

FLORIDA IMPACT FEE SURVEY RESULTS

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Telephone interviews performed by specially-trained opinion research interviewers

Conducted with 801 randomly-selected Florida general election voters, using a combination of valid residential, VOIP and cellular telephone listings

+/- 3.46% overall estimated margin of error, with a confidence interval of 6.92% within which the results can vary

August 3 – August 7, 2016

Data was stratified so that the differences in vital characteristics, such as age, race, gender and geography are represented in proportion to their percentages of Florida's electorate

Due to rounding, not all results add up to 100%, and the data is presented in a different order than the questions were asked

Unless otherwise noted, only statistically-significant differences that were outside the confidence interval for the overall estimated margin of sampling error have been reported in this presentation of key findings

Methods

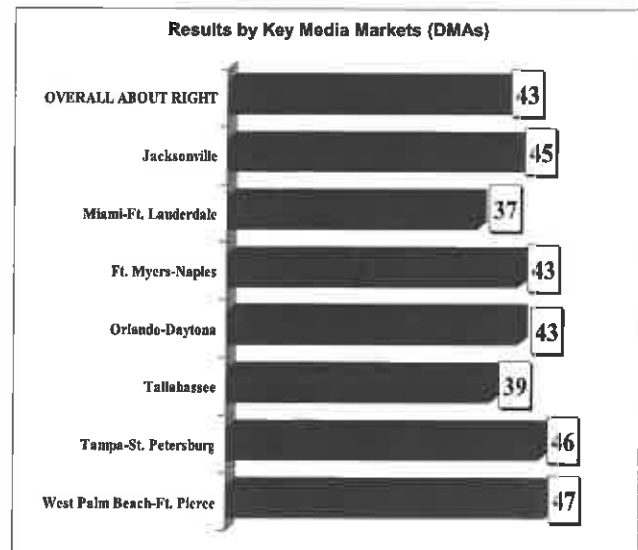
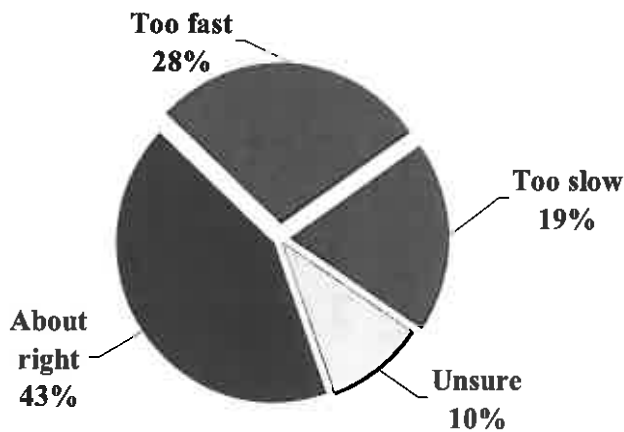
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It appears there is little consensus about the pace of housing growth and sentiments are fairly consistent throughout the state; this indicates that there may only be very modest concern about the matter and pleas to preemptively remediate problems related to growth may not strongly resonate with voters at this time



At the current time, would you say that the rate of growth from new housing construction in your county is too fast, about the right pace or too slow?

Rate of Growth

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“As you may or may not know, some counties and local governments in Florida charge a fee each time a new home is built, which is used to help pay for government facilities and services, such as schools, roads and transportation infrastructure. The fee is known as an impact fee.”

Introductory Preamble

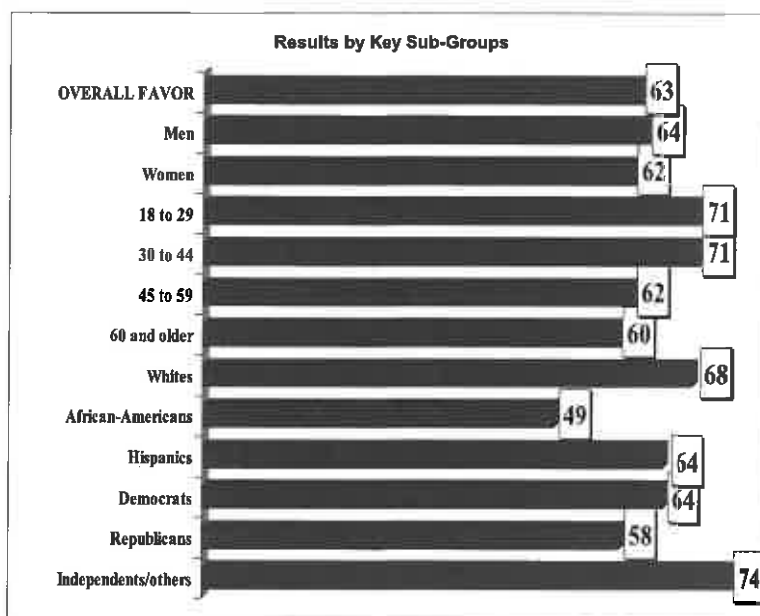
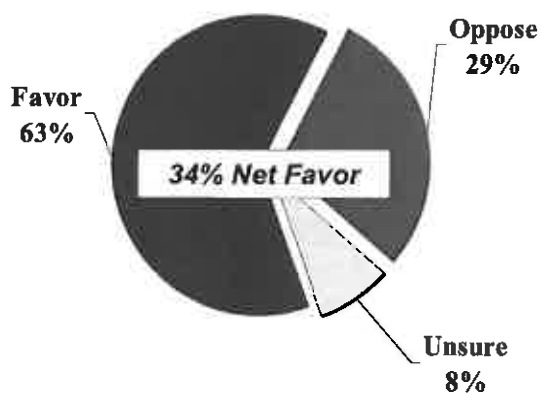
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The notion of collecting impact fees for new and expanded school buildings is quite popular, even among those voters in the higher age categories who are less likely to have children or, possibly, may not see themselves as directly benefitting or being affected



