

Fiscal Sustainability Analysis Tool

Committee: Sustainable Growth and Charter Cleanup

Members: Eric Grimmer
 Eugene Stoccardo
 Rishi Bagga
 Tom Callan
 Chuck O'Neal
 Dick Batchelor

Fiscal Sustainability Analysis Tool

FLU1.2.8

Orange County will develop a fiscal sustainability analysis tool. In addition, the County will include policies to support fiscally sustainable development patterns in the Future Land Use and Capital Improvements elements. The methodology and policies will further the County's effort to evaluate the impacts of proposed Urban Service Area expansions, as well as the impact of proposed development in Rural Settlements and in the Rural Service Area, on the County's capacity to efficiently provide and maintain infrastructure and services. (Added 5/13, Ord. 2013-11)

LMN 1.3.11: Orange County will develop a fiscal sustainability analysis tool. In addition, the County will include policies to support fiscally sustainable development patterns in the Land Use, Mobility, and Neighborhoods and Implementation chapters. The methodology and policies will further the County's effort to evaluate the impacts of proposed Urban Service Area expansions, as well as the impact of proposed development in Rural Settlements and in the Rural Service Area, on the County's capacity to efficiently provide and maintain infrastructure and services. (Added 5/13, Ord. 2013-11) (FLU1.2.8)

Fiscal Sustainability Vs. Suburban Sprawl

Bloomberg

Subscribe



CityLab | Justice

How Much Sprawl Costs America

More than \$1 trillion, according to a new report.

**STRONG
TOWNS**



The Growth Ponzi Scheme



Urban sprawl triples public service costs, says OECD

Suburban sprawl is weighing on the U.S. economy

PUBLISHED TUE, FEB 1 2022·8:03 AM EST | UPDATED TUE, FEB 1 2022·12:38 PM EST

Financial Sustainability: A Case Study

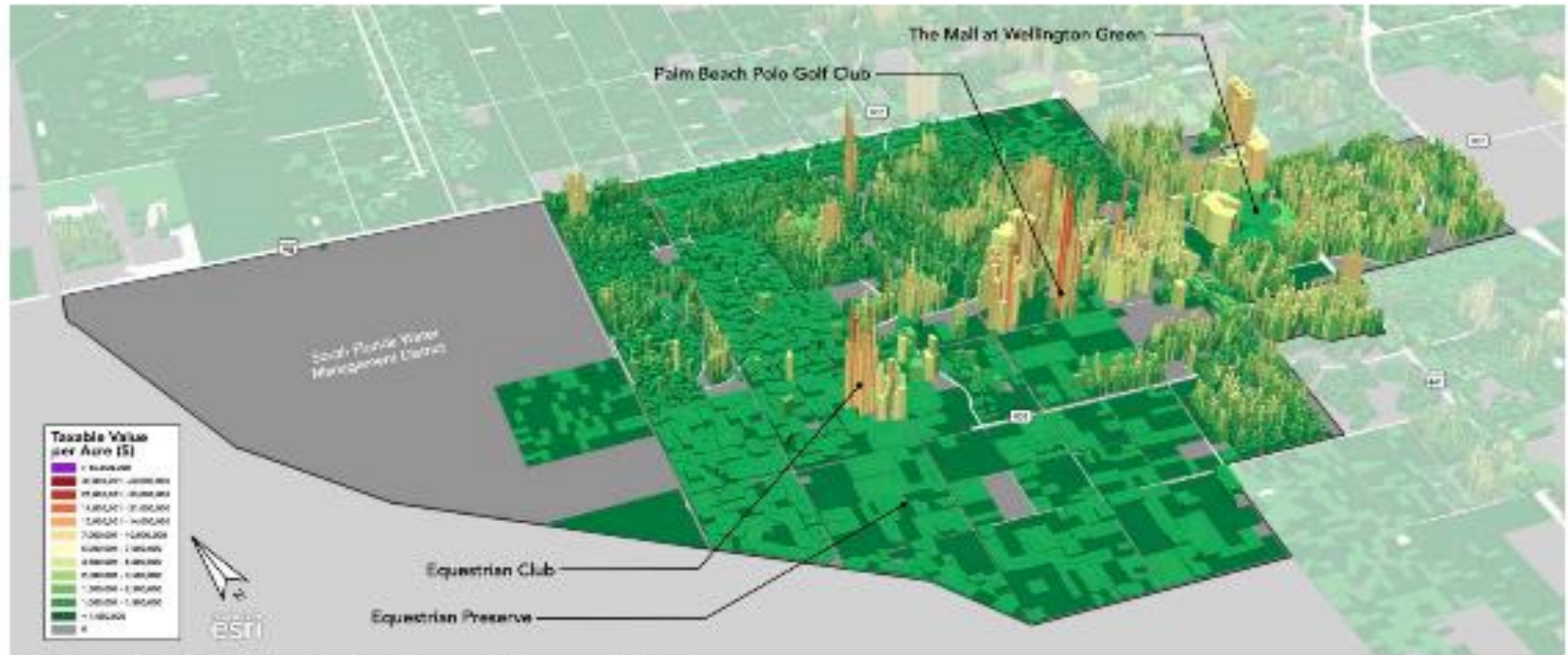
Street	Average Lot Width	Annualized Infrastructure Cost	Average City Property Taxes	Estimated Taxes to Infrastructure	Estimated Deficit / Surplus
Stonebrook Boulevard	 114'	\$393.08	\$330.60	\$196.99	-\$196.09
Delaware Drive	 82'	\$357.69	\$474.88	\$282.41	-\$75.28
Clemente Avenue	 103'	\$500.60	\$673.53	\$400.96	-\$99.64
Pulley Place	 69'	\$342.61	\$458.20	\$271.95	-\$70.66
Greenbrook North Way	 24'	\$122.90	\$292.90	\$174.33	+\$51.43

