Clifton Park Open Space Plan
APPENDIX E:

Fiscal Analysis

Item 1: "Fiscal Findings & Plan Implementation Strategy," digital presentation prepared by Behan Planning Associates, LLC, December 2002.

Item 2: *"Town of Clifton Park Fiscal Analysis: Summary of Findings,"* report prepared by Behan Planning Associates, LLC, December 2002

Town of Clifton Park Open Space Plan

Fiscal Findings & Plan Implementation Strategy

November 2002

1

Fiscal Findings - SUMMARY

Purpose of a Fiscal Analysis:

1. Compares the public cost and revenues between different land use scenarios; and,
2. Predicts their impact on future property taxes relative to each other.

2

Fiscal Findings - SUMMARY

Protection Targets: 5 years

- Protect 900 to 1,800 acres
- Create 6 to 10 miles town-wide trails & paths
- Protect 4 to 6 sites & scenic roads

3

Fiscal Findings - SUMMARY

Clifton Park's Fiscal Analysis & Model Objective:

Look at the fiscal costs & benefits of increasing the open space acreage town-wide

4

Fiscal Findings - SUMMARY

Impact Scenarios:

Allocate for purchase or other protection:

- Low Conservation: 900 acres
- Moderate Conservation: 1,350 acres
- High-Level Conservation: 1,800 acres

5

Fiscal Findings - SUMMARY

Collect data for analysis:

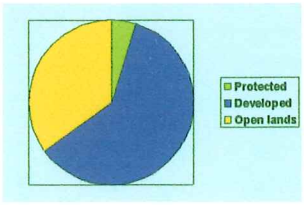
- ✓ Development trends;
- ✓ Town;
- ✓ School;
- ✓ Future capital plans;
- ✓ Demographics;
- ✓ Property assessment;
- ✓ Land use.

6

Fiscal Findings - SUMMARY

35% open lands

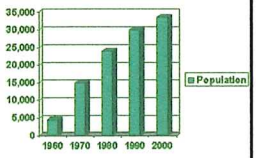
- Total town land = 43,372 acres
- Protected lands = 2,000 acres
- Open lands = approximately 12,000 acres



7

Ongoing Development and Growth

- Population increases
- About 325 acres a year are developed
- About 250 homes/year
- School enrollment steady
- Continued commercial and light industrial growth



8

Fiscal savings depends…

…on short-term build-out:

- Pittsford – only **3,600** acres left
- Saratoga Springs – only **4,000** acres left
- While Clifton Park has **12,000** acres left

9

Pace of town's "build-out"…

Model estimates 25 – 40 years or more to reach build-out depending upon the rates of land consumption for development and for conservation.

10

Findings of Model & Analysis

Town has:

Ample supply of open lands.

Open space will be more of an amenity investment.

11

Community's Decisions:

1. How many acres to protect?
2. What level of investment?

12

Community Survey #2

- About 3,000 responses
- 61% would support spending $15 or more per household
- Most popular: $15-25 range; Second most popular: $35-50
- Median response: $29.00

13 Fiscal Findings - SUMMARY

Protection goal: +/- 1,350 acres

A moderate-level investment
(with 50% match) =

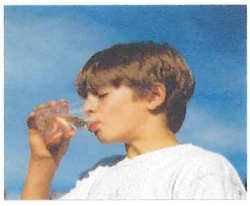
Approximately $6 million

[for five-year program]

14 Fiscal Findings - SUMMARY

Economic Benefits

- Property values
- Quality of life
- Environmental health



15 Fiscal Findings - SUMMARY

Value to Clifton Park

- Open space investment of approximately $6 million would add to community amenities.
- Open space increases property values.
- Open space amenity estimated to add ½ to 1 percent of total property value of town = $10 to $20 million. [professional estimate]

16 Fiscal Findings - SUMMARY

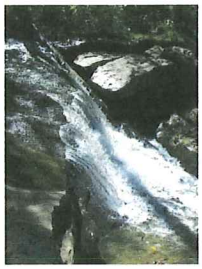
Quality of Life Benefits

- Factor in business & residential location decisions.
- Increased visual and physical access to more open space resources.

17 Fiscal Findings - SUMMARY

Environmental Health Benefits

- Clean water
- Air quality
- Habitat protection
- & more



18 Fiscal Findings - SUMMARY

Green infrastructure = Good investment

- Open Space Program cost to average homeowner = approximately $25 per average $150,000 home.
- Protected open space *increases* community value.
- For example, a three-mile greenbelt around Lake Merritt near the city center, **added $41 million** to surrounding property values in Oakland, CA.

19 Fiscal Findings - SUMMARY

Next Steps

1. **Adopt plan**
2. **Determine funding strategy**
3. **Implement program: "nuts & bolts" of green infrastructure**

20 Fiscal Findings - SUMMARY

Establish plan elements

1. **Wildlife Preserves & Watershed**
2. **Farmland Protection**
3. **Town-wide Trails & Paths**
4. **Scenic Roads, Historic Sites**
5. **Parkland/recreation**

21 Fiscal Findings - SUMMARY

Work ahead of us

- **Landowner outreach – voluntary program.**
- **Negotiate key projects for each element.**
- **Secure grant funding.**
- **Relevant technical work to develop program elements.**

22 Fiscal Findings - SUMMARY

Next Steps

- DECEMBER 2002
  - **Revise & finalize open space protection plan**
- JANUARY 2003
  - **Town Board: public hearings**
  - **Town Board: vote on adopting the plan.**

  EARLY 2003
  - **Finalize work scope for 2003**
- SPRING TO FALL 2003
  - **Secure project. commitments and funding**
  - **Execute projects.**

23 Fiscal Findings - SUMMARY

Thank you!

Town of Clifton Park
Open Space Committee

24

Town of Clifton Park Fiscal Analysis: Summary of Findings

December 2002

Prepared on behalf
of the Clifton Park Open Space Committee
for the Town of Clifton Park Town Board

Behan Planning Associates, LLC
Planning Community Futures

Table of Contents

Town of Clifton Park Fiscal Analysis

6 Lake Avenue, Suite 200, Saratoga Springs, NY 12866
(518) 583-4335

Summary

Clifton Park has an opportunity to plan the future of its remaining significant acreage of open lands so that it will become an asset, not a burden, to its citizens. The Town of Clifton Park, comprised of 43,372 acres in total, is facing ongoing development pressures and decisions about proceeding with local investment in land conservation. According to town data, about 2,000 acres of town are considered permanently protected: town-owned park & recreation lands; state-owned (but town-managed) Vischer Ferry Nature & Historic Preserve and other state forest lands; the county-owned Kinns Road Park; lands set aside as part of development and subdivision requirements, and lands with permanent conservation easements. Lands under term conservation easements are not considered permanently protected. The permanently protected open space lands in Clifton Park are approximately five percent of the town's total acreage[1].

The Clifton Park Open Space Concept Draft Plan estimated that approximately 12,000 [2] acres of land of large-size parcels were remaining open lands in town. Thus, about 35% of the total town acreage remains to be utilized for some future scenario of development and conservation.

As part of the Town of Clifton Park's 2002 Open Space Plan process, the Town of Clifton Park requested the preparation of a fiscal analysis. A fiscal analysis compares the public cost and revenues associated with residential growth, commercial growth, and land conservation, and predicts the relative impact on future property taxes for different future land use scenarios. The purpose of this fiscal analysis was to look at the impacts of increasing conservation land uses at different levels on the fiscal stability of the town.

This fiscal analysis utilized the Clifton Park Open Space Concept Plan Protection Targets set forth in the "Town of Clifton Park Open Space Concept Plan – Discussion Draft, June 17, 2002." Draft protection targets were established for the five conservation categories of wildlife nature preserves and watersheds; farmland protection; parkland and ballfields; town-wide paths and trails; and scenic roads, cultural resources, and historic preservation. The total near-term targets (for the next two to five years) are to protect the following: 900 to 1,800 acres of open space lands; establish six to 10 miles of town-wide paths and trails; and protect four to six scenic/historic sites and/or roads.

From these protection targets, a fiscal model assessed the three future land use scenarios selected for applicability for the town's five-year action plan:

- **A Low Conservation Scenario that allocates 900 acres for purchase or other protection.**
- **A Moderate Conservation Scenario that allocates 1350 acres for purchase or other protection.**

- **A High Conservation Scenario that allocates 1800 acres for purchase or other protection.**

In developing the data for the fiscal model the conclusion was reached that at current growth rates, even with the addition of a high conservation scenario, Clifton Park will not be built out for more than 20 years. Based on a long history of cost of community study surveys, running a fiscal model typically confirms that fewer homes mean fewer associated costs over the run of the model. However, since there is ample land still available for development, open space protection both over the short term of about five (5) years, or over a 20-year timeline, will *not* exclude additional future development.

Findings

At the onset of the fiscal analysis, there was a perception that there was not much open land left in town for future development or conservation uses. However, it was found that an ample land supply is remaining in town to serve community needs for both conservation and development land uses. Because there is an ample land supply remaining and the fact that development will be able to continue, the community would not necessarily avoid short term development costs associated with the rate of additional future development as was anticipated at the commencement of this fiscal analysis project. However, the community would realize other benefits associated with investment in open space conservation lands:

- Enhanced quality of life – as residents would have increased visual and physical access to more open space resources;
- Increased property values for Clifton Park landowners due to attractive open space amenities. Open space is an amenity that has proven to increase property values, especially residential values; and,
- Environmental and ecological benefits for fish and wildlife habitat, clean water – water quality, air quality, historic resource, scenic resource, and recreational benefits associated with open space investment.

Economic Benefits of Open Space

According to research presented by the Trust for Public Land [http://www.tpl.org], the following citation supports that economic benefits accrue to communities that invest in open space conservation:

- **"A three-mile greenbelt around Lake Merritt, near the city center, was found to add $41 million to surrounding property values"** (Oakland, CA), – *cited from "The Economic Benefits of Open Space" report by The Trust for Public Land.*

Recommended Investment

Based on the fiscal analysis, selecting a moderate land protection scenario of protecting about 1,350 acres of land in about five years would be an approximate investment of $6 million. This level of funding closely corresponds to the community survey results where respondents supported an average level of investment of about $29.00 per year per household. The $6.0 million investment works out to be approximately $25 per year per average household. A recommended guideline for allocating annual investment in the open space program needs to be established by the town board. Several tools and successful local financing examples are available for consideration by the board to accomplish this objective.

Reasons for Investing in Clifton Park's Open Space

1. As investment in open space increases, quality of life and economic benefits will increase proportionately.
2. The benefit for the Town of Clifton Park investing today is the immediate reward of obtaining valuable open space for the community, together with saving resources that otherwise would be lost and avoiding increased costs for investing in open space later.
3. In the long run when there is significantly less land available in roughly the 25-40 year estimated build-out range, the costs for conservation would pay for itself, based on fiscal impact studies and findings from other communities similar to Clifton Park that were observed close to reaching full build-out.
4. The significant amount of available land in town offers the opportunity for a possible increase in investment in conservation at a rate that "catches up" to the rate of development over the past three decades.
5. Land conservation initiatives would likely spur more cost-efficient development.

Introduction

The Town of Clifton Park will continue to grow and develop. Like many communities faced with ongoing development pressures in its land use decisions, Clifton Park has existing land use and zoning tools and policies, and is developing additional tools and initiatives to help it guide both future growth and conservation land uses. Notably, the character of future growth and the types and amounts of land use allocated in town, will determine, to a large extent, the future tax burdens that town residents face, as well as determine the future economic conditions and quality of life for the community.

However, the town does not currently utilize specific fiscal analysis tools on a town-wide basis to help guide decision-making about future land use. Yet, obtaining and having an understanding of the fiscal impact of different decisions provides valuable information both to policy-makers as well as private individuals in communities. Currently the two most popular tools that provide this type of information are a cost of community services study and a fiscal analysis.

