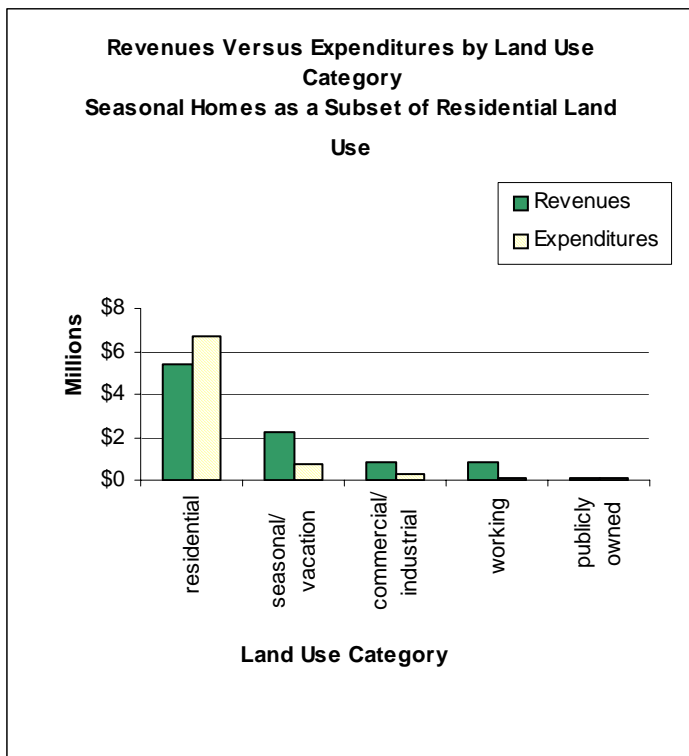


Lamoille County Planning Commission
Is Proud To Announce

**The Completion Of
Cambridge Cost of Community Services Study
March 2006**

Project Overview

The Town of Cambridge commissioned the services of the Lamoille County Planning Commission (LCPC) to determine how much its four basic land uses {residential, commercial / industrial, working land / open space, and publicly owned (town and state owned properties)} cost in services relative to the amount of revenues they generate. In order to conduct this study, LCPC condensed the town's fifteen grand list land use categories into the four basic land use categories for this "Cost of Community Services Study". The basic methodology and technical assistance for the study were provided by the American Farmland Trust. The following are the findings of the study:



- For every dollar Cambridge's residential land uses pay in revenues, these same land uses require \$1.25 worth of municipal services.
- Seasonal / vacation land uses require \$.33 in services for every dollar they contribute to the tax rolls. This contribution to the tax base is largely due to this land use category's lack of school services.
- For every dollar Cambridge's commercial and industrial land uses pay in revenues, these same land uses require \$.33 worth of municipal services.
- For every dollar Cambridge's working lands / open space pay in revenues, these same land uses require \$.17 worth of municipal services.
- The publicly owned land uses require \$.92 in services for every dollar in taxes paid.

The seasonal/vacation land use category was put into four other scenarios than the original that categorized this land use ranging from 100% commercial to 75% residential and 25% commercial. The findings of these scenarios for residential and commercial land use are:

- Residential land use may require between \$1.36-1.93 in services for each dollar generated in revenues depending on how seasonal/vacation land use is categorized.
- Commercial land use requires between \$0.22-0.34 in services for each dollar generated in revenues depending on how seasonal/vacation land use is categorized.

Project Highlights

- Cambridge's residential land use category is costing the town more in services than the national average.
- The national average for a revenue : expenditure ratio for residential land uses is 1 : 1.10 – Cambridge's is 1 : 1.25.
- While Cambridge's residential land uses only comprise 10% of the town's acreage, these land uses equate to 71.5% of the town's grand list value, and contribute 76% of the town's revenues. However, they consume the majority of the town's services.

For more information about the project, call LCPC project manager Bill Rossmassler at 888-4548 or access the project web page via www.lcpcvt.org.