miles Land Use}}{\text{Total Square Miles}} + \frac{\text{\$ Value of Land Use}}{\text{Total Dollar Value of Land}} \right]$$

$$\begin{array}{l} \text{Estimated} \\ \text{Share} \\ \text{Residential} \end{array} = \text{AVG} \left[\frac{\text{Square Miles Residential Land}}{\text{Total Square Miles}} + \frac{\text{\$ Value of Residential Land}}{\text{Total Dollar Value of Land}} \right]$$

Woodstock Ct., Estimated Share of Land Use Types 2004



- Residential
- Commercial
- Farm
- Forest
- Unprotected Land
- Vacant Land
- Protected Land

Woodstock, CT., Expenditure Categories

General Government:

Planning & Zoning

Inland/Wetlands

Commission

Public Safety Boards and
Commissions (EMS,
ambulance, emergency
medical service, etc.)

Fire Services

Police Protection

Animal Control

Highways

Tree Warden

Fuel Depot

Public Education

Transfer Station/Recycling
Center

Public Health

Recreation & Welfare
Commissions:

Town Beach,

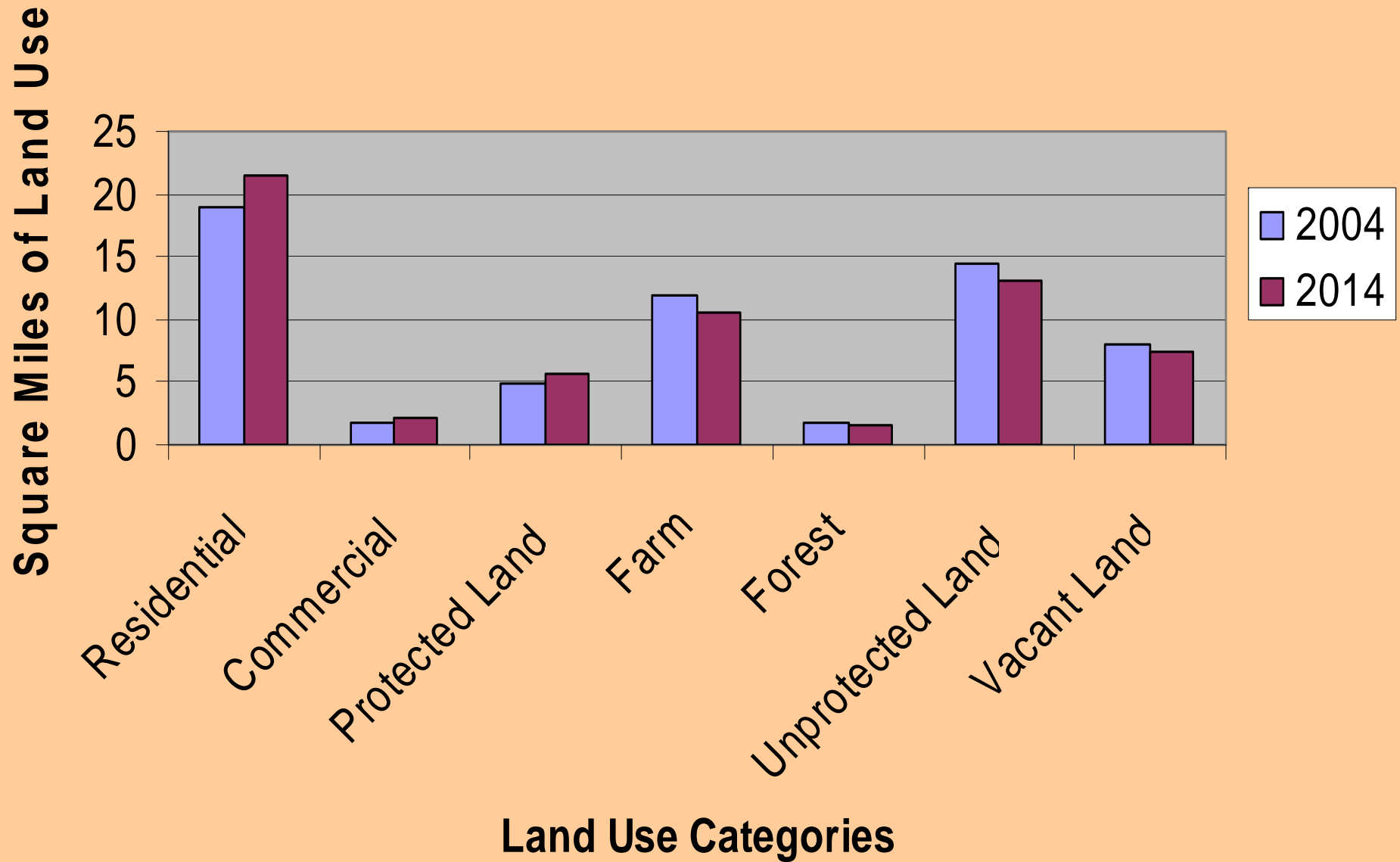
N.E. District Department of
Health Libraries