Fiscal Sustainability Analysis Tool: An Example (Urban3)

WELLINGTON, FL

VALUE PER ACRE ANALYSIS & GROWTH PROJECTIONS

URBAN3



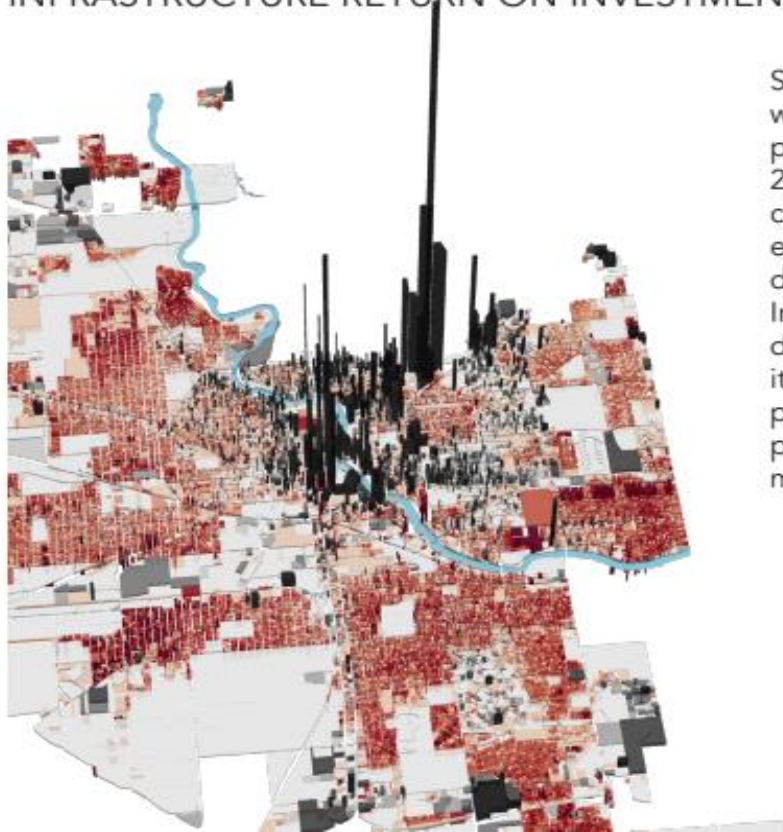
ABOVE: Value Per Acre model of the Village of Wellington, Florida

Fiscal Sustainability Analysis Tool: An Example (Urban3)

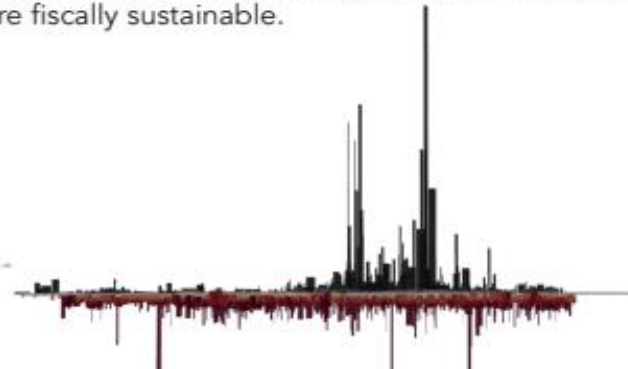
SOUTH BEND, IN

INFRASTRUCTURE RETURN ON INVESTMENT

URBAN3



South Bend, Indiana is a midwestern city grappling with long term impacts of deindustrialization and population loss. Between June 2019 and April 2020, we worked with the city to analyze how the community pays for its infrastructure. Our work examined and visualized the costs and revenues of development at a parcel level, through a Return on Investment analysis. Our objective was threefold: to determine whether the community is able to pay for its infrastructure, to identify the net cost of different patterns and typologies of development, and to provide South Bend with suggestions for becoming more fiscally sustainable.



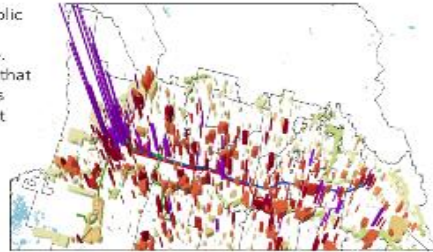
Fiscal Sustainability Analysis Tool: An Example (Urban3)

SALT LAKE COUNTY, UT

SCENARIO DEVELOPMENT ANALYSIS

URBAN3

After the County understood the untapped value of public land, Urban3 analyzed specific County-owned assets to evaluate their economic potency and potential land use. These development scenarios of site-specific examples that can aid the County to make smart, sustainable decisions on future development. Although these analyses are not meant to be interpreted as actual development plans, but as thought experiments, they can highlight the potential in these sites and the opportunity cost of underutilized assets. From the selected scenario suggestions, the County has the possibility of adding a total of \$32B in indicative value to their tax base.



ABOVE: Maximum development indicative value for Salt Lake County, UT



ABOVE: County Complex Case Study, Salt Lake County, UT

OUTCOMES

- The County understands the value that public land can generate
- The County has a portfolio of development scenarios that will aid in meeting specific policy goals

CONTACT

Catherine Kanter

Redesigning publicly owned land to consume less land, especially in a prime real estate area, would allow them to exist without reducing the productivity of the area. For example, if a multi-story office building and parking deck were added to a County Complex, the total value of the property would increase by an estimated \$52M while decreasing the amount of land used as surface parking. There is also tremendous flexibility to find creative solutions to issues like housing affordability and emerging civic issues. By replacing a multi-family infill in publicly owned land that is close to a transit station, the County can increase its tax value by \$82M. This example becomes a catalyst for redeveloping surrounding land.