Cost of Community Services Studies

Because of its relative simplicity, a cost of community services study is the most popular fiscal analysis tool. This type of study provides a snapshot of the revenue to expenditure ratio for different types of land uses at a particular time. The results are typically presented as a set of ratios for particular broad categories of land use. Typical categories might include residential, commercial/industrial, and open land/farmland. For each land use, the study compares the revenues generated to the cost of providing services to the land use.

Cost of community services studies have been conducted across New York, the Northeast, and the nation. In nearly every case, the results have shown that for every dollar of tax revenue collected from residential land uses, the cost of providing community services is higher than a dollar; and for every dollar of tax revenue generated from open land / farmland or from commercial development, the cost of providing community services is substantially less than a dollar. While commercial and industrial development may offset the costs of residential land uses, increasingly, this type of growth can also spur additional residential growth. It is the farmland and open space uses that stand apart in generating net positive revenue effects for the community. See Appendix A for: ***Cost of Community Service Studies: Review and Summary***, as prepared by Camoin Associates, Inc. on behalf of Behan Planning Associates, LLC.

A Fiscal Analysis

Beyond a cost of community service study, a fiscal analysis takes an evaluation of a specific land use scenario a step further. After determining the current state of a community's fiscal conditions or "status quo," a fiscal analysis uses a model to make

predictions of the relative impact of changes to the status quo. Once the community's revenues and expenditures are established, additional information about the community, such as the capacity of existing infrastructure and facilities, planned extensions and/or improvements, and historical data about population and housing, must be collected and analyzed. Once the model is created for the particular community's existing conditions using all available information, it allows the community to test different scenarios of development to determine the impact on future taxes of each scenario.

When towns get closer to full build-out there are short-term fiscal benefits. For example, in the mid-1990s, the Town of Pittsford, New York decided to create a Purchase of Development Rights (PDR) program as part of its *Greenprint for the Future* (the *Greenprint* was an implementation item from the town's comprehensive plan). However, a key difference from the current situation in Clifton Park was that Pittsford had less than 3,600 acres remaining for either open space or development. Build-out was expected in the short-term. Under the PDR program, the town would permanently protect 1,200 acres on seven farms. The average cost to a homeowner of this program was estimated at about $50 per year additional on his or her tax bill. The town used its fiscal analysis model to compare this tax increase to the tax increase generated by a future land use scenario in which the 1,200 acres were developed as housing (a reasonable assumption in that fast-growing town).

Pittsford's fiscal analysis model demonstrated that the average cost to a homeowner of not implementing the PDR program (that is, allowing the lands to be developed) would be approximately $250 per year. Tax increases would be needed to pay for additional services -- especially schools -- for the new residents in these hypothetical future housing units. The model showed that the savings from avoiding these tax costs would total $5,000 for the average homeowner over the life of the PDR bond.

Clifton Park's Fiscal Analysis

Both fiscal analysis and cost of community service studies typically show that residential growth does not necessarily enhance a community's finances and that a balance of residential, commercial, and open lands is necessary to stabilize the rising costs of municipal services. For Clifton Park, the more detailed fiscal analysis was chosen as the evaluation tool. While the fiscal analysis could have looked at the fiscal impacts of development, such as increasing commercial acreage in town, this study focused selectively on the impacts of increasing open space acreage town-wide. The analysis looked at the potential for stemming the costs of 100% build-out, not at any individual parcel. To get there, the build-out of the town was modeled. A summary of the fiscal model analysis is included in Appendix B. Field definitions for all model calculations are included in Appendix C.

This fiscal analysis utilized the Clifton Park Open Space Concept Plan Protection Targets

set forth in the "Town of Clifton Park Open Space Concept Plan – Discussion Draft, June 17, 2002." Draft protection targets were established for the five conservation categories of wildlife nature preserves and watersheds; farmland protection; parkland and ballfields; town-wide paths and trails; and scenic roads, cultural resources, and historic preservation. The total near-term targets (for the next two to five years) are to protect the following: 900 to 1,800 acres of open space lands; establish six to 10 miles of town-wide paths and trails; and protect four to six scenic/historic sites and/or roads.

From these protection targets, a fiscal model assessed the three future land use scenarios selected for applicability for the town's five-year action plan:

- **A Low Conservation Scenario that allocates 900 acres for purchase or other protection.**
- **A Moderate Conservation Scenario that allocates 1350 acres for purchase or other protection.**
- **A High Conservation Scenario that allocates 1800 acres for purchase or other protection.**

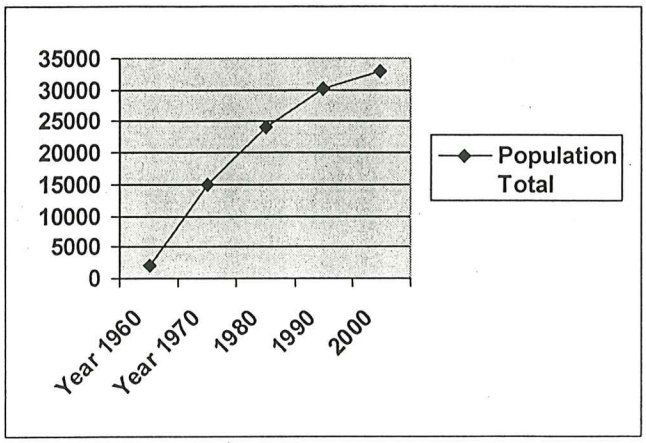
Data was collected about the town's development trends, town budget, school district budget and future plans, demographics, information from the town assessor, and other relevant factors. The town's tax assessor and town's planning department were consulted, as well as the Clifton Park Open Space Committee in the preparation of the fiscal analysis.

For the purposes of this fiscal analysis, a conservative estimate is that approximately 12,000 acres remain in town that may be useable for development.

Historical Growth Rates

Population, housing and school age children are all critical growth indicators that influence the fiscal analysis. The Town of Clifton Park has experienced a remarkable increase in population since 1960, and the upward trend has continued over the last decade. (See Figure 1 below.) Average residential building permits per year for the past four years, from 1998 to 2001, for single family homes were 225 permits per year. Over the past 22 years, from 1980 to 2001, the number of single-family home permits averaged 203 permits/year. The Shenendehowa School District enrollment over the last 40 years on average has increased by 200 students per year.

Figure 1. Town population since 1960.



Land Acreage Consumption Rates

A conservative approach based on the historic data provided above is that an estimated 200 new housing units per year spread over our three housing categories will provide 130 units at 2 dwelling units per acre (0.5-acre zoning), 60 dwelling units at half a unit per acre (2-acre zoning) and 10 units in planned unit developments at one quarter of a dwelling unit per acre (4-acre zoning). These figures translate into 65 acres of moderate density residential development, 120 acres of low density residential, and 40 acres of planned unit development. Added together, land is consumed at an average rate of about 225 acres of residential development per year. If we assume an average of about 100 acres[1] of combined commercial development per year broken down as 35 acres of lower density, 15 acres higher density and about 50 acres of light industrial, an estimated total rate of about 325 acres of development occurs per year.

Findings

Build-out with No Significant Land Protection Actions

Currently in Clifton Park there are only 2,000 protected acres and over 26,000 developed acres. Without any open space initiative and assuming an estimated 12,000 developable acres currently remaining, it will take nearly 37 years to reach build-out in Clifton Park.

Build-out with a High Level Land Protection Initiative

Pursuing a high level open space conservation of 1,800 acres in five years, would translate into a protection rate of about 360 acres per year. If open space is protected at this

1 The 100 acres estimate is very conservative after considering that town planning data indicates high variability in new commercial land consumption on an annual basis. Recent trends have shown higher acreage, but the rate may slow to 50-75 acres a year on average, as already developed commercial property is redeveloped/recycled. For the purposes of this analysis, the higher rate was utilized.

suggested five-year rate and if total development continues at about 325 acres a year, the town would be consuming a total of 685 acres a year for all future land uses. At that rate it will still take over 20 years for the town to reach full build-out.[3]

The open space plan does not suggest that the short term open space protection plan continues beyond its five-year term. But the preceding analysis demonstrated that even if it did, it would still be over 20 years until Clifton Park approaches build-out. If the program was repeated once at the high level of protection (protecting 3,600 acres over 10 years), the projected build-out of the town jumps back out into the 30-year build-out range.

Impacts per Scenario

	Scenario 1	Scenario 2	Scenario 3
Open Space Investment (assuming 50% private and outside funding match)	$3,800,000	$5,700,000	$7,600,000
Open Space Protection (acres)	900	1350	1800
Cost per Thousand dollars of Assessed Value (cents)	.11	.17	.23

For Scenario 1, protecting 900 acres over five years is estimated to be a $3.8 million local investment, to be matched by outside funding and private partners. An investment of $3.8 million would cost $0.11 cents per thousand dollars of assessed value. This would cost the average homeowner about $16.50, based on a home with assessed value of $150,000.

For Scenario 2, protecting 1,350 acres of land is estimated to be a $5.7 million local investment, to be matched by outside funding and private partners. An investment of $5.7 million would cost $0.17 cents per thousand of assessed value. This would cost the average homeowner about $25 per household, based on a home with assessed value of $150,000.

For Scenario 3, protecting about 1,800 acres of land is estimated to be a $7.6 million local investment, to be matched by outside funding and private partners. An investment of $7.6 million would cost $0.23 cents per thousand of assessed value. This would cost the average homeowner about $34.50 per household, based on a home with assessed value of $150,000.

This fiscal analysis illustrates that acting to invest in land conservation is a near-term, cost-benefit issue. The costs are the expenses associated with capitalizing the program. The benefits to the community are economic, quality of life, and ecological and environmental. The fiscal tax-saving benefits to the town and the community will be more long-term in nature to realize.

Over the long term, costs and thus taxes are likely to continue to rise (in real dollars) for the

town and school district despite this growth. Advocates for open space conservation point to the benefits of land conservation in keeping community services costs down, and thus taxes down, while maintaining a high level of community character and community value.

Since Clifton Park has chosen to look at the issue of open space conservation before there is an imminent build-out crisis, the tax benefits would not be felt for sometime. However, the economic benefits and quality of life benefits will immediately accrue for individual property owners and the town as a whole. Property values will increase with the addition of open space amenities that add value to a community. If open space is not protected as the town builds out, these opportunities will be lost as the land becomes consumed with residential subdivisions, offices, commercial districts, and other forms of development.

Conclusions

The land use data on the available open lands for the fiscal analysis illustrated that currently, with approximately one-third of its land remaining as open lands, there is an adequate available supply of land for the Town of Clifton Park.

For the three protection target scenarios it was found that there would not be any difference in the fiscal impact to Clifton Park in the short-term of five years, even after accounting for the high conservation rate, because there would be no change in the development output. Development would be expected to continue at its assumed rate of acreage utilization. Growth would continue, but be redirected within town to accommodate for some planned conservation lands. The only fiscal change or fiscal difference to taxpayers among the three scenarios is the level of investment in open space conservation. Depending on the desired level of investment and the level of land protection, the costs to the average taxpayer would range from $16.50 to $25 to $34.50, corresponding respectively to the three levels of investment of $3.8 million local match (to protect 900 acres) to $5.7 million local match (to protect 1,350 acres) to $7.6 million local match (to protect 1,800 acres).

Another conclusion of Clifton Park's fiscal analysis is that notably, increasing the rate of conserving lands in conjunction with the continuing rate of development will increase the rate of land consumption. Thus, increasing the rate and magnitude of land conservation will shorten the time it takes to "build-out" the town. At the current rate of development, without any significant land conservation efforts, the town will likely "build-out" between 25 to 40 years from now depending on actual future development rates. The variety and magnitude of assumptions and variables contribute to the difficulty in predicting the exact "build-out" year – and depending on the range of assumptions, one could obtain vastly varied results.

Currently, Clifton Park is in a fortunate land conservation position – by taking action now and continuing through the next several years, the town can conserve open space without

competing with the development community. Conserving up to 1,800 acres of land will be a great step towards achieving the community's desired results to protect valued open space lands, while not restricting the rate or quality of development, nor restricting the ability of landowners to develop their land.

