

FISCAL IMPACT ANALYSIS

**Level of Service, Cost and Revenue Factor Document
Fiscal Impact of Five Growth Scenarios
Prototype Land Use Fiscal Impact Analysis
Revenue/Implementation Strategies**

**Prepared for
Anchorage 2020
Anchorage Bowl Comprehensive Plan
Municipality of Anchorage, Alaska**

June 30, 2000

Prepared by:

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PLANNING DEPARTMENT

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In 1999, as part of the **Anchorage 2020 - Anchorage Bowl Comprehensive Plan** preparation, the Planning Department contracted with Tischler & Associates, Inc., for a fiscal impact analysis of future growth scenarios. Fiscal impact analysis is an economic tool that evaluates the public costs for services and the revenues generated to support those services. Tischler & Associates, Inc., is a national firm that specializes in this type of analysis.

The fiscal impact analysis for the Comprehensive Plan was completed in 2000 and assessed the cost to general government to serve projected growth in Anchorage. The complete analysis included four reports.

- Level of Service, Cost and Revenue Factor Document
- Fiscal Impact of Five Growth Scenarios
- Prototype Land Use Fiscal Impact Analysis
- Revenue/Implementation Strategies

First, using 1999 operating and capital costs, the consultant developed a model based on assumptions presented in the *Level of Service, Cost and Revenue Factor Document*.

The model analyzed the fiscal impact of future growth scenarios developed during the comprehensive planning process. Those results are reported in the *Fiscal Impact of Five Growth Scenarios*.

The *Prototype Land Use Fiscal Impact Analysis* discussed costs to the Municipality for different types of land use, such as single-family and multi-family residential, retail, commercial office, and industrial. The municipal revenue structure at that time was also evaluated relative to new growth.

The *Revenue/Implementation Strategies* report suggested ways to enhance and maximize revenues to help support the service requirements of future growth.

Overall, the study found that budget deficits would be generated by new growth under all the future growth scenarios, with net deficits much greater for the School District than for General Government. In other words, the then current level of service could not be provided to new growth under the revenue structure at that time.

Copies of the document are available for \$5.00 from the Planning Counter at the Planning and Development Center, 4700 Bragaw Street. For more information, please contact the Planning Department's Physical Planning Division at 343-7921.