Debt Service

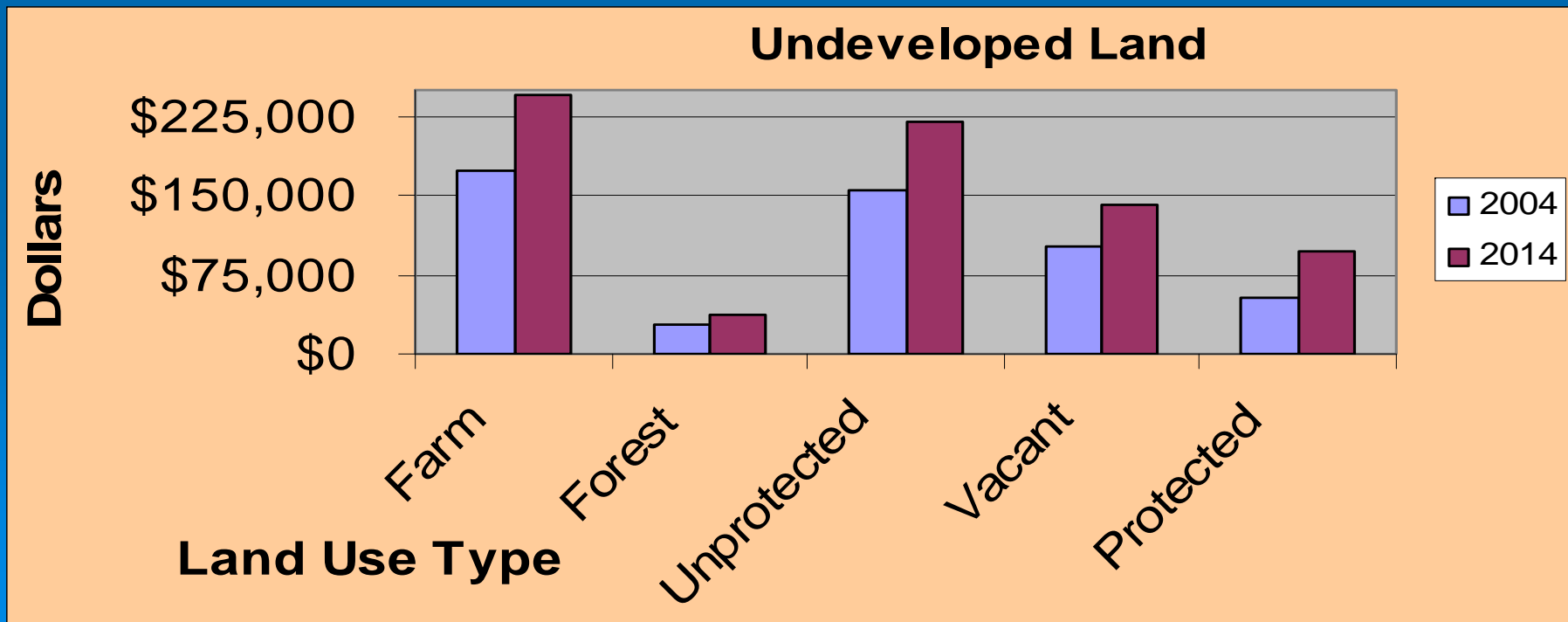
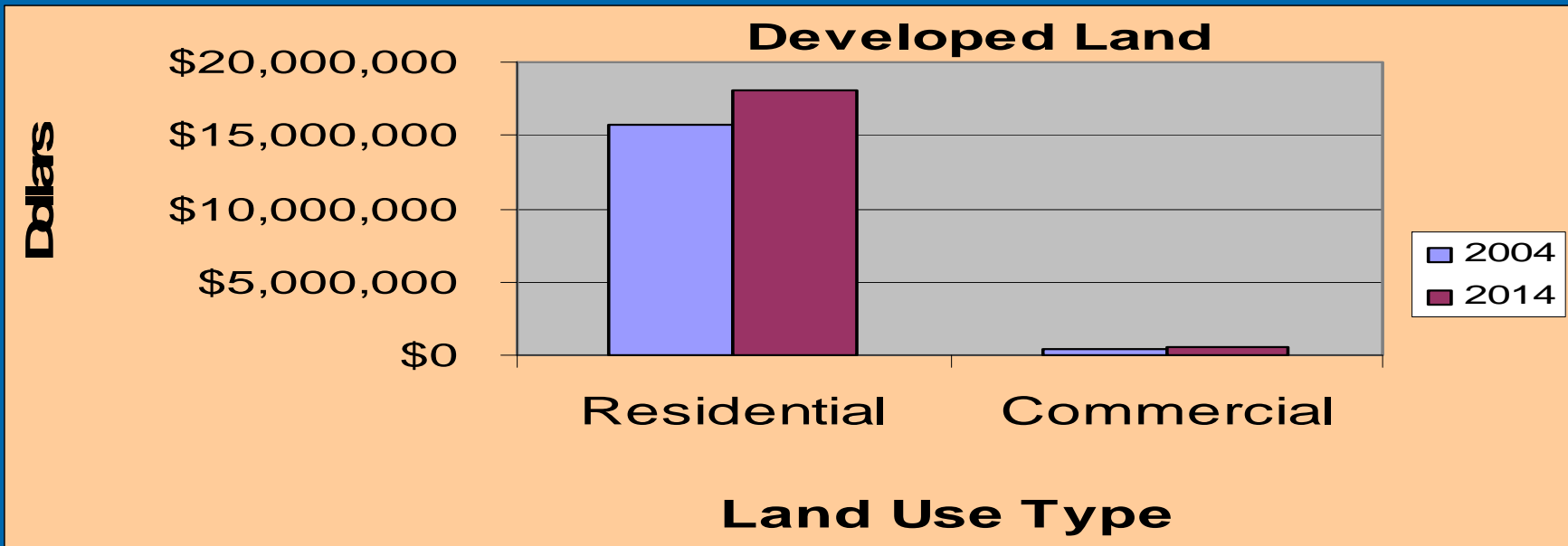
Woodstock Ct., Expenditures Per Land Use Types 2004