Therefore, the most critical decision for the Town of Clifton Park is determining the appropriate level of investment in securing open space lands through conservation easements or purchase. With the town's taxable assessed value currently at more than $2 billion total for all types of property, a significant town-wide open space conservation program could result in an increase of 1% of return for the increased amenity value – which could mean a $20 million return. Thus a town investment in an open space program that adds significantly to open space amenities to the community would be a positive investment.

By acting now, Clifton Park will be able to choose lands with the highest ecological, scenic or recreational values before scarcity increases the price dramatically and/or key parcels remaining available to the town for conservation. However, the timing of land conservation efforts is critical. The sooner the land conservation occurs, the more relatively affordable the costs will be for the community.

Recommended Strategies

1. **Determine investment level and rate of land protection.**
   To determine the appropriate level of investment and the rate of land protection, the Clifton Park Town Board must gauge public support and consider their fiscal responsibilities to taxpayers. The town board may use the three scenarios provided in this study to decide on its level of investment in a conservation program. Now that the town has a fiscal model, after five years, the model could be re-run to forecast impacts for a subsequent phase of investment.

2. **Involve the development community.**
   Not all land protection "gains" have to be achieved by public investment. The development community may be interested in continuing to strengthen its partnership with the town, as evidenced by recent cluster subdivision designs, with more meaningful open space set-asides and trail amenities. The town board could provide stronger open space incentives as part of development projects, as well as seek outside funding of grants and donations as key opportunities to leverage any future level of local public, up-front investment in land conservation.

3. **Promote a voluntary land protection program.**
   Another key recommendation is for the Town of Clifton Park to approach its land protection program strategy as foremost a voluntary program. In essence, the approach is to pursue protection opportunities that arise out of landowners initiating or

approaching the town with potential land conservation projects. The town would decide if the parcel meets its protection goals and whether or not to continue a dialogue with the landowner-of-interest. However, in an ongoing, concurrent effort, the town would cultivate interest from landowners by approaching owners with the most environmentally sensitive and desirable conservation properties.

Preliminary Open Space Conservation Program Five-Year Budget Options

Below are the draft protection targets outlined in the open space plan.

Clifton Park Open Space Plan: Draft Protection Targets

CONSERVATION CATEGORY	NEAR TERM (NEXT 1-5 YEARS) CONSERVATION TARGETS			➢ COOP AGREEMENT (LAND TRUST & INTERMUNICIPAL) ➢ STATE AND FEDERAL GRANTS ➢ DEVELOPMENT SET ASIDES	TOWN INVESTMENT (PURCHASE/ PERMANENT EASEMENT/ FINANCIAL SUPPORT)
WILDLIFE NATURE PRESERVES & WATERSHEDS	500 -1,000			250 – 500	250 - 500
FARMLAND PROTECTION	300 - 600			150 – 300	150 - 300
PARKLAND & BALLFIELDS	100 - 200			50 – 100	50 - 100
TOWN-WIDE PATHS & TRAILS	6 - 10 miles			3 - 5 miles	3 - 5 miles
SCENIC ROADS, CULTURAL RESOURCES, & HISTORIC PRESERVATION	4 - 6 sites/roads designated and interpreted			2 - 3 sites/roads	2 - 3 sites/roads
PHASE I -	**Acres**	**Miles**	**Sites/ Roads**	**450 – 900**	**450 - 900**

2-to-5-YEAR ACTION PLAN SUMMARY	**900 - 1800**	**6 - 10**	**4 - 6**		

Recommended Investment

Based on the fiscal analysis, selecting a low to moderate land protection scenario of protecting about 1,350 acres of land in about five years would be an approximate investment of $6 million over five years. This level of funding closely corresponds to the community survey results where respondents supported an average level of investment of about $29.00 per year per household. The $6.0 million investment works out to be approximately $25 per year per average household. A recommended guideline for allocating annual investment in the open space program needs to be established by the town board. Several tools and successful local financing examples are available for consideration by the board to accomplish this objective.

Potential Immediate Year 1 Tasks/Projects (some tasks/projects may also continue forward throughout the program)

1. **Establish the Program Team.** Establish an open space program advisory Committee. Secure staffing for program design and start-up. An open space program advisory committee could help guide dedicated staff in administering the program on behalf of the town board – particularly in selecting parcels for conservation easements or in fee acquisition. Future staffing should be planned and budgeted in for years 2 to 5 in order to oversee the long-term management of the open space program.

2. **Design and Initiate the Open Space Protection Program (with its five components).** In order to proceed with a successful open space protection program, implementation will require more detailed program design to carve out roles and responsibilities for involved parties, and for tapping into partnerships. Securing good advice and providing hands-on assistance with designing and administering the program is critical to its success.

3. **Create and advance projects per each of the protection target elements, such as the following examples of initial (years 1 to 2) projects** (not a comprehensive list, and subject to revision):

    a. For the Wildlife Nature Preserves & Watersheds: advance the Dwaaskill Nature Preserve
    b. For the Parkland & Ballfields: select a park project; and/or consider preparing a town-wide park & recreation master plan (perhaps by year 2).

c. For the Farmland Protection component: find a willing farm landowner to initiate a farm protection project.
d. For the Scenic Roads, Cultural Resources, & Historic Preservation: select a scenic road or historic site, such as the Mohawk Valley Scenic Byway along Riverview; and/or perform detailed study and rating of scenic corridors
e. Town-Wide Paths & Trails: be available to help the town's trails committee as needed.

4. **Perform Dedicated Outreach to Landowners to Gauge what are the Likely Parcels & Projects.**

a. **Initial Step:** The next step (ideally once funding stream is secured) would be to undertake a targeted public outreach effort to ensure that every landowner is contacted and informed about the benefits of participating in an open space protection program opportunity. This step is critical in educating the public and interested landowners in what the reasons are for the open space protection program (the five program components) and the benefits of such a program, the basic concepts of conservation easements and development rights and other protection tools, and program scheduling. The desired outcome of this step would be to compile a list of interested property owners.

b. **Next Step:** Following initial outreach, it will be necessary to work with individual landowners interested in conservation easements or "in fee" acquisition. The landowner outreach process will continue from negotiations to closing on conservation easements and outright land purchases where appropriate. Staff will also need to work with landowners interested in other types of conservation tools. Another task will be to provide assistance for open space projects developed by non-profit partners, community groups, and school groups, as well as to perform ongoing education and outreach about the program.

5. **Select Parcels & Projects to Fund in the Program.**

Parcels for the Clifton Park's Open Space Program will be selected based both on the parcel's characteristics meeting the town's resource protection criteria, as well as on the owner's willingness to voluntarily participate in an easement program. The resource criteria model developed through the open space planning process would be utilized for more detailed parcel-specific evaluation as parcels come up in discussions with landowners, and for decision-making about potential parcels of interest. Using this resource value criteria model will enable the creation of a list of properties of interest for

resource protection – that can be matched with a list of interested property owners.

In addition, other types of projects (in addition to conservation easements and in fee purchase) would be proposed and begin to be planned for, and/or developed, such as scenic corridor design guidelines, hamlet design guidelines, trails design guidelines, historic preservation site projects, educational programs, etc.

These initial guidelines for open space investment are provided as a convenience to the town board. Final determinations of the level of investment and level of land protection would be established by the town board, as well as the approach and methods for funding local investment.

Endnotes

1. Approximately five parcels in town comprised of 3,926 acres are designated Land Conservation as their primary zoning district designation, which includes Vischer Ferry Nature & Historic Preserve, and most of the lands that are part of the Stony Creek Reservoir. Additional acreage in town is within the LC zoning overlay designation – including DEC wetlands and streams and stream buffers, however, the remaining parcels have the LC zoning designation as a secondary overlay, with a primary overlay of another zoning district. The vacant land analysis was based on the primary zoning designation. Notably, the Stony Creek Reservoir is not considered permanently protected because it is owned and controlled by the Town of Colonie for its water supply and thus the Town of Clifton Park does not control future land use options of this property at this time. It is a desired goal of the open space plan to find a way to ensure long-term permanent protection of the Stony Creek Reservoir land holdings. Thus for the above reasons described, the Stony Creek Reservoir acreage is not included in the vacant land count.

2. About 15,267 acres are undeveloped vacant lands in the Town of Clifton Park, according to tax parcel analysis of all acreage in the town as performed by the Town of Clifton Park Planning Department in 2002. See table on following page, "Town of Clifton Park's Land Status: Acreage per Zoning District." Some of that land is currently farmed, some is open fields, some is woodlands, and some is wetland – and the western, undeveloped areas of town experience significant wetlands. Likely, a significant amount of this acreage has environmental conditions of steep slopes, poor soils, wetlands and floodplains all of which are regulated to some degree – allowing for some inherent protection of these sensitive lands. However, permits to build on regulated lands remain a possibility through landowner and developer negotiation with permitting agencies, and thus protection of the "undevelopable" environmentally sensitive lands is not a given, nor a guarantee. In addition, the extension of sewer and water infrastructure across town will make previously undeveloped land more possible to develop once developers no longer have to rely on poor on-site soils. Thus a very rough estimate of the total land with constraints out of the remaining acreage in town is about 20% or approximately 3,000 acres, resulting in our rough estimate of about 12,000 acres of open lands that may be desirable for development or conservation in the future.

3. Note: the entire open space number of over 15,000 acres is used in this case, instead of just the 12,000 that are developable.

Table: Town of Clifton Park's Land Status: Acreage per Zoning District

Zoning District Categories	Number of Parcels per Zoning District	Total Acreage Per Zoning District, 7-29-02	Total Acreage of Vacant Land per Zoning District as of 6-3-02, for all size parcels
	1	1.73	0
B-1	90	224.03	98.77
B-2	19	231.97	191.79
B-3	238	613.23	183.88
B-4	86	265.80	27.06
B-5	21	671.96	627.9
Cluster Subdivisions	794	1054.66	1.69
EXEMPT	38	2782.24	0
L-1	63	968.55	774.46
L-1-1	51	833.44	641.81
LC	5	3926.3501	0
PIR	24	512.63	75.75
PUD	3518	2235.84	226.55
R-1	7066	16005.4899	4051.37
R-2	147	1345.66	899.33
R-3	1366	11699.23	7466.92
TOTALS =	**13527**	**43372.81**	**15267.28**

(Source: GIS Property Tax Data, 2002, Town of Clifton Park Planning Department. Subject to verification.)

APPENDIX A:

COST OF COMMUNITY SERVICES STUDIES: REVIEW AND SUMMARY

Cost of Community Services Studies: Review and Summary

Introduction

A Cost of Community Services (COCS) study is a tool used to assess the net fiscal contribution of current land uses to local governments. It provides a snapshot of costs versus revenues based on existing land use patterns. In contrast to a traditional fiscal impact analysis, it does not predict the future impact of a specific proposed development. Rather, COCS studies give public officials and residents the benefit of a look back at the effects of past land use actions on local finances. The results of these studies provide local leaders with information they can use to make more informed decisions about development patterns in their communities.

The methodology used for conducting COCS studies evolved from a 1986 report, *Density Related Public Costs*, in which the American Farmland Trust reorganized community records to trace the flow of revenues and expenditures generated by specific land uses. COCS studies involve five basic steps: defining the scope of the project and identifying land use categories to study (typically residential, commercial/industrial, and farmland/open space); collecting data on local revenues and expenditures; allocating revenues by land use category; allocating expenditures by land use; and computing revenue-to-expenditure ratios for each land use category. The studies rely on recent financial records and extensive interviews with local officials and service providers to determine how revenues were generated and how appropriations were spent.

Findings of COCS Studies

According to the American Farmland Trust, at least 70 COCS studies have been conducted in the United States since the mid-1980s[1]. With some exceptions (e.g., Agawam, MA; Skagit County, WA; Freehold, NJ), the majority of the communities studied have had fewer than 25,000 residents. COCS analyses have been conducted in states including New York, Connecticut, Massachusetts, Rhode Island, New Hampshire, New Jersey, Pennsylvania, Maryland, Virginia, Minnesota, Ohio, Michigan, Utah, and Washington. The findings of COCS studies have been remarkably consistent in confirming the same overall pattern: that farm, forest and open land generate a surplus of revenues for local budgets, while residential development creates a net loss due to its high service demands.