Generally speaking, do you favor or oppose charging impact fees on new homes to help pay for expanding and building new schools?

Impact Fees for Schools

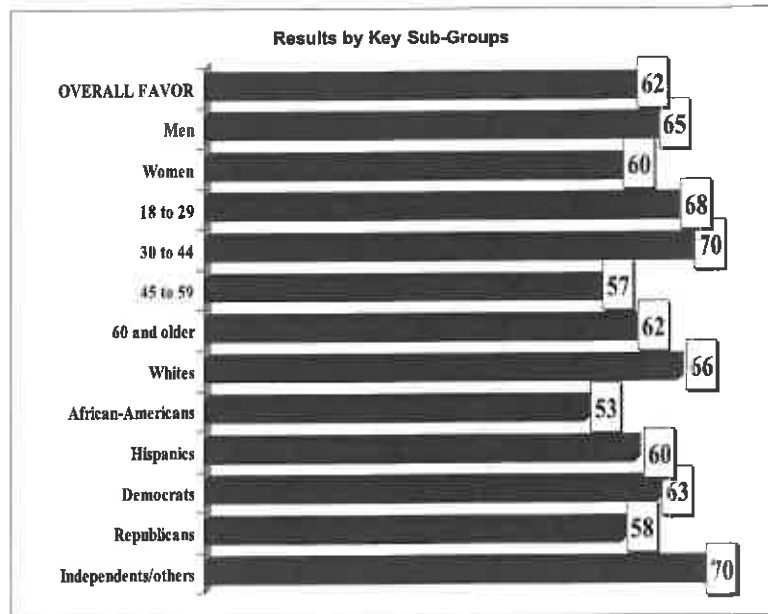
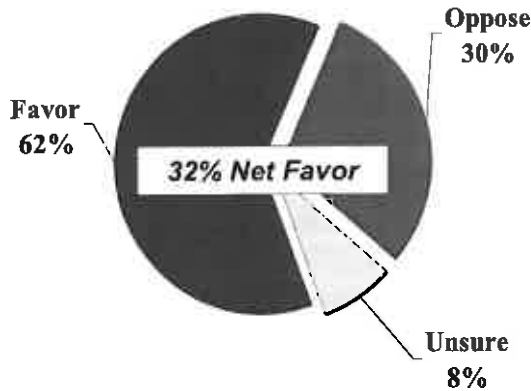
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Almost identical in support – in fact 54% of the survey respondents favored both school and road impact fees – the notion of collecting impact fees for new and expanded transportation also is quite popular and garners support above the 50% threshold for every major sub-group in the survey



Generally speaking, do you favor or oppose charging impact fees on new homes to help pay for expanding and improving streets, roads and transportation infrastructure?

