Community Impact Model
Fiscal Impact Analysis
Version: 1.01

The Community Impact Model (or CIM) provides a tool for quickly estimating of the fiscal impacts of a proposed development on local governments. Any size, type or combination of development can be

The user can perform an analysis simply by entering basic parameters for the proposed development, along with certain local data. The model uses default values to facilitate quick modeling. Users can override most defaults to further customize the model.

The model includes a full range of public services in the analysis, but users can de-select any services they do not want included. For example, schools could be de-selected so that school system costs are not included in the analysis.

Instructions: The Model is an MS Excel 2010 Workbook. You must have Excel 2010 or later to use the Model. To avoid security issues, this is a macro-free model that contains no VBA or Macro programming. Once you have downloaded and saved the Model, you may need to "Enable Content" in order to use it and save your work. Enabling the workbook merely allows several website links at the bottom of this worksheet to function.

Quick Start instructions are below. Complete instructions and a model description are available in a separate document available for download with the Model.

Quick Start
Click on the numbered links below to quickly enter data and navigate through the model:
   1 - Enter Project Profile
   2 - Enter Commercial Building Types (if any)
   3 - Enter Local Tax Rates
   4 - Enter Local Impact Fees (if any)
   5 - Options (optional)
   6 - Review Default Values (optional)
   7 - View Results (tab 1 of 3 output tabs)

The tabs at the bottom of the workbook are color-coded in the following manner:

Instructions
User Inputs
Default Values & Options
Data Tables & Calculation Tables
Results

To see all the worksheet tabs, it may be necessary to scroll right or left with the arrow buttons in the lower left corner of the Excel frame.

Some user input cells contain helpful comments that will pop up when the mouse pointer hovers over the cell. These cells are indicated by a colored triangle in the corner.

Use of this Model constitutes acceptance of the Disclaimer available here:
Model Disclaimer
Questions, help, technical support, and feedback:
Technical Support