The table below lists the results of selected COCS studies in the northeastern United States. The ratios show how much each land use cost the town in services for every dollar generated in an individual year. For every dollar in tax revenues received from the residential sector in Beekman, NY, for example, $1.12 was spent on public services. In contrast, every dollar of revenue accruing from farm/forest/open space uses required only $0.48 in public service costs[2].

A summary of 58 COCS studies by the American Farmland Trust calculated the median cost per dollar of revenue raised to provide public services to each of the three different land uses. For every dollar these communities received from residential uses, the median amount the communities had to expend to service them was $1.15. In contrast, for every dollar received from commercial/industrial uses and from farm/forest/open space uses, the median amount they had to expend was $0.29 and $0.37 respectively[3].

Impact of Residential Development. The main conclusion of the COCS study findings is that, as a rule, residential development does not pay for itself: it costs local governments more to provide services to homeowners than residential property owners pay in property taxes. In Agawam, MA, for instance, the residential sector accounted for 75% of property tax revenues and 81% of total revenues, but required 92% of expenditures[4]. Similarly, in Greenwich, NY, residential uses were responsible for 72% of property taxes and 73% of total revenues, but accounted for 91% of expenditures[5].

Educational spending plays a major role in the residential property deficits. In many states, the state subsidy provided to a school district declines as assessed valuations increase. Therefore, increasing the tax base may exacerbate the disparity by reducing the amount of state assistance, forcing the school district to raise taxes to help pay for services.

Larger communities experiencing rapid growth seem to experience greater net deficits on their residential land than smaller, more stable communities. Bedroom communities are most prone to this trend because they have a limited commercial and industrial tax base to mitigate the cost of servicing new residential development.

Communities experiencing low-density residential development are further impacted due to the increased costs associated with extending roads, infrastructure, and school bus routes when homes are more spread out. A study of Loudoin County, Virginia, for example, found that public service costs per dwelling unit were approximately three times higher when the density was one unit per five acres than when it was 4-5 units per acre[6].

Farm, Forest and Open Space Implications. An important result of the COCS studies is the positive fiscal impact of farm and forest lands and open space on communities. Although farm and open lands generate less revenue overall than residential, commercial or industrial properties, they have modest requirements for public services, providing a fiscal surplus to offset the shortfall in revenues for residential services. In Skagit County, Washington, for instance, open lands provided almost $19 million in revenue, but only cost $9.7 million to service. Approximately half of the revenues generated by open lands were thus available for other uses[7].

Advocates of unplanned growth often present farmland and other undeveloped lands as awaiting a "higher and better use," such as new residential development. However, the COCS findings clearly demonstrate that keeping farm and forest land productive is a viable economic use of the land. Farmland offers communities a reasonable alternative to development that more than pays for itself. In addition to the property tax benefits, these lands provide numerous economic and environmental benefits; they provide jobs, support local businesses, sustain wetlands and wildlife habitat, and protect open space. While the COCS methodology does not take these additional contributions into account, the study findings help support land conservation as an integral part of a community's economic health.

Impact of Commercial/Industrial Development. The COCS study results show that commercial/industrial lands, like farm and open lands, are a positive contributor to municipal budgets, requiring far less in services per dollar received in property tax revenue. Commercial and industrial development are not necessarily pure revenue generators, however. A study by the Vermont League of Cities and Towns and the Vermont Natural Resources Council found that towns with the most commercial and industrial development also had the highest property taxes. One explanation suggested by the study's authors is that the job creation spurred by

new commercial and industrial development often leads to residential growth and greater demand for public services. This may affect the balance of revenues to expenditures in the long run[8]. Ultimately, unplanned commercial and industrial development may result in additional costs including traffic congestion, noise, crime, pollution and changes to community character that far outweigh the economic benefits.

Conclusion

In summary, the COCS study findings refute the popular misconception that residential development lowers property taxes by increasing the tax base. On the contrary, the studies indicate that increasing a community's tax base through residential growth will not bring an increase in net revenue, because residential uses require additional public services. The findings also show that communities receive more in revenues from the agriculture/open space and commercial/industrial sectors than is returned to these sectors in services.

It should be noted that the findings of the COCS studies are not intended to make any qualitative judgments on the benefits, fiscal or otherwise, of one land use versus another. Each of the three land uses considered generates some level of income for the communities studied. The results do suggest, however, that communities need to consider the associated costs of growth as well as the potential tax revenue in evaluating development options. By understanding the impacts of growth, communities can be better prepared in planning for the future.

Sample Cost of Community Services Studies in Northeastern U.S. Revenue-to-Expenditure Ratios in Dollars			
	Residential including Farm Houses	Combined Commercial & Industrial	Farm/Forest Open Land
Connecticut			
Bolton (1)	1: 1.05	1: 0.23	1: 0.50
Durham (2)	1: 1.07	1: 0.27	1: 0.23
Farmington (2)	1: 1.33	1: 0.32	1: 0.31
Hebron (3)	1: 1.06	1: 0.47	1: 0.43
Litchfield (2)	1: 1.11	1: 0.34	1: 0.34
Pomfret (2)	1: 1.06	1: 0.27	1: 0.86
Massachusetts			
Agawam (4)	1: 1.05	1: 0.44	1: 0.31
Becket (2)	1: 1.02	1: 0.83	1: 0.72
Deerfield (4)	1: 1.16	1: 0.38	1: 0.29
Franklin (2)	1: 1.02	1: 0.58	1: 0.40
Gill (4)	1: 1.15	1: 0.43	1: 0.38
Leverett (2)	1: 1.15	1: 0.29	1: 0.25
Southborough (5)	1: 1.03	1: 0.26	1: 0.45
Westford (2)	1: 1.15	1: 0.53	1: 0.39
Williamstown (6)	1: 1.11	1: 0.34	1: 0.40
New Jersey			
Freehold Township (7)	1: 1.51	1: 0.17	1: 0.33
Holmdel Township (7)	1: 1.38	1: 0.21	1: 0.66
Middletown Township (7)	1: 1.14	1: 0.34	1: 0.36
Upper Freehold Twp. (7)	1: 1.18	1: 0.20	1: 0.35
Wall Township (7)	1: 1.28	1: 0.30	1: 0.54
New York			
Amenia (8)	1: 1.23	1: 0.25	1: 0.17
Beekman (9)	1: 1.12	1: 0.18	1: 0.48
Dix (10)	1: 1.51	1: 0.27	1: 0.31
Farmington (11)	1: 1.22	1: 0.27	1: 0.72
Fishkill (8)	1: 1.23	1: 0.31	1: 0.74
Greenwich (15)	1: 1.40	1: 0.12	1: 0.16
Hector (10)	1: 1.30	1: 0.15	1: 0.28
Ithaca (town) (14)	1: 1.09	1: 0.27	1: 0.27
Kinderhook (12)	1: 1.05	1: 0.21	1: 0.17
Montour (13)	1: 1.50	1: 0.28	1: 0.29
Northeast (9)	1: 1.36	1: 0.29	1: 0.21
Reading (13)	1: 1.88	1: 0.26	1: 0.32
Red Hook (8)	1: 1.11	1: 0.20	1: 0.22
Summary Data			
58 communities (median)	1: 1.15	1: 0.29	1: 0.37
New York towns	1: 1.27	NA	1: 0.29

Source: Adapted from American Farmland Trust, Farmland Information Center, Technical Assistance Division, with additions by Camoin Associates, Inc.

Table References

(1) Geisler, K. (1999). *Cost of Community Services Study: Bolton, Connecticut.* Unpublished paper. Keene, NH: Antioch New England Graduate School.

(2) Commonwealth Research Group, Inc. (1995). *Cost of Community Services in Southern New England.* Chepachet, RI: Southern New England Forest Consortium, Inc.

(3) American Farmland Trust (1986). *The Cost of Community Services in Hebron, Connecticut.* Northampton, MA: American Farmland Trust.

(4) American Farmland Trust (1992). *Does Farmland Protection Pay? The Cost of Community Services in Three Massachusetts Towns.* Northampton, MA: American Farmland Trust.

(5) Adams, M. and T. Hines (1997). *Assessing Land-Use Costs: A Cost of Community Services Study in Southborough, Massachusetts.* Northampton, MA: American Farmland Trust.

(6) Hazler, K., J. Kinabrew and W. Sullivan (1992). *The Cost of Community Services in Williamstown, Massachusetts.* Williamstown, MA: Williams College, Department of Environmental Planning.

(7) American Farmland Trust (1998). *The Cost of Community Services in Monmouth County, New Jersey.* Northampton, MA: American Farmland Trust.

(8) Bucknall, C. (1989). *The Real Cost of Development.* Poughkeepsie, NY: Scenic Hudson, Inc.

(9) American Farmland Trust and Cornell Cooperative Extension of Dutchess County (1989). *Cost of Community Services Study: Towns of Beekman and Northeast, Dutchess County, New York.* Milbrook, NY: American Farmland Trust and Cornell Cooperative Extension.

(10) Schuyler County League of Women Voters (1993). *Fiscal Impact of Residential, Commercial and Agricultural Land Use in the Towns of Hector and Dix.* Schuyler County, NY: League of Women Voters.

(11) Kinsman, C., L. Garrison and J. Sloan (1991). *Farmington Cost of Community Services Study.* Milbrook, NY: Cornell Cooperative Extension and American Farmland Trust.

(12) Concerned Citizens of Kinderhook (1996). Cited by American Farmland Trust, Technical Assistance Division, on website, www.farmlandinfo.org, July 2001.

(13) Schuyler County League of Women Voters (1992). *Fiscal Impact of Residential, Commercial and Agricultural Land Use in the Towns of Montour and Reading.* Schuyler County, NY: League of Women Voters.

(14) Tompkins County Agriculture and Farmland Protection Board (1996). *Study of Tompkins County Agriculture, Tompkins County Agriculture & Farmland Protection Plan.*

(15) Washington County Agriculture and Farmland Protection Board (1996). *Cost of Community Services Study, Washington County Agriculture & Farmland Protection Plan: Supporting Studies.*

Endnotes

[1] American Farmland Trust (2000). *Cost of Community Services Studies Fact Sheet.* www.farmlandinfo.org/fisc/tas/tafs-cocs.html.

[2] American Farmland Trust and Cornell Cooperative Extension of Dutchess County (1989). *Cost of Community Services Study: Towns of Beekman and Northeast, Dutchess County, New York.* Milbrook, NY: American Farmland Trust and Cornell Cooperative Extension.

[3] Cited in Crompton, John L. (2000). *The Impact of Parks and Open Space on Property Values and the Property Tax Base.* Ashburn, VA: National Recreation and Park Association.

[4] American Farmland Trust (1992). *Does Farmland Protection Pay? The Cost of Community Services in Three Massachusetts Towns.* Northampton, MA: American Farmland Trust.

[5] Washington County Agriculture and Farmland Protection Board (1996). *Cost of Community Services Study, Washington County Agriculture & Farmland Protection Plan: Supporting Studies.*

[6] American Farmland Trust (1986). *Density Related Public Costs.* Northampton, MA: American Farmland Trust.

[7] American Farmland Trust (1999). *Cost of Community Services: Skagit County, Washington.* Northampton, MA: American Farmland Trust.

[8] Vermont League of Cities and Towns and Vermont Natural Resources Council (1990). *The Tax Base and the Tax Bill: Tax Implications of Development, An Overview.* Montpelier, VT: Vermont League of Cities and Towns and Vermont Natural Resources Council. Cited in American Farmland Trust, *Does Farmland Protection Pay?*, op. cit.

