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Objective 3: Changing Public Policy Initiatives

Using the TEX\$AFE model developed under this project, three economic and fiscal impact analysis were completed:

- 1) a cheese plant and related dairies in Northern Texas;
- 2) an affordable housing project in Garland, Texas, a suburb of Dallas; and
- 3) marinas on Lake Lewisville, north of Dallas.

For the first time in several decades, in the late 1990s the net flow of retirees from urban to rural reversed and became rural to urban. As reported by USDA, in the late 1990s one half of rural counties lost absolute numbers of retirees. Because Social Security is a major source of income in many rural areas this has potential negative impacts for rural communities. Retirees often are an economic base for the community and provide sufficient demand that services exist that otherwise would not. These services are available to all members of the community, and if the availability of these services decline, the quality of life for all residents may suffer. We were invited to write a paper on the implications for the rural economy.

I also provided a database of state and local expenditures and taxes to 9 states so that they can prepare state-specific reports on their state and local taxes and expenditures. Oklahoma has published an extension bulletin on taxes in Oklahoma.

Impact

The analysis of the affordable housing project showed that it did not have the negative fiscal impacts on the community that citizens, who opposed the project, had claimed. Almost any house with children will not pay sufficient property tax to educate the children. The community is continuing the project, with some administrative changes.

Several of the members of the cooperative that funded the cheese and dairy study have built dairies in the study area.

Publications

Shields, Martin, Steven C. Deller, and Judith I. Stallmann. "Comparing the Impacts of Retiree versus Working-Age Families on a Small Rural Region: An Application of the Wisconsin Economic Impact Modeling System." *Agricultural and Resource Economics Review*. 30(1):20-31. 2001

Judith I. Stallmann, Steven C. Deller and Martin Shields. "Aging and the Rural Economy." *The Public Policy and Aging Report*. 12(1, Fall): 14-19. 2001.