Impact Fees for Roads

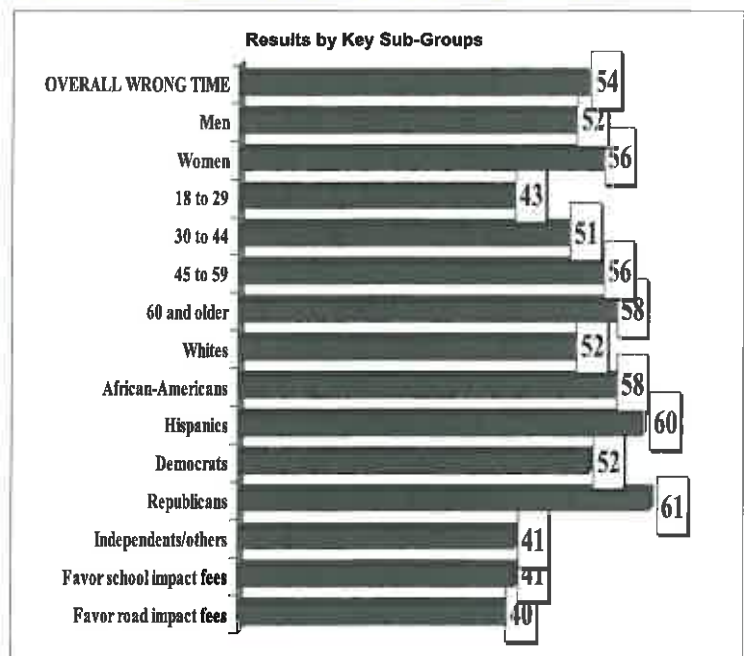
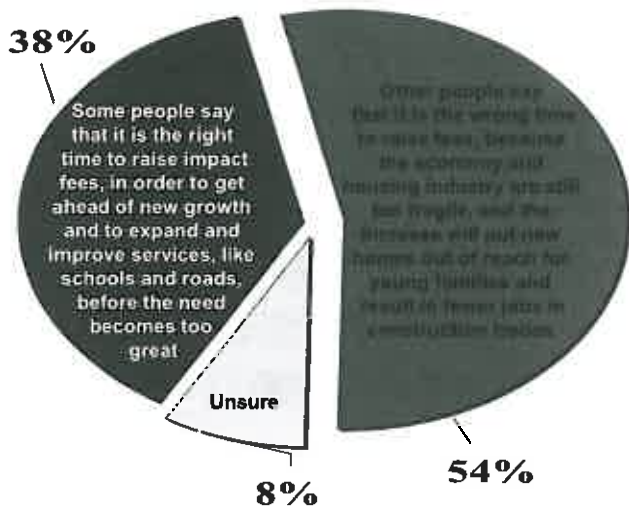
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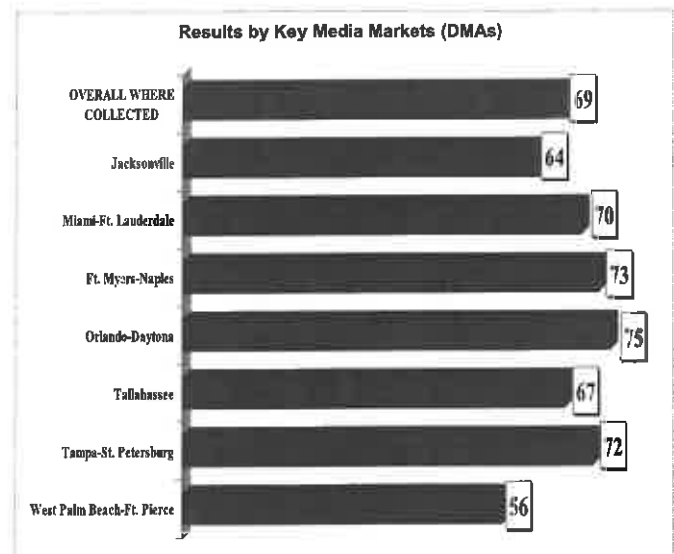
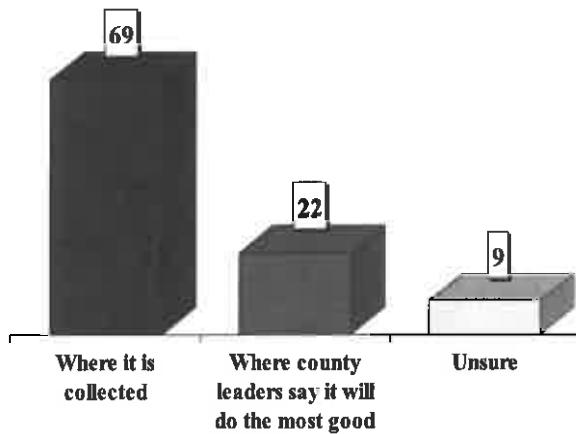
Despite the nearly fervid levels of support for impact fees, voters are wary about raising them at this time; notably, even substantial proportions of those who favor collecting them for schools and roads appear reluctant to do so right now



Which opinion comes closest to yours?

Timing

There is little ambiguity about where voters think that money collected from impact fees should be spent, with the vast majority preferring to have it used in the areas from which it emanates, rather than being allocated to address unresolved problems that have gone unaddressed in established areas or the collateral effects of growth



Supposing for a moment that the impact fee on new homes is increased, do you think that the money should be spent only in or near areas where it is collected, in order to address needs created by new growth or spent where county leaders think it will do the most good?