APPENDIX B:

CLIFTON PARK FISCAL MODEL: SUMMARY

CLIFTON PARK FISCAL MODEL SUMMARY 2002

For the Town of Clifton Park Town Board

Prepared by Behan Planning Associates, LLC
October 2002

Model Description, Methodology and Limitations

This fiscal analysis is designed to predict the relative impact of three future land use scenarios on the taxes paid by Clifton Park's residents. However, the actual impact of continued residential development on the fiscal condition of the town depends on a number of factors that are inherently difficult to predict. Changes in real estate markets can be substantial, altering the revenue impact of new construction. State aid to municipalities and schools is a substantial component of revenue for some jurisdictions, yet the process by which aid is distributed changes frequently and by significant amounts. On the cost side, estimates of the impact of additional school children on school districts are driven by the specific composition of new students, the location of new residential construction, the specific response of the district to changes in the number, and location of new enrollees.

The model is based on data from the town and school district budgets. The baseline information for the Town of Clifton Park is obtained from the 2001 Town budget and the 2001-2002 Shenendehowa School District budget, and the Clifton Park Planning Department. The base year information is summarized in the following paragraphs.

Base Year Information

Town Base Year Data

Town Data Categories	Total
Population	32,995
Taxable Assessed Value	$2,071,206,000

School Base Year Data

School Data Categories	Total	Total per student
School Enrollment	9,117	
Total Operating Expenditures	$96,077,865	
School Operating Cost, Less 13% for Fixed Administration Expenses & Debt Service	$77,216,983.55	$8,469.56
School Taxable Assessed Value	$1,825,988,145	
School Tax Rate per Thousand	$21.99	
School Tax Levy	$40,145,591	
School Other Income	$1,671,104	
Total State Aid (Operations)	$30,750,330	$3,372.86
School Building Aid Percentage	65%	
Existing Debt Service	$6,370,759	
State Aid Revenue Share	40%	

Expenses and Revenues

The expense side and the non-tax revenue in the model uses a per-capita method to translate the population/new construction growth into the projected expenses and revenues to the town and the school district. The per-capita cost is the average current cost per person to the town and per pupil for the school district. The average cost for each is then multiplied by the expected population increase caused by the proposed land use scenario. The per capita costs[2] and non-tax revenue are then adjusted by the municipal service area to account for fixed costs and existing excess or inadequate capacity (See Expense and Revenue Worksheets below).

Current costs are not identified as pertaining to either residential or commercial; they are taken as a whole that is then divided by the current population. Because these costs are not specific to each type of land use, the ratios of commercial uses to residential uses in each of the scenarios evaluated by the model are held relatively constant to those ratios currently in existence.

The revenue side of the model[3] is primarily based on increased property taxes that are generated by the proposed land use scenario. When the number of acres for each land

---

[2]Per Capita costs are determined by dividing the existing town expenditures by the existing number of people, and dividing the existing school expenditures by the existing number of pupils.

[3]Increased property assessment is based on the newly added market value per year x assessment factor = new assessed value. Total new assessed value*property tax rate=property tax revenue. The school revenue operates in the same manner.

use are changed in the model, the assessed value from which the town generates its revenue increases or decreases. Each of the different scenarios generates a different number of housing units per acre, density of commercial development and acres of open space maintained by each of two different purchase options. The number of housing units for each housing type is then multiplied by a value for that respective type of new housing in Clifton Park. The resulting sum is then added to the total assessed value. Commercial development adds value to the tax base, but not the corresponding costs typically associated with residential development, most notably school costs. However, the results concerning commercial development ignore that such development brings with it additional residential development (the new workers will need places to live). Additionally, often some of the costs are borne by the developer (such as roads) but the residual costs that fall to the municipality remain undocumented. In this analysis, those costs are documented as part of the cost of residential development.

Low, moderate and high density scenarios are examined. Each scenario includes varying levels of eight different land use categories. The commercial and residential categories are a consolidation of the Town of Clifton Park's 16 different zoning districts and are defined as having the following values:

		Average Values
Residential	Low Density	$325,000
	Moderate Density	$250,000
	Planned Unit Development (PUD)	$175,000
Commercial	Low Value/Intensity	$160,000
	Moderate Value/Intensity	$340,000
	High Value/Intensity	$800,000
Open Space	Fee Simple Purchase	$10,000
	Easement Purchase	$7,000

In addition to the increased assessment, other local and school revenues are generated using the per capita method described above in the expense side of the model. Other revenues include local fees and charges such as interest, rents, licenses, permits and service charges, fines, and inter-governmental aid, perhaps most relevant to the school district.

There are several assumptions built into this model that may cause the results to be an imprecise representation of the actual future tax rates. However, as long as those assumptions remain the same for each evaluated scenario, the results of a comparison of the different scenarios will provide valuable information to the town.

The per capita method of fiscal analysis is based on the built-in assumption that for each new person introduced into the population there will be a corresponding increase in expenses. The revenue and expense worksheet shown below illustrates how the revenues and expenses are adjusted to overcome the assumption of a lock-step increase in revenues and expenses with increases in population. Under each category, the model allows for a percentage of those revenues and expenses to be fixed. The percentage that is fixed is then removed preventing the unrealistic increase in revenues and expenses. The percentages shown below are estimates based typical figures established for similar communities. These can be adjusted as appropriate to reflect expected fixed expenditure percentages for the town.

Expense Work Sheet Base Year –2001

	General Administration, Boards - Commissions - Committees & Community Development.	Culture and Recreation, General	Community Services	Public Health, Public Safety & Transportation	Tax Collection and Stabilization	Highway
Expenditures	$2,785,842	$1 611,144	$843,053	$1,405,161	$2,692,349	$3,153,183
% Fixed Expenditures	80%	20%	50%	20%	10%	75%
Expense per capita	$16.89	$39.06	$12.78	$34.07	$73.44	$23.89

Revenue Work Sheet Base Year –2001

	General Administration		Highway
Revenues	$2,842,428		$3,153,183
% Fixed Revenues	75%		25%
Revenue per capita	$21.54		$71.67

Multipliers and Assumptions

In addition to the baseline information and fixing a percentage of the revenue and expenses, it is necessary to make several critical assumptions. Some of the more sensitive assumptions include: growth rates, the future population of school-aged children, value of new construction, costs of acquiring land for conservation, and the proportion of future land uses in residential, commercial, and land conservation uses. These multipliers are shown in the chart below.

The first multiplier deals with population assumptions - that is, the number of new residents per housing unit and the number of those residents who are school-aged children. The

number of residents per new housing unit is set at 2.6 - a number derived from the 2000 United States Census data for Clifton Park. Generally, smaller and more densely-built housing units have fewer children than larger, less densely-built housing units. The calculated assumption for the school age children per new housing unit for Clifton Park is 1.0 new student per housing unit for high density and 1.3 new students per housing unit for moderate density[4] and .5 new students per housing unit for planned unit developments.

The next assumption is the bond interest rate, set at 5%, used for all of the debt service calculations. The new construction values used in the scenarios below are reduced by 15% to account for the value of land already on the tax rolls.

Multipliers and Assumptions

Multipliers	
Persons per household	2.6
School Age Person Per Housing Unit Low Density	1.3
School Age Person Per Housing Unit Moderate Density	1.0
School Age Person Per Housing Unit Planned Unit Development	.5
School building aid %	65%
Interest Rate on Bonds - 20 year	5.0
School Building Cost per Student	$23, 250
Market Values	
Low Density Residential per unit	$325,000
Moderate Density Residential per unit	$250,000
Planned Unit Development	$175,000
Low Density Commercial per Acre	$160,000
Moderate Density Commercial per Acre	$340,000
Commercial Light Industrial per Acre	$800,000
Average Per Acre Cost of Open Space Protection Purchase	$10,000*
Average Per Acre Cost of Open Space Protection Easement	$7,000*

[4]The number of school-aged children per housing unit is calculated using 2000 United States Census Data; Development Impact Assessment Handbook, Washington, D.C.: ULI-The Urban Land Institute, American Housing Survey, 1987, Burchell, Robert W., David Listokin, et al.; and data provided by the school district.

Assessment Reduction for Existing Land	15%

The average per acre cost of open space protection utilized in the model is $10,000 for fee purchase and $7,000 for easement and is actual assessed value, as supplied by the town's assessor. However, the actual costs will vary and likely be higher for the land most desirable for competing development use.

Fiscal Model Scenario Definitions

The following three scenarios are based on options put forth in the open space plan. The Clifton Park Open Space Plan's protection targets call for a shared partnership in future investments to achieve the desired level of land protection results. All three scenarios would allow for continued development on remaining vacant lands in concert with a land conservation program sponsored by the town and its citizens. Contributions to the future land conservation program estimated as split between the town's taxpayers, and outside funding sources (cash) and private development community (land). The three scenarios assume that 50% of the investment in each case for land to be conserved would be leveraged from some combination of cooperative agreements; private development "set-aside" contributions; and state and federal grants. Thus the local town share of open space land conservation is only 50% for each scenario, and thus for any level of future investment. (This 50 percent figure can be adjusted in future years after review of additional open space project experience.)

In addition to these structural assumptions, the following three scenarios represent the future land use options modeled in this Fiscal Model.

Scenario One: Low Conservation Scenario

Definition: allocates 900 acres for purchase or other protection.

DEVELOPMENT	Acres
Residential (low density)	175
Residential (moderate density)	405
Residential (PUD)	20
Office/Retail Lower Density	185
Office/Retail Higher Density	75
Commercial/Light Industrial	240
OPEN SPACE	
Purchase conservation easements; some full purchase	450
Conservation based development, grants, donations	450
TOTAL	2000

Investment in up to 900 acres over a five-year period is the most conservative level of investment proposed by in the Clifton Park Open Space Plan 2002 as a land protection target.

Scenario Two: Moderate Conservation

Definition: allocates 1350 acres for purchase or other protection.

DEVELOPMENT	Acres
Residential (low density)	175
Residential (moderate density)	405
Residential (PUD)	20
Office/Retail Lower Density	185
Office/Retail Higher Density	75
Commercial/Light Industrial	240
Residential (low density)	175
OPEN SPACE	
Purchase conservation easements; some full purchase	675
Conservation based development, grants, donations	675
TOTAL	2450

This scenario reflects a moderate level of investment in a town-wide open space program. Here open space protection would slightly outpace the amount of land that is put into development uses.

Scenario Three: High Conservation

Definition: allocates 1800 acres for purchase or other protection

DEVELOPMENT	Acres
Residential (low density)	175
Residential (moderate density)	405
Residential (PUD)	20
Office/Retail Lower Density	185
Office/Retail Higher Density	75
Commercial/Light Industrial	240
Residential (low density)	175
OPEN SPACE	
Purchase conservation easements; some full purchase	900
Conservation based development, grants, donations	900
TOTAL	2900

Scenario 3 would provide the highest level of land conservation. This level of investment would provide the town with the greatest amount of protected open space. A significant amount of the existing open land would be acquired (purchase of conservation easement of land in fee i.e., full purchase) for conservation purposes. This would result in a ratio of about 2 acres of new open space protected for one acre converted to new development.

Findings from the Three Scenarios

As can be seen in the three scenarios above, the key variable that changes is the open space acreage (and of course the corresponding cost). As discussed earlier given the available land and the realistic growth rates in the Town of Clifton Park, purchasing open space, even in the largest acreage scenario, in the 20- year run of the fiscal model will not affect the amount of future development in the 20-year time horizon. As a result, there will not be a measurable immediate fiscal impact from the program (other than the costs of financing the program, and therefore, there will not be any short-term avoided costs.

Nonetheless, this does not mean that the open space program is not a good investment for the community, as there are significant benefits that outweigh the costs of a reasonably-framed open space program. These benefits include increased property values (studies have shown that open space is a valuable amenity that can contribute significantly to property values), improved quality of life for residents, and protection of environmental resources including drinking water supplies and fish and wildlife habitats—valuable economic resources to the long-term health and vitality of the community.