Land Use Types	Town Expenditures	Expenditures per Land Use	% of Expenditures per Land Use
Total Expenditure	\$ 16,538,221.00		
Residential Share		\$ 15,668,421.56	94.7%
Commercial Share		\$ 360,410.68	2.2%
Farm Share		\$ 173,150.87	1.0%
Forest Share		\$ 26,935.44	0.2%
Unprotected Land Share		\$ 154,896.38	0.9%
Vacant land Share		\$ 101,201.26	0.6%
Protected land Share		\$ 53,204.81	0.3%

Town of Woodstock Connecticut, Projected Land Use Conversion



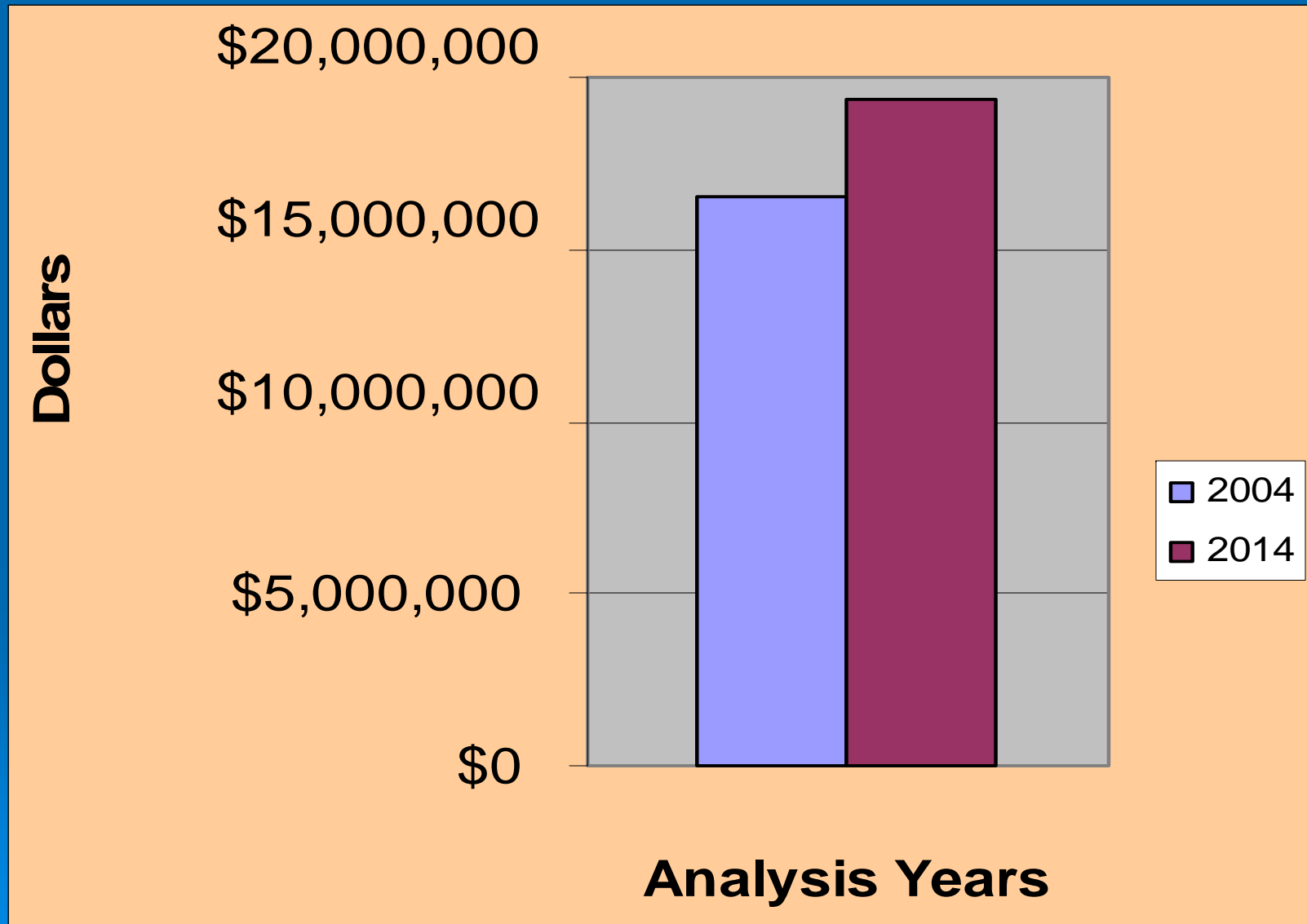
Woodstock, Ct., Total Estimated Costs Associated with Development