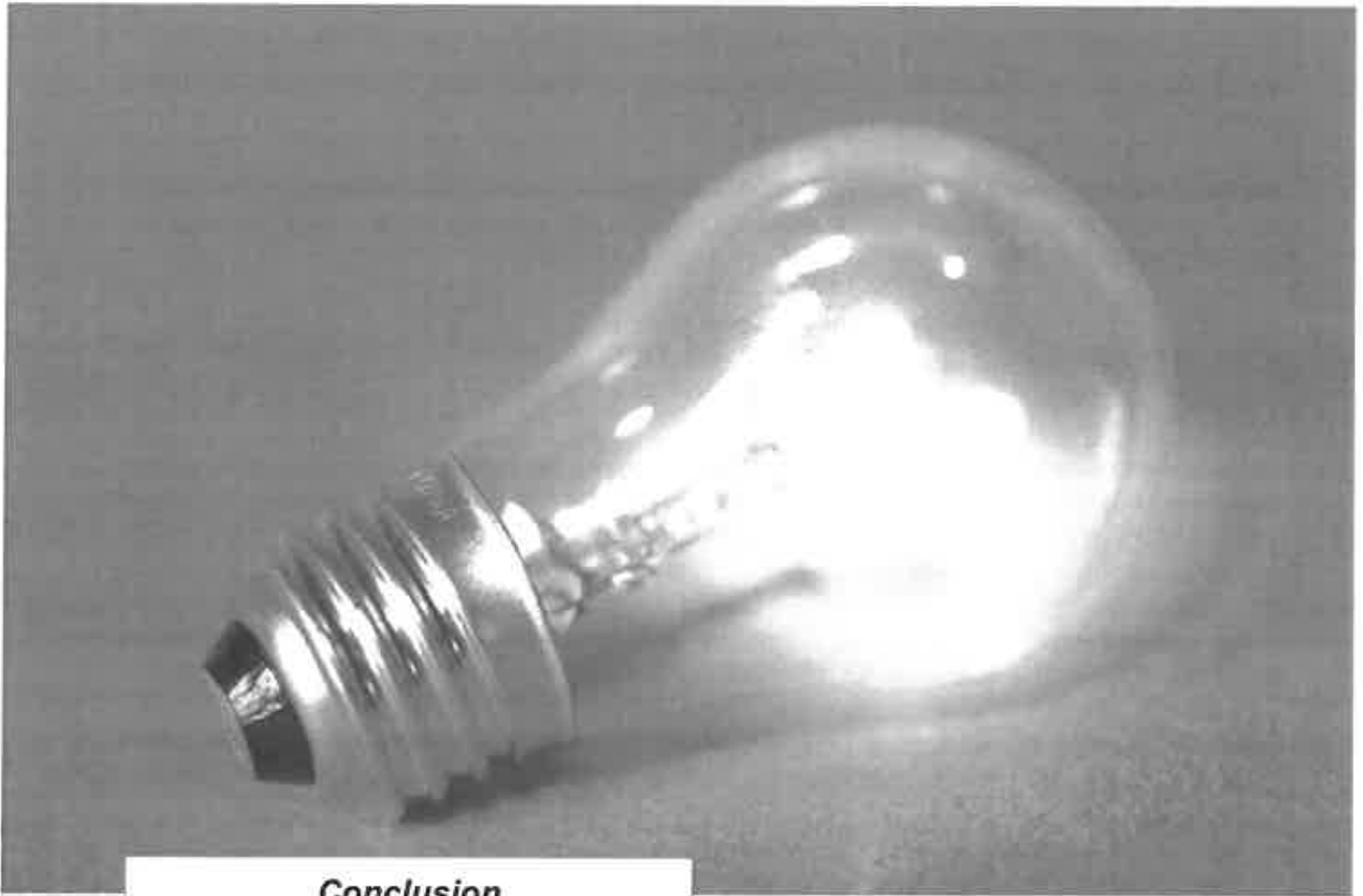
Where to Use the Funds

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Conclusion

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- In concept, voters like the idea of governments collecting impact fees for expanding and improving public services that, presumably, can experience greater demand due to housing growth
- Support for impact fees to meet capital needs for education and transportation infrastructure are equally robust and both have very consistent support when analyzed by variables, such as area, age, race and gender
- Although support is slightly lower among Republicans, the data seems to contradict the supposition that they will oppose impact fees in the same reflexive ways that they philosophically oppose tax increases
- Pursuit of increased impact fees should be tempered by recognition of the maxim that *timing is everything in politics*. The results suggest that voters are still timid about the state of the land-use economy and, in the absence of concern about the pace of housing growth, may not be willing to embrace impact fee increases at this time or support candidates who promote them
- Using impact fees to resolve unmet needs, rather than spending them in the areas where they are collected, could prove to be an untenable decision and result in backlash from voters who are dubious about spending decisions of their local governments...and may scoff at rationalizations for spending new money to solve old problems; the safer political ground may be to adopt rigorous policies that avoid the appearance of arbitrary decision-making in allocating such funds

Key Findings & Interpretations Recap

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