APPENDIX C:

CLIFTON PARK FISCAL MODEL:
FIELD DEFINITIONS

Field Name	Field Type	Formula / Entry Option
Adj School Operatinf Expense per Student	Calculation (Number)	= School Operationg Cost no Dept Admin / School Enrolment
BASE YEAR	Text	Do not allow user to override validation Required value
Bond Interst Rate	Number	
Bond Term	Number	
Break Even Home High Density SAC	Number	
Break Even Home High Density SAC School Construction TEST	Calculation (Number)	= (Impact on Levy per Student * SAC Multiplyer R2 3) + (Operating Cost Per Student * SAC Multiplyer R2 3) +(Percapita Expense * Persons Per Household) - ((State Aid Per Student * SAC Multiplyer R2 3)+ (School Other Income Per Student * SAC Multiplyer R2 3)+(((Break Even Home High Density SAC - (Break Even Home High Density SAC * Land Value Percent Reduction))/1000))* (City'Tax Rate Per Thousand + School Tax Rate Per Thousand))
Break Even Home High Density SAC TEST	Calculation (Number)	= (Operating Cost Per Student * SAC Multiplyer R2 3) +(Percapita Expense * Persons Per Household) - ((State Aid Per Student * SAC Multiplyer R2 3)+ (School Other Income Per Student * SAC Multiplyer R2 3)+(((Break Even Home High Density SAC - (Break Even Home High Density SAC * Land Value Percent Reduction))/1000))* (City Tax Rate Per Thousand + School Tax Rate Per Thousand))
Break Even Home Mod Density SAC School Construction	Calculation (Number)	= (Impact on Levy per Student * SAC Multiplyer R1) + (Operating Cost Per Student * SAC Multiplyer R1) +(Percapita Expense * Persons Per Household) - ((State Aid Per Student * SAC Multiplyer R1)+ (School Other Income Per Student * SAC Multiplyer R1)+(((Break Even Home Moderate Density SAC - (Break Even Home Moderate Density SAC * Land Value Percent Reduction))/1000))* (City Tax Rate Per Thousand + School Tax Rate Per Thousand))
Break Even Home Moderate Density SAC	Number	
Break Even Home Moderate Density SAC TEST	Calculation (Number)	= (Operating Cost Per Student * SAC Multiplyer R1) +(Percapita Expense * Persons Per Household) - ((State Aid Per Student * SAC Multiplyer R1)+ (School Other Income Per Student * SAC Multiplyer R1)+(((Break Even Home Moderate Density SAC - (Break Even Home Moderate Density SAC * Land Value Percent Reduction))/1000))* (City Tax Rate Per Thousand + School Tax Rate Per Thousand))
City Population	Number	
City Tax Levy	Number	
City Tax Rate Per Thousand	Number	
City Tax Rate Test	Calculation (Number)	= City Tax Levy / (City Taxable Assesed Value / 1000)
City Taxable Assesed Value	Number	
Comm B123 Value Minus Land	Calculation (Number)	= Comm B123 Value Per Acre - (Comm B123 Value Per Acre * Land Value Percent Reduction)
Comm B123 Value Per Acre	Number	
Comm B4 5 Value Minus Land	Calculation (Number)	= Comm B4 5 Value Per Acre - (Comm B4 5 Value Per Acre * Land Value Percent Reduction)
Comm B4 5 Value Per Acre	Number	
Comm Light Industrial Value Minus Land	Calculation (Number)	= Comm Light Industrial Value Per Acre - (Comm Light Industrial Value Per Acre * Land Value Percent Reduction)
Comm Light Industrial Value Per Acre	Number	
CREATION DATE	Date	Auto-enter the: "Creation Date"
CS Expense Per Capita	Calculation (Number)	= (CS Expenses - (CS Expenses * CS Fixed E)) / City Population
CS Expenses	Number	
CS Fixed E	Number	
CS Percent Fixed R	Number	
CS Revenue	Number	
CS Revenue Per Capita	Calculation (Number)	= ((CS Revenue - (CS Revenue * CS Percent Fixed R))) / City Population
DEBT SERVICE	Number	
Dev Notes	Text	
Existing Excess School Capacity	Number	
expenses	Calculation (Number)	= CS Expenses + Gen Admimn Expenses + Public HS Expenses + Tax CS Expenses + Recreation Expenses + Highway Expenses

Field Name	Field Type	Formula / Entry Option
Gen Admimn Expenses	Number	
Gen Admin Expense Per Capita	Calculation (Number)	= (Gen Admimn Expenses - (Gen Admimn Expenses * Gen Admin Percent Fixed E)) / City Population
Gen Admin Percent Fixed E	Number	
Gen Admin Percent Fixed R	Number	
Gen Admin Revenue Per Capita	Calculation (Number)	= (Gen Admin Revenues - (Gen Admin Revenues * Gen Admin Percent Fixed R)) / City Population
Gen Admin Revenues	Number	
Highway Expense Per Capita	Calculation (Number)	= (Highway Expenses - (Highway Expenses * Highway Percentage Fixed E)) / City Population
Highway Expenses	Number	
Highway Percentage Fixed E	Number	
Highway Percentage Fixed R	Number	
Highway Revenue	Number	
Highway Revenue Per Capita	Calculation (Number)	= (Highway Revenue - (Highway Revenue * Highway Percentage Fixed R)) / City Population
Impact on Levy per Student	Calculation (Number)	= PMT((School Building Cost Per Student * ((School Building Aid Percentage -1) *-1)), Bond Interst Rate, Bond Term)
Land Value Percent Reduction	Number	
MODIFICATION DATE	Date	Auto-enter the: "Modification Date"
Operating Cost Per Student	Calculation (Number)	= School Operationg Cost no Dept Admin / School Enrolment
OSP Ease Value Per Acre	Number	
OSP Purch Value Per Acre	Number	
Percapita Expense	Calculation (Number)	= Gen Admin Expense Per Capita + CS Expense Per Capita + Public HS Expense Per Capita + Tax CS Expense Per Capita + Recreation Expense Per Capita + Highway Expense Per Capita
Percapita Revenue	Calculation (Number)	= Gen Admin Revenue Per Capita + Highway Revenue Per Capita
Persons Per Household	Number	
Public HS Expense Per Capita	Calculation (Number)	= (Public HS Expenses - (Public HS Expenses * Public HS Percent Fixed E)) / City Population
Public HS Expenses	Number	
Public HS Percent Fixed E	Number	
Public HS Revenue Per Capita	Text	
R1 du acre	Number	
R1 Home Net Impact Per Acre	Calculation (Number)	= (Operating Cost Per Student * SAC Multiplyer R1) +(Percapita Expense * Persons Per Household) - ((State Aid Per Student * SAC Multiplyer R1)+ (School Other Income Per Student * SAC Multiplyer R1)+(((R1 Home Value - (R2 3 Home Value * Land Value Percent Reduction))/1000))* (City Tax Rate Per Thousand + School Tax Rate Per Thousand))
R1 Home Value	Number	
R1 Home Value Minus Land	Calculation (Number)	= R1 Home Value - (R1 Home Value * Land Value Percent Reduction)
R1 Net Impact Per Acre School Construction	Calculation (Number)	= (Impact on Levy per Student * SAC Multiplyer R1) + (Operating Cost Per Student * SAC Multiplyer R1) +(Percapita Expense * Persons Per Household) - ((State Aid Per Student * SAC Multiplyer R1)+ (School Other Income Per Student * SAC Multiplyer R1)+(((R1 Home Value - (R1 Home Value * Land Value Percent Reduction))/1000))* (City Tax Rate Per Thousand + School Tax Rate Per Thousand))
R2 3 du acre	Number	
R2 3 Home Value	Number	
R2 3 Home Value Minus Land	Calculation (Number)	= R2 3 Home Value - (R2 3 Home Value * Land Value Percent Reduction)
R2 3 Net Impact per Acre	Calculation (Number)	= (Operating Cost Per Student * SAC Multiplyer R2 3) +(Percapita Expense * Persons Per Household) - ((State Aid Per Student * SAC Multiplyer R2 3)+ (School Other Income Per Student * SAC Multiplyer R2 3)+(((R2 3 Home Value - (R2 3 Home Value * Land Value Percent Reduction))/1000))* (City Tax Rate Per Thousand + School Tax Rate Per Thousand))
R2 3 Net Impact Per Acre School Construction	Calculation (Number)	= (Impact on Levy per Student * SAC Multiplyer R2 3) + (Operating Cost Per Student * SAC Multiplyer R2 3) +(Percapita Expense * Persons Per Household) - ((State Aid Per Student * SAC Multiplyer R2 3)+ (School Other Income Per Student * SAC Multiplyer R2 3)+(((R2 3 Home Value - (R2 3 Home Value * Land Value Percent Reduction))/1000))* (City Tax Rate Per Thousand + School Tax Rate Per Thousand))

Field Name	Field Type	Formula / Entry Option
Recreation Expense Per Capita	Calculation (Number)	= (Recreation Expenses - (Recreation Expenses * Recreation Percent Fixed E)) / City Population
Recreation Expenses	Number	
Recreation Percent Fixed E	Number	
Recreation Percent Fixed R	Number	
Recreation Revenue	Number	
Recreation Revenue Per Capita	Calculation (Number)	= (Recreation Revenue - (Recreation Revenue * Recreation Percent Fixed R)) / City Population
Revenue	Calculation (Number)	= Highway Revenue + Gen Admin Revenues
Revenue Share	Calculation (Number)	= State Aid Per Student / Adj School Operatinf Expense per Student
Rpud du acre	Number	
Rpud Home Net Impact Per Acre	Calculation (Number)	= (Operating Cost Per Student * SAC Multiplyer R1) +(Percapita Expense * Persons Per Household) - ((State Aid Per Student * SAC Multiplyer R1)+ (School Other Income Per Student * SAC Multiplyer R1)+(((R1 Home Value - (R2 3 Home Value * Land Value Percent Reduction))/1000))* (City Tax Rate Per Thousand + School Tax Rate Per Thousand))
Rpud Home Value	Number	
Rpud Home Value Minus Land	Calculation (Number)	= R1 Home Value - (R1 Home Value * Land Value Percent Reduction)
Rpud Net Impact Per Acre School Construction	Calculation (Number)	= (Impact on Levy per Student * SAC Multiplyer R1) + (Operating Cost Per Student * SAC Multiplyer R1) +(Percapita Expense * Persons Per Household) - ((State Aid Per Student * SAC Multiplyer R1)+ (School Other Income Per Student * SAC Multiplyer R1)+(((R1 Home Value - (R1 Home Value * Land Value Percent Reduction))/1000))* (City Tax Rate Per Thousand + School Tax Rate Per Thousand))
S1 B123 Acres	Number	
S1 B123 Acres Value	Calculation (Number)	= S1 B123 Acres * Comm B123 Value Per Acre
S1 B4 5 Acres	Number	
S1 B4 5 Acres Value	Calculation (Number)	= S1 B4 5 Acres * Comm B4 5 Value Per Acre
S1 City Tax Per Thousand	Calculation (Number)	= (City Tax Levy + S1 Expense + S1 Open Space Impact on Levy + S1 Cap proj Impact on Levy) /((City Taxable Assesed Value + S1 Housing Value + S1 Com Ind Value)/1000)
S1 Com Ind Acres	Number	
S1 Com Ind Acres Value	Calculation (Number)	= (S1 Com Ind Acres * Comm Light Industrial Value Per Acre)
S1 Com Ind Value	Calculation (Number)	= (Comm Light Industrial Value Per Acre * S1 Com Ind Acres)
S1 Combined City School Tax	Calculation (Number)	= S1 City Tax Per Thousand + S1 School Tax Per Thousand
S1 Combined City School Tax construction	Calculation (Number)	= S1 City Tax Per Thousand + S1 School Tax Per Thousand With Construction
S1 Ease Acres Value	Calculation (Number)	= S1 OS Acres Purch Ease * OSP Ease Value Per Acre
S1 Expense	Calculation (Number)	= Percapita Expense * S1 New Population
S1 FS Purch Value	Calculation (Number)	= S1 OS Acres Purch FS * OSP Purch Value Per Acre
S1 Housing Value	Calculation (Number)	= ((R1 Home Value Minus Land * S1 R1 Acres) * R1 du acre) + ((R2 3 Home Value Minus Land * S1 R2 3 Acres) * R2 3 du acre) + ((Rpud Home Value Minus Land * S1 Rpud Acres) * Rpud du acre)
S1 Impact on Levy of School Construction	Calculation (Number)	= PMT(S1 School Construction , Bond Interst Rate, Bond Term)
S1 Net Impact on City Tax Levy	Calculation (Number)	= (S1 Expense + S1 Open Space Impact on Levy) - S1 Property Tax Revenue
S1 Net Impact on Combined Levy	Calculation (Number)	= S1 Net Impact On School Tax Levy No Construction + S1 Net Impact on City Tax Levy
S1 Net Impact on Combined Levy Per Acre	Calculation (Number)	= S1 Net Impact on Combined Levy/(S1 R1 Acres + S1 Com Ind Acres + S1 R2 3 Acres)
S1 Net Impact on Combined Levy School Construction	Calculation (Number)	= S1 Net Impact On School Tax Levy + S1 Net Impact on City Tax Levy
S1 Net Impact On School Tax Levy	Calculation (Number)	= (S1 Impact on Levy of School Construction + S1 New School Operating Cost) - (S1 New School Non Tax Revenue + S1 One New State Aid + S1 School Tax Revenue)
S1 Net Impact On School Tax Levy No Construction	Calculation (Number)	= (S1 New School Operating Cost) - (S1 New School Non Tax Revenue + S1 One New State Aid + S1 School Tax Revenue)
S1 New Housing Units	Calculation (Number)	= S1 New R1 Housing Units + S1 New R2 3 Housing Units + S1 New Rpud Housing Units
S1 New Population	Calculation (Number)	= (S1 New R1 Housing Units + S1 New R2 3 Housing Units) * Persons Per Household