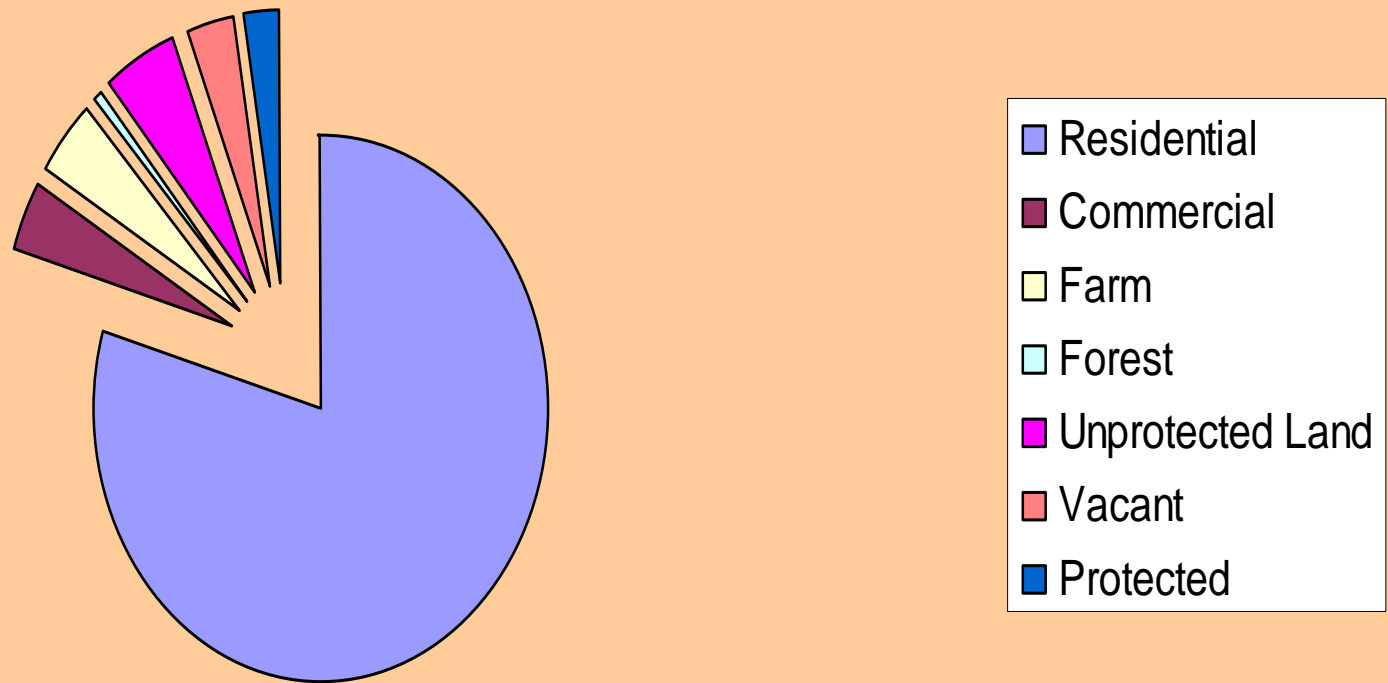
Woodstock, Ct., 2014 Projected Infrastructure Improvements

Labor	No	Salary	Total
Patrol Officer	1	\$50,000	\$50,000
Total			\$50,000
Capital	No	\$/Unit	Total Cost
Highway Facility	1	\$3,500,000	\$3,500,000
Total			\$3,500,000

