

## POLICY STATEMENT

### No. Board Policy 2021-02

**Adopted:** June 21, 2021  
**By:** COMPASS Board of Directors  
**Last Revised:** None

### Policy Statement:

### COMPASS Fiscal Impact Tool Use Policy

#### 1. Background

The Treasure Valley has experienced considerable growth over the last several decades and more growth is anticipated. Growth brings about potential revenues in property taxes and development fees, but obligates public agencies to provide infrastructure and services. COMPASS has developed a fiscal impact tool (FIT) to better estimate expected revenues and costs to local governments as a result of new development so that decision-makers can better manage growth.

The FIT software is proprietary; thus, the tool itself will not be shared with the public. However, the inputs and methodology of the tool are provided in the COMPASS FIT report on the COMPASS website at: [www.compassidaho.org/prodserv/fiscalimpact.htm](http://www.compassidaho.org/prodserv/fiscalimpact.htm). Contact COMPASS staff for additional information.

#### 2. COMPASS Fiscal Impact Tool Use

The FIT was developed as a resource for member agencies to support local decision-making. COMPASS will run analyses for member agencies for large-scale development proposals including subdivisions, annexations, rezones, scenario planning, comprehensive plan changes, and other member agency requests, based on the triggers listed on the following page.

Proposals or other requests not meeting these thresholds may be reviewed for approval upon written request by a COMPASS Board member to the COMPASS Executive Director or as requested by the COMPASS Executive Director.

COMPASS member agencies may opt out of receiving fiscal impact reports, either in general or for specific development applications, via written request by a COMPASS Regional Transportation Advisory Committee member and submitted to the COMPASS Executive Director.

## Fiscal Impact Tool Use Triggers

Application Type	Trigger	Reporting
Subdivision	Receipt of a development application for 50 residential units or more	COMPASS Development Checklist
	Receipt of a development application for 100,000 square feet or more of retail or office or  250,000 square feet or more of industrial space or  Any combination of residential units or retail, office, or industrial space that generates the same equivalent trips as 100,000 square feet or more of retail	COMPASS Development Checklist
	Receipt of a development application for any application that generates the same equivalent daily trips as 50 residential units or more	COMPASS Development Checklist
Annexation and/or Rezones	Receipt of a development application for any application that generates the same equivalent daily trips as 50 residential units or more	COMPASS Development Checklist
Scenario Planning	Upon Request	As negotiated by COMPASS and recipient
Comprehensive Plan Updates	Upon Request	As negotiated by COMPASS and recipient

COMPASS staff will determine the amount of residential and non-residential development in the evaluation. It is imperative that requestors provide clear and accurate information in development proposals to ensure highest quality results.

### 3. Reporting

COMPASS will report FIT results for subdivisions, annexations, and rezones via the COMPASS Development Checklist. An example of the FIT report is shown on the following page.

## Fiscal Impact Analysis

The purpose of the fiscal impact analysis is to better estimate expected revenues and costs to local governments as a result of new development so that the public, stakeholders, and the decision-makers can better manage growth. Capital and operating expenditures are determined by various factors that determine service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

Capital costs, projected in the model reflect the potential cost to serve new growth, regardless of whether the resources are available to cover the costs and assumes that the jurisdiction will continue to balance their annual budgets considering financial guidelines and policies, applicable operating impacts, and available resources.

The COMPASS Development Checklist considers the level of fiscal benefits, how many public agencies benefit or are burdened by additional growth, and how long the proposal will take to achieve a fiscal break-even point, if at all. More information about the COMPASS Fiscal Impact Tool is available at: [www.compassidaho.org/prodserv/fiscalimpact.htm](http://www.compassidaho.org/prodserv/fiscalimpact.htm)

### Overall Net Fiscal Impact

### Net Fiscal Impact, by Agency

City 

Highway District 

Break Even: 12 Years

County 

School District 

**EXAMPLE**

Fiscal Impact Analysis Report included with the COMPASS Development Checklist

## Oversight

The COMPASS Regional Transportation Advisory Committee will oversee the FIT input data assumptions and outputs on a periodic basis to recommend improvements to the process and tool.

## 4. COMPASS Member Agency Use

COMPASS has developed a web-based interface to enable COMPASS member agencies to use the FIT tool themselves, while ensuring integrity of the mechanics and outputs. COMPASS will host periodic trainings to enable member agency personnel to participate; this training is required for each individual prior to receiving access to the online tool. All official analyses and reporting shall be provided by COMPASS; results from the web-based FIT are not official results and should not be published to maintain consistency in reporting. COMPASS will conduct fiscal impact analysis based on official triggers or upon approved written requests.

## Web-based FIT Interface

The web-based graphical interface enables COMPASS member agencies to use the FIT without the obligations of maintaining the data inputs or other updates. The web-based tool can be accessed at:

[www.compassidaho.org/prodserv/fiscalimpact.htm](http://www.compassidaho.org/prodserv/fiscalimpact.htm)

## Conditions for Release

The FIT is proprietary property of COMPASS and Tischler Bise, Inc. COMPASS member agencies using the web-based FIT interface shall agree to the conditions of release described herein:

1. The recipient designee agrees to abide by all copyright use restrictions of the FIT by Tischler Bise, Inc.
2. The recipient will not distribute the FIT or any trade secret information related to fiscal analysis, to any party without the express written permission of COMPASS and Tischler Bise, Inc.
3. To the extent permitted by law, the recipient shall indemnify and hold harmless COMPASS, its officers, employees and agents, against any and all claims, damages, liability and court awards, including all costs, expenses, and attorney's fees, incurred as a result of the recipient's use.

## **5. Disclaimer**

The FIT is a guide and approximation of the fiscal impact of development. It should not be used as an absolute decision-making tool, but as an additional data point in the development review process to help communities understand site-specific fiscal impacts and evaluate how land use changes cumulatively impact the long-term fiscal sustainability of the community. Changing economic conditions, housing values, and development schedules could impact the results of the analysis.

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Fiscal Impact Tool (FIT)  
Phase II - Community Level Analysis



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