Field Name	Field Type	Formula / Entry Option
S1 New R1 Housing Units	Calculation (Number)	= S1 R1 Acres * R1 du acre
S1 New R2 3 Housing Units	Calculation (Number)	= S1 R2 3 Acres * R2 3 du acre
S1 New Rpud Housing Units	Calculation (Number)	= S1 Rpud Acres * Rpud du acre
S1 New School Non Tax Revenue	Calculation (Number)	= (School Other Income / School Enrolment) * S1 New Students
S1 New School Operating Cost	Calculation (Number)	= Operating Cost Per Student * S1 New Students
S1 New Students	Calculation (Number)	= (S1 New R1 Housing Units * SAC Multiplyer R1)+ (S1 New R2 3 Housing Units * SAC Multiplyer R2 3) + (S1 New Rpud Housing Units * SAC Multiplyer Rpud)
S1 New Students Minus Existing Capacity	Calculation (Number)	= S1 New Students-Existing Excess School Capacity
S1 One New State Aid	Calculation (Number)	= S1 New Students * State Aid Per Student
S1 Open Space Donated Acres	Number	
S1 Open Space Expense	Calculation (Number)	= (OSP Purch Value Per Acre * S1 OS Acres Purch FS)+ (OSP Ease Value Per Acre* S1 OS Acres Purch Ease)
S1 Open Space Impact on Levy	Calculation (Number)	= PMT(S1 Open Space Expense, Bond Interst Rate , Bond Term)
S1 Open Space Impact on Levy Per Acre	Calculation (Number)	= (PMT(S1 Open Space Expense, Bond Interst Rate , Bond Term))/S1 OS Acres Purch FS
S1 OS Acres Purch Ease	Number	
S1 OS Acres Purch FS	Number	
S1 Property Tax Revenue	Calculation (Number)	= ((S1 Housing Value + S1 Com Ind Value)/1000) * City Tax Rate Per Thousand
S1 R1 Acres	Number	
S1 R1 Acres Value	Calculation (Number)	= (S1 R1 Acres * R1 Home Value)*R1 du acre
S1 R2 3 Acres	Number	
S1 R2 3 Acres Value	Calculation (Number)	= (S1 R2 3 Acres * R2 3 Home Value) * R2 3 du acre
S1 Rpud Acres	Number	
S1 Rpud Acres Value	Calculation (Number)	= (S1 Rpud Acres * Rpud Home Value) * Rpud du acre
S1 Sample Home Taxes	Calculation (Number)	= ((Sample Home * City Tax Rate Per Thousand) + (Sample Home * School Tax Rate Per Thousand))/1000
S1 Sample Tax	Calculation (Number)	= (S1 Combined City School Tax * Sample Home) / 1000
S1 Sample Tax School Construction	Calculation (Number)	= (S1 Combined City School Tax construction * Sample Home) / 1000
S1 School Construction	Calculation (Number)	= (School Building Cost Per Student * S1 New Students Minus Existing Capacity) * ((School Building Aid Percentage -1) * -1)
S1 School Tax Per Thousand	Calculation (Number)	= (School Tax Levy + (S1 New School Operating Cost- (S1 One New State Aid+ S1 New School Non Tax Revenue))) /((School Taxable Assessed Value + S1 Housing Value + S1 Com Ind Value)/1000)
S1 School Tax Per Thousand With Construction	Calculation (Number)	= (School Tax Levy +S1 Impact on Levy of School Construction + (S1 New School Operating Cost - (S1 One New State Aid+ S1 New School Non Tax Revenue))) / ((School Taxable Assessed Value + S1 Housing Value + S1 Com Ind Value) /1000)
S1 School Tax Revenue	Calculation (Number)	= ((S1 Housing Value + S1 Com Ind Value)/1000) * School Tax Rate Per Thousand
S1 Total Acres	Calculation (Number)	= S1 Open Space Donated Acres + S1 OS Acres Purch Ease + S1 OS Acres Purch FS + S1 B123 Acres + S1 B4 5 Acres + S1 Com Ind Acres + S1 R2 3 Acres + S1 R1 Acres + S1 Rpud Acres
S1 Total Value Bump Minus Land	Calculation (Number)	= (S1 R1 Acres Value + S1 R2 3 Acres Value + S1 Rpud Acres Value + S1 B123 Acres Value + S1 B4 5 Acres Value + S1 Com Ind Acres Value) - ((S1 R1 Acres Value + S1 R2 3 Acres Value + S1 Rpud Acres Value + S1 B123 Acres Value + S1 B4 5 Acres Value + S1 Com Ind Acres Value) * Land Value Percent Reduction)
S2 B123 Acres	Number	
S2 B123 Acres Value	Calculation (Number)	= S2 B123 Acres * Comm B123 Value Per Acre
S2 B4 5 Acres	Number	
S2 B4 5 Acres Value	Calculation (Number)	= S2 B4 5 Acres * Comm B4 5 Value Per Acre
S2 City Tax Per Thousand	Calculation (Number)	= (City Tax Levy + S2 Expense + S2 Open Space Impact on Levy + S2 Cap proj Impact on Levy) /((City Taxable Assesed Value + S2 Housing Value + S2 Com Ind Value)/1000)

Field Name	Field Type	Formula / Entry Option
S2 Com Ind Acres	Number	
S2 Com Ind Acres Value	Calculation (Number)	= S2 Com Ind Acres * Comm Light Industrial Value Minus Land
S2 Com Ind Value	Calculation (Number)	= Comm Light Industrial Value Per Acre * S2 Com Ind Acres
S2 Combined City School Tax	Calculation (Number)	= S2 City Tax Per Thousand + S2 School Tax Per Thousand
S2 Combined City School Tax construction	Calculation (Number)	= S2 City Tax Per Thousand + S2 School Tax Per Thousand With Construction
S2 Ease Acres Value	Calculation (Number)	= S2 OS Acres Purch Ease * OSP Ease Value Per Acre
S2 Expense	Calculation (Number)	= Percapita Expense * S2 New Population
S2 FS Purch Value	Calculation (Number)	= S2 OS Acres Purch FS * OSP Purch Value Per Acre
S2 Housing Value	Calculation (Number)	= ((R1 Home Value Minus Land * S2 R1 Acres) * R1 du acre) + ((R2 3 Home Value Minus Land * S2 R2 3 Acres) * R2 3 du acre) + ((Rpud Home Value Minus Land * S2 Rpud Acres) * Rpud du acre)
S2 Impact on Levy of School Construction	Calculation (Number)	= PMT(S2 School Construction , Bond Interst Rate, Bond Term)
S2 Net Impact on City Tax Levy	Calculation (Number)	= (S2 Expense + S2 Open Space Impact on Levy) - S2 Property Tax Revenue
S2 Net Impact on Combined Levy	Calculation (Number)	= S2 Net Impact On School Tax Levy No Construction + S2 Net Impact on City Tax Levy
S2 Net Impact on Combined Levy Per Acre	Calculation (Number)	= S2 Net Impact on Combined Levy/(S2 R1 Acres + S2 Com Ind Acres + S2 R2 3 Acres)
S2 Net Impact on Combined Levy Sch Construction	Calculation (Number)	= S2 Net Impact On School Tax Levy + S2 Net Impact on City Tax Levy
S2 Net Impact On School Tax Levy	Calculation (Number)	= (S2 Impact on Levy of School Construction + S2 New School Operating Cost) - (S2 New School Non Tax Revenue + S2 New State Aid + S2 School Tax Revenue)
S2 Net Impact On School Tax Levy No Construction	Calculation (Number)	= (S2 New School Operating Cost) - (S2 New School Non Tax Revenue + S2 New State Aid + S2 School Tax Revenue)
S2 New Housing Units	Calculation (Number)	= S2 New R1 Housing Units + S2 New R2 3 Housing Units + S3 New Rpud Housing Units
S2 New Population	Calculation (Number)	= (S2 New R1 Housing Units + S2 New R2 3 Housing Units) * Persons Per Household
S2 New R1 Housing Units	Calculation (Number)	= S2 R1 Acres * R1 du acre
S2 New R2 3 Housing Units	Calculation (Number)	= S2 R2 3 Acres * R2 3 du acre
S2 New Rpud Housing Units	Calculation (Number)	= S2 Rpud Acres * Rpud du acre
S2 New School Non Tax Revenue	Calculation (Number)	= (School Other Income / School Enrolment) * S2 New Students
S2 New School Operating Cost	Calculation (Number)	= Operating Cost Per Student * S2 New Students
S2 New State Aid	Calculation (Number)	= S2 New Students * State Aid Per Student
S2 New Students	Calculation (Number)	= (S2 New R1 Housing Units * SAC Multiplyer R1)+ (S2 New R2 3 Housing Units * SAC Multiplyer R2 3)
S2 New Students Minus Existing Capacity	Calculation (Number)	= S2 New Students-Existing Excess School Capacity
S2 Open Space Donated Acres	Number	
S2 Open Space Expense	Calculation (Number)	= (OSP Purch Value Per Acre * S2 OS Acres Purch FS)+ (OSP Ease Value Per Acre* S2 OS Acres Purch Ease)
S2 Open Space Impact on Levy	Calculation (Number)	= PMT(S2 Open Space Expense, Bond Interst Rate , Bond Term)
S2 Open Space Impact on Levy Per Acre	Calculation (Number)	= (PMT(S2 Open Space Expense, Bond Interst Rate , Bond Term))/S2 OS Acres Purch FS
S2 OS Acres Purch Ease	Number	
S2 OS Acres Purch FS	Number	
S2 Property Tax Revenue	Calculation (Number)	= ((S2 Housing Value + S2 Com Ind Value)/1000) * City Tax Rate Per Thousand
S2 R1 Acres	Number	
S2 R1 Acres Value	Calculation (Number)	= (S2 R1 Acres * R1 Home Value)* R1 du acre
S2 R2 3 Acres	Number	
S2 R2 3 Acres Value	Calculation (Number)	= (S2 R2 3 Acres * R2 3 Home Value) * R2 3 du acre
S2 Rpud Acres	Number	
S2 Rpud Acres Value	Calculation (Number)	= (S2 Rpud Acres * Rpud Home Value) * Rpud du acre