Woodstock, Ct., Total Estimated Costs Associated with Development



Woodstock, CT., 2004 Gross Revenue Attributed to Land Use Type



Woodstock, CT., Revenue Categories

Current Taxes

Motor Vehicle Supplement

Prior taxes

Interest and lien fees

Education cost sharing

Transportation

Special education

School bus reimbursements

Middle school construction grant

Manufactures' property tax relief In lieu of taxes

Mashantucket Pequot Grant

Elderly Freeze

Elderly circuit breaker

Tax relief (totally disabled)

Boat registration

Additional veterans exemption

Local capital improvement program

Town aid road grant

FEMA grant

Inland/wetlands

Planning and zoning fees

Building permit fees

Investment Income

Conveyance tax

Penalty tax on PA 490

Town clerk fees

Landfill fees

Utility grant

Other

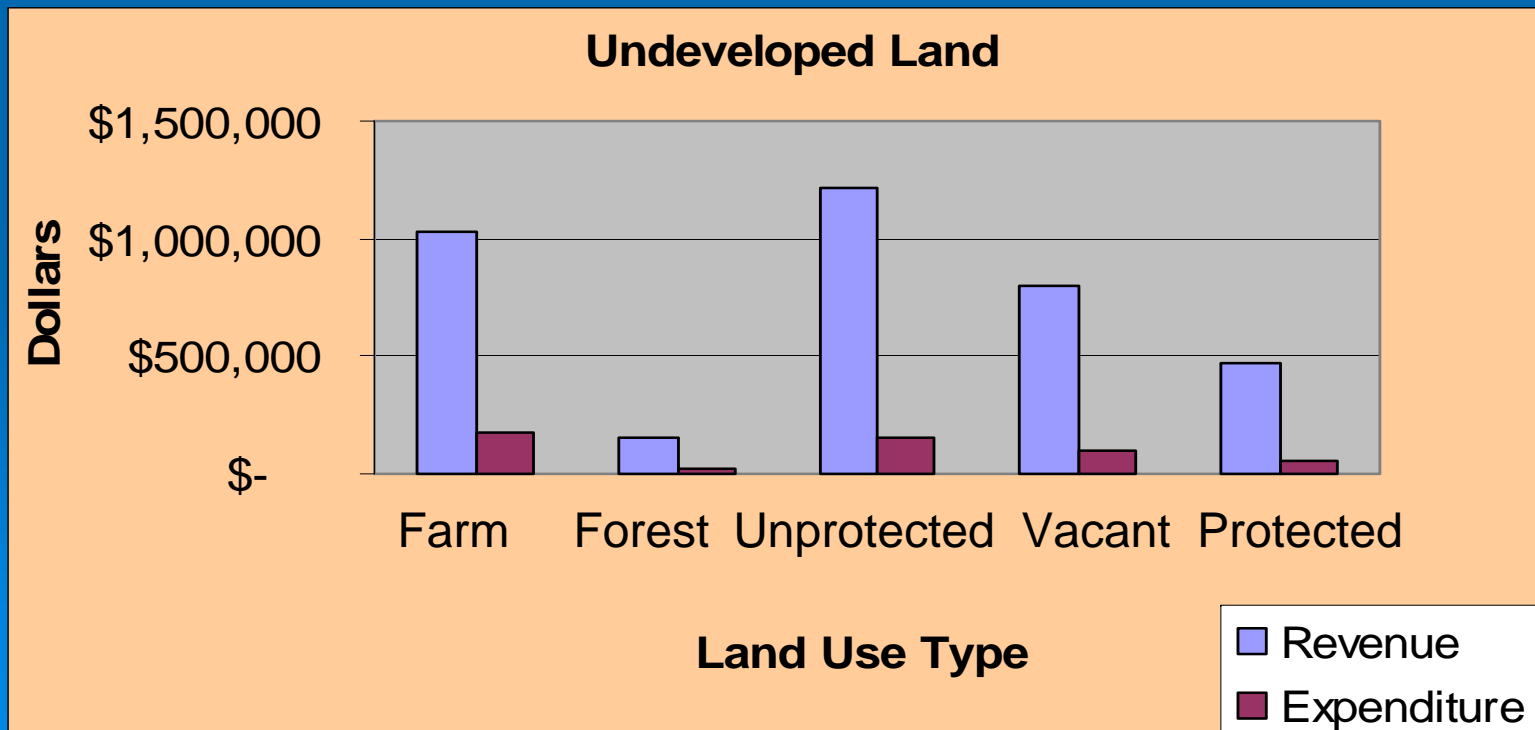
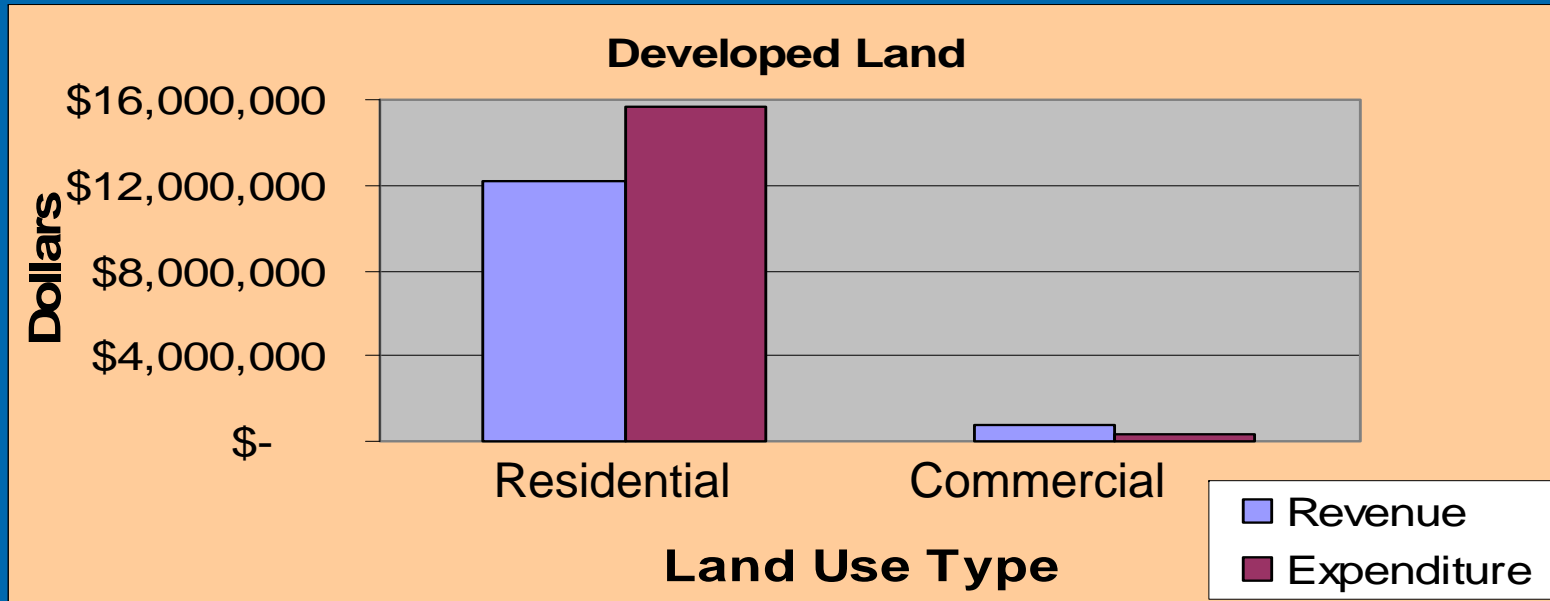
Permanent trust funds

Fuel usage fees

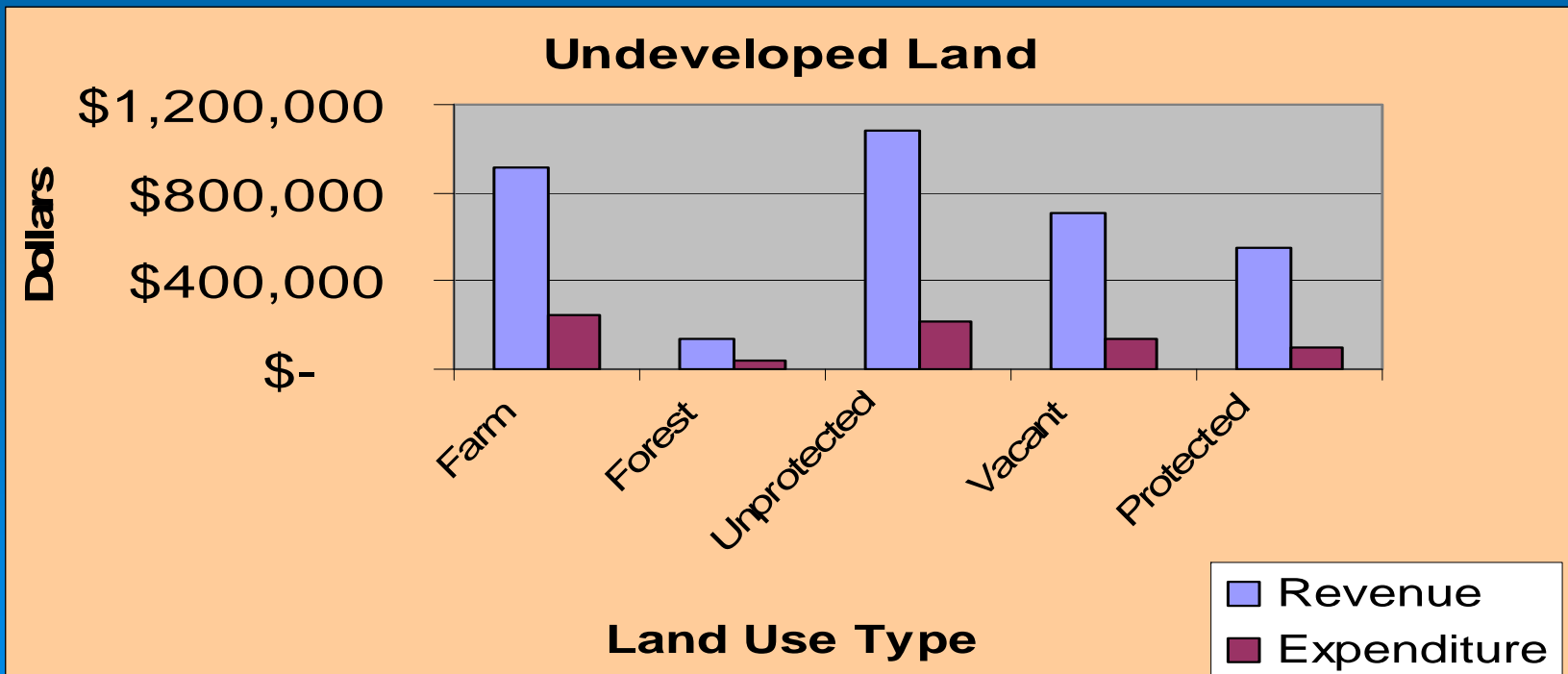
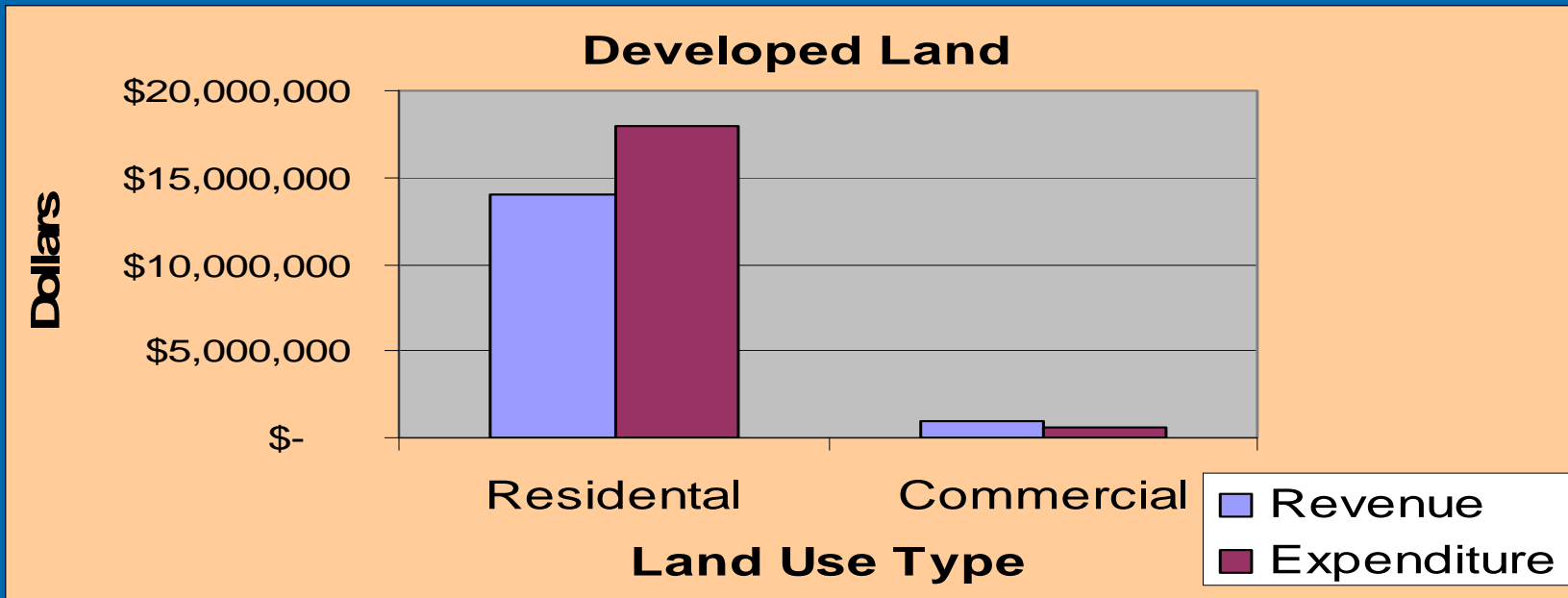
WPCA administration fees