Field Name	Field Type	Formula / Entry Option
S2 Sample Tax	Calculation (Number)	= (S2 Combined City School Tax * Sample Home) / 1000
S2 Sample Tax School Construction	Calculation (Number)	= (S2 Combined City School Tax construction * Sample Home) / 1000
S2 School Construction	Calculation (Number)	= (School Building Cost Per Student * S2 New Students Minus Existing Capacity) * ((School Building Aid Percentage -1) * -1)
S2 School Tax Per Thousand	Calculation (Number)	= (School Tax Levy + (S2 New School Operating Cost - (S2 New State Aid+ S2 New School Non Tax Revenue))) / ((School Taxable Assessed Value + S2 Housing Value + S2 Com Ind Value) /1000)
S2 School Tax Per Thousand With Construction	Calculation (Number)	= (School Tax Levy +S2 Impact on Levy of School Construction + (S2 New School Operating Cost - (S2 New State Aid+ S2 New School Non Tax Revenue))) / ((School Taxable Assessed Value + S2 Housing Value + S2 Com Ind Value) /1000)
S2 School Tax Revenue	Calculation (Number)	= ((S2 Housing Value + S2 Com Ind Value)/1000) * School Tax Rate Per Thousand
S2 Total Acres	Calculation (Number)	= S2 Open Space Donated Acres + S2 OS Acres Purch Ease + S2 OS Acres Purch FS + S2 B123 Acres + S2 B4 5 Acres + S2 Com Ind Acres + S2 R2 3 Acres + S2 R1 Acres + S2 Rpud Acres
S2 Total Value Bump Minus Land	Calculation (Number)	= (S2 R1 Acres Value + S2 R2 3 Acres Value + S2 Rpud Acres Value + S2 B123 Acres Value + S2 B4 5 Acres Value + S2 Com Ind Acres Value) - ((S2 R1 Acres Value + S2 R2 3 Acres Value + S2 Rpud Acres Value + S2 B123 Acres Value + S2 B4 5 Acres Value + S2 Com Ind Acres Value) * Land Value Percent Reduction)
S3 B123 Acres	Number	
S3 B123 Acres Value	Calculation (Number)	= (S3 B123 Acres * Comm B123 Value Per Acre)
S3 B4 5 Acres	Number	
S3 B4 5 Acres Value	Calculation (Number)	= S3 B4 5 Acres * Comm B4 5 Value Per Acre
S3 City Tax Per Thousand	Calculation (Number)	= (City Tax Levy + S3 Expense + S3 Open Space Impact on Levy + S3 Cap proj Impact on Levy) /((City Taxable Assesed Value + S3 Housing Value + S3 Com Ind Value)/1000)
S3 Com Ind Acres	Number	
S3 Com Ind Acres Value	Calculation (Number)	= S3 Com Ind Acres * Comm Light Industrial Value Minus Land
S3 Com Ind Value	Calculation (Number)	= Comm Light Industrial Value Per Acre * S3 Com Ind Acres
S3 Combined City School Tax	Calculation (Number)	= S3 City Tax Per Thousand + S3 School Tax Per Thousand
S3 Combined City School Tax construction	Calculation (Number)	= S3 City Tax Per Thousand + S3 School Tax Per Thousand With Construction
S3 Ease Acres Value	Calculation (Number)	= S3 OS Acres Purch Ease * OSP Ease Value Per Acre
S3 Expense	Calculation (Number)	= Percapita Expense * S3 New Population
S3 FS Purch Value	Calculation (Number)	= S3 OS Acres Purch FS * OSP Purch Value Per Acre
S3 Housing Value	Calculation (Number)	= ((R1 Home Value Minus Land * S3 R1 Acres) * R1 du acre) + ((R2 3 Home Value Minus Land * S3 R2 3 Acres) * R2 3 du acre) + ((Rpud Home Value Minus Land * S3 Rpud Acres) * Rpud du acre)
S3 Impact on Levy of School Construction	Calculation (Number)	= PMT(S3 School Construction, Bond Interst Rate, Bond Term)
S3 Net Impact on City Tax Levy	Calculation (Number)	= (S3 Expense + S3 Open Space Impact on Levy) - S3 Property Tax Revenue
S3 Net Impact on Combined Levy	Calculation (Number)	= S3 Net Impact On School Tax Levy No Construction + S3 Net Impact on City Tax Levy
S3 Net Impact on Combined Levy Per Acre	Calculation (Number)	= S3 Net Impact on Combined Levy/(S3 R1 Acres + S3 Com Ind Acres + S2 R2 3 Acres)
S3 Net Impact on Combined Levy Sch Construction	Calculation (Number)	= S3 Net Impact On School Tax Levy + S3 Net Impact on City Tax Levy
S3 Net Impact On School Tax Levy	Calculation (Number)	= (S3 Impact on Levy of School Construction + S3 New School Operating Cost) - (S3 New School Non Tax Revenue + S3 New State Aid + S3 School Tax Revenue)
S3 Net Impact On School Tax Levy No Construction	Calculation (Number)	= (S3 New School Operating Cost) - (S3 New School Non Tax Revenue + S3 New State Aid + S3 School Tax Revenue)
S3 New Housing Units	Calculation (Number)	= S3 New R1 Housing Units + S3 New R2 3 Housing Units + S3 New Rpud Housing Units

Field Name	Field Type	Formula / Entry Option
S3 New Population	Calculation (Number)	= (S3 New R1 Housing Units + S3 New R2 3 Housing Units) * Persons Per Household
S3 New R1 Housing Units	Calculation (Number)	= S3 R1 Acres * R1 du acre
S3 New R2 3 Housing Units	Calculation (Number)	= S3 R2 3 Acres * R2 3 du acre
S3 New Rpud Housing Units	Calculation (Number)	= S3 Rpud Acres * Rpud du acre
S3 New School Non Tax Revenue	Calculation (Number)	= (School Other Income / School Enrolment) * S3 New Students
S3 New School Operating Cost	Calculation (Number)	= Operating Cost Per Student * S3 New Students
S3 New State Aid	Calculation (Number)	= S3 New Students * State Aid Per Student
S3 New Students	Calculation (Number)	= (S3 New R1 Housing Units * SAC Multiplyer R1)+ (S3 New R2 3 Housing Units * SAC Multiplyer R2 3) + (S3 New Rpud Housing Units * SAC Multiplyer Rpud)
S3 New Students Minus Existing Capacity	Calculation (Number)	= S3 New Students-Existing Excess School Capacity
S3 Open Space Donated Acres	Number	
S3 Open Space Expense	Calculation (Number)	= (OSP Purch Value Per Acre * S3 OS Acres Purch FS)+ (OSP Ease Value Per Acre* S3 OS Acres Purch Ease)
S3 Open Space Impact on Levy	Calculation (Number)	= PMT(S3 Open Space Expense, Bond Interst Rate , Bond Term)
S3 Open Space Impact on Levy Per Acre	Calculation (Number)	= (PMT(S3 Open Space Expense, Bond Interst Rate , Bond Term))/S3 OS Acres Purch FS
S3 OS Acres Purch Ease	Number	
S3 OS Acres Purch FS	Number	
S3 Property Tax Revenue	Calculation (Number)	= ((S3 Housing Value + S3 Com Ind Value)/1000) * City Tax Rate Per Thousand
S3 R1 Acres	Number	
S3 R1 Acres Value	Calculation (Number)	= (S3 R1 Acres * R1 Home Value) * R1 du acre
S3 R2 3 Acres	Number	
S3 R2 3 Acres Value	Calculation (Number)	= (S3 R2 3 Acres * R2 3 Home Value) * R2 3 du acre
S3 Rpud Acres	Number	
S3 Rpud Acres Value	Calculation (Number)	= (S3 Rpud Acres * Rpud Home Value) * Rpud du acre
S3 Sample Tax	Calculation (Number)	= (S3 Combined City School Tax * Sample Home) / 1000
S3 Sample Tax School Construction	Calculation (Number)	= (S3 Combined City School Tax construction * Sample Home) / 1000
S3 School Construction	Calculation (Number)	= (School Building Cost Per Student * S3 New Students Minus Existing Capacity) * ((School Building Aid Percentage -1) * -1)
S3 School Tax Per Thousand	Calculation (Number)	= (School Tax Levy + (S3 New School Operating Cost - (S3 New State Aid+ S3 New School Non Tax Revenue))) / ((School Taxable Assessed Value + S3 Housing Value + S3 Com Ind Value) /1000)
S3 School Tax Per Thousand With Construction	Calculation (Number)	= (School Tax Levy +S3 Impact on Levy of School Construction + (S3 New School Operating Cost - (S3 New State Aid+ S3 New School Non Tax Revenue))) / ((School Taxable Assessed Value + S3 Housing Value + S3 Com Ind Value) /1000)
S3 School Tax Revenue	Calculation (Number)	= ((S3 Housing Value + S3 Com Ind Value)/1000) * School Tax Rate Per Thousand
S3 Total Acres	Calculation (Number)	= S3 Open Space Donated Acres + S3 OS Acres Purch Ease + S3 OS Acres Purch FS + S3 B123 Acres + S3 B4 5 Acres + S3 Com Ind Acres + S3 R2 3 Acres + S3 R1 Acres + S3 Rpud Acres
S3 Total Value Bump Minus Land	Calculation (Number)	= (S3 R1 Acres Value + S3 R2 3 Acres Value + S3 Rpud Acres Value + S3 B123 Acres Value + S3 B4 5 Acres Value + S3 Com Ind Acres Value) - ((S3 R1 Acres Value + S3 R2 3 Acres Value + S3 Rpud Acres Value + S3 B123 Acres Value + S3 B4 5 Acres Value + S3 Com Ind Acres Value) * Land Value Percent Reduction)
SAC Multiplyer R1	Number	
SAC Multiplyer R2 3	Number	
SAC Multiplyer Rpud	Number	
Sample Home	Number	

Field Name	Field Type	Formula / Entry Option
School Building Aid Percentage	Number	
School Building Cost Per Student	Number	
School Enrolment	Number	
School Operationg Cost no Dept Admin	Calculation (Number)	= (Total Operating Expenditures - (Total Operating Expenditures * .13))-DEBT SERVICE
School Other Income	Number	
School Other Income Per Student	Calculation (Number)	= School Other Income / School Enrolment
School Tax Levy	Number	
School Tax Rate Per Thousand	Number	
School Tax Rate Test	Calculation (Number)	= School Tax Levy / (School Taxable Assessed Value / 1000)
School Taxable Assessed Value	Number	
SERIAL NUMBER	Calculation (Number)	Indexed = Status(CurrentRecordID)
State Aid Per Student	Calculation (Number)	= Total State Aid / School Enrolment
Tax CS Expense Per Capita	Calculation (Number)	= (Tax CS Expenses - (Tax CS Expenses * Tax CS Percent Fixed E)) / City Population
Tax CS Expenses	Number	
Tax CS Percent Fixed E	Number	
Tax CS Percent Fixed R	Number	
Tax CS Revenue Per Capita	Calculation (Number)	= ((Tax CS Revenues - (Tax CS Revenues * Tax CS Percent Fixed R))) / City Population
Tax CS Revenues	Number	
Total Operating Expenditures	Number	
Total State Aid	Number	
VERSION NAME	Text	Do not allow user to override validation Required value Unique values only Message: "A unique name must be entered here." Indexed
CHECK school Tax	Calculation (Number)	= (School Taxable Assessed Value/1000)*School Tax Rate Per Thousand
S1 Capital Improvement	Number	
S2 Capital Improvement	Number	
S3 Capital Improvement	Number	
S1 Cap proj Impact on Levy	Calculation (Number)	= PMT(S1 Capital Improvement, Bond Interst Rate , Bond Term)
S2 Cap proj Impact on Levy	Calculation (Number)	= PMT(S2 Capital Improvement, Bond Interst Rate , Bond Term)
S3 Cap proj Impact on Levy	Calculation (Number)	= PMT(S3 Capital Improvement, Bond Interst Rate , Bond Term)