Cell tower rental

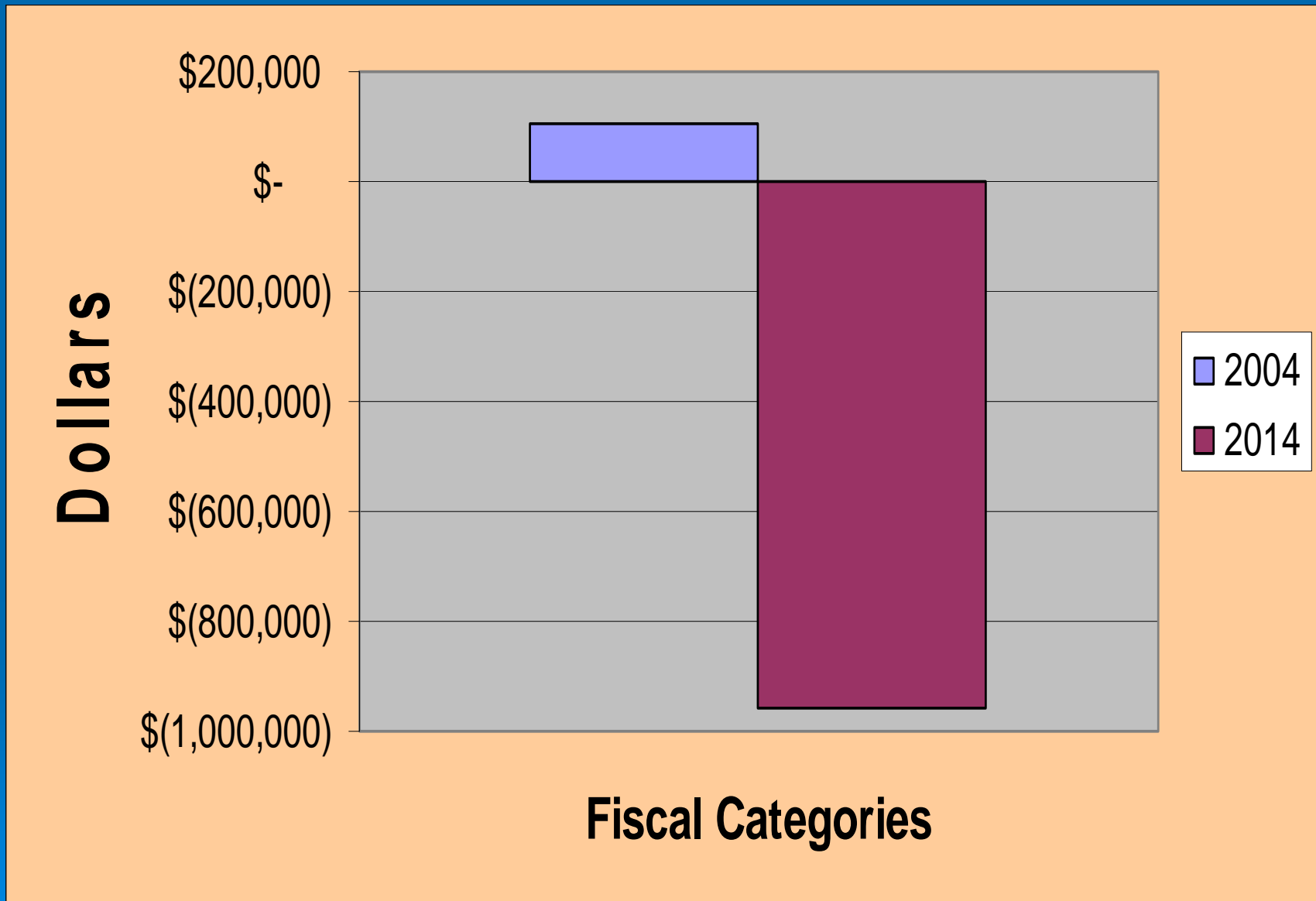
Woodstock, Ct., 2004 Revenues and Expenditures per Land Use Type



Woodstock, Ct., 2014 Revenues and Expenditures per Land Use Type



Woodstock, Ct., Projected Net Revenue



Woodstock, Ct., Summary Results

Estimated Net Impacts of Development

	2004	2014
Population	7684	10175
Square Miles:		
Residential	18.67	21.57
Commercial	1.84	2.13
Protected Land	4.90	5.66
Forest	1.82	1.62
Farm	11.84	10.57
Unprotected Land	14.63	13.05
Vacant	8.30	7.41
Town Expenditure	\$ 16,538,221	\$ 19,351,811
Gross Revenue	\$ 16,645,827	\$ 18,395,370
Net Revenue	\$ 107,606	\$ (956,441)