

Paul R. Flora, AICP

Fiscal Analyst and Principal Planner
 Hillsborough County City-County Planning Commission
 (813) 273-3774 x371

EDUCATION

Master of Arts in Economics	University of Pittsburgh	1994
Master of Urban and Regional Planning	Virginia Polytechnic Institute & State University	1983
Bachelor of Arts in Economics	College of William and Mary	1979

PROFESSIONAL EXPERIENCE

Fiscal Analyst and Principal Planner with the Hillsborough County City-County Planning Commission **www.tpcFIELDmodel.org** 2004-present

- designed and developed **Fiscal Impact Estimates of Land Development (FIELD)**—a dynamic, multi-jurisdictional model to test financial feasibility of comprehensive plans and alternative policy scenarios for Hillsborough County and the cities of Tampa, Temple Terrace and Plant City.
- analyze issues and policies relative to funding required infrastructure—assess growth management techniques and potential revenue sources and policies.

Research Associate with Center for Industry Studies, University of Pittsburgh 2003-2004

Regional Planning & Economic Analysis Consultant as an independent consultant 1999-2002

Associate Editor and member of Editorial Board with the Pittsburgh Post-Gazette 1997-1999

Regional Economist and Assistant Vice President with PNC Bank Corp. 1988-1997

Senior Planner I with the Richmond Regional Planning District Commission 1983-1985

ACADEMIC EXPERIENCE

Adjunct faculty for the University of Pittsburgh:

Urban Economics	2002, 2003	Economics Department
Urban Research Seminar on Sprawl	2002	Urban Studies Department
Urban Skills Seminars	2000, 2001	Urban Studies Department
Consumer Economics	2000	Economics Department
Business Economics	1999, 2000	Undergraduate Business School

for Semester at Sea, Fall 2002 Voyage:

Three courses [The City in History, Urban Skills Seminar, and Regional Economics] were taught in a comparative context as our ship sailed around the world, visiting ten ports in Asia, Africa, South America and the Caribbean. Ports visited included: Kobe, Japan; Shanghai, China; Hong Kong; Ho Chi Minh City, Vietnam; Penang, Malaysia; Chennai, India; Mombasa, Kenya; Cape Town, South Africa; Salvador, Brazil; and Havana, Cuba.

CERTIFICATIONS/HONORS/AWARDS

FIELD Model earned 1st Place—Infrastructure Future of the Region Award 2006
 from Tampa Bay Regional Planning Association

American Institute of Certified Planners (AICP) 2005

Fellow of the Knight Center Knight Center for Specialized Journalism 1998

BOARDS, COMMITTEES AND MEMBERSHIPS

Member of the American Planning Association and the National Impact Fee Roundtable

Served as founding board member, chairperson and treasurer of the North Point Breeze Planning and Development Corporation; and as vice president and treasurer for the First Unitarian Church of Pittsburgh

Served in various capacities on the boards of Citizens League of Southwestern Pennsylvania, Conservation Consultants, Inc., Monroeville Church of the Brethren and West Richmond Church of the Brethren

Served on advisory committees to the League of Women Voters, the Southwestern Pennsylvania Planning Commission, the Allegheny Policy Council, the Southwestern Pennsylvania Growth Alliance, Allegheny County 2001 and the University Center for Social and Urban Research, University of Pittsburgh

SELECTED PUBLICATIONS

Professional/Academic Reports Authored:

Introduction and Preliminary Results of the FIELD Model, (Hillsborough County City-County Planning Commission, January 2007). < <http://www.tpcfieldmodel.org/reports>>

Regional Economic Update, (PNC Bank Corp., 1988 through 1997).

The Role of Manufacturing in the Economic Future of the Pittsburgh Region, an unpublished masters thesis, (Pittsburgh, PA, October 1994).

“**Recession in Pittsburgh: 1990s Style**,” chapter II in Bangs and Singh (eds.), *The State of the Region Report*, (University Center for Social and Urban Research, March 1992), pp. 5-15.

with Stuart G. Hoffman, “**Contrasts in Regional Economic Structure and Performance: Cleveland, Philadelphia, and Pittsburgh**,” chapter III in Bangs and Singh (eds.), *The State of the Region*, (University Center for Social and Urban Research, September 1989), pp. 23-45.

Retail Trade Activity in the Richmond Region: 1977-1982, (Richmond Regional Planning District Commission, July 1985).

A Labor Market Analysis for Charles City County, (Richmond Regional Planning District Commission, June 1985).

“**A Comparison of Energy Self-Reliance and Industrial Development as an Economic Development Strategy**,” in *Proceedings, Community Energy Management as an Economic Development Strategy*, (Lincoln, NE: October 16, 1984), pp. 339-349.

A Comparison of Industrial Development and Energy Self-Reliance Using an Input-Output Model, an unpublished masters thesis, (Blacksburg, VA, January 1984).

with Kevin F. Byrnes, “**Small Area Industrial Employment: An Estimation Method and Regional Planning Applications**,” in *Papers and Proceedings of Applied Geography Conferences*, Volume 6, 1983, (Toronto, Ontario: October 1983), pp. 208-218.

Parking Data Management System for the City of Richmond, (Richmond Regional Planning District Commission, 1983).

with other staff, **Potential Socio-Economic and Environmental Impacts Related to Synthetic Fuel Production in Montgomery County, Virginia**, (New River Valley Planning District Commission, June 1981).

Overall Economic Development Plan for the City of Radford, Virginia, (City of Radford, Virginia, March 1981).

SELECTED PUBLICATIONS (cont.)

Newspaper Editorials and Articles:

“**Value Is Slipping Even as Minimum Wage Creeps Upward,**” Board of Community Columnists for The Tampa Tribune, (January 23, 2006)

“**Local Conditions Preclude Alternatives to Auto Mania**” Board of Community Columnists for The Tampa Tribune, (November 22, 2005)

“**Neither Team Nor Brand Suffices to Define Tampa Bay,**” Board of Community Columnists for The Tampa Tribune, (July 25, 2005)

“**We Can Build Better Suburbs,**” Sunday Forum in Pittsburgh Post-Gazette, (June 11, 2000) <<http://www.post-gazette.com/forum/20000611flora8.asp>>

“**Prosperity, Fueled by Rising Productivity, Shows No Signs of Waning,**” PG Benchmarks in Pittsburgh Post-Gazette, (April 9, 2000) <<http://www.post-gazette.com/businessnews/20000409econ.asp>>

“**2000 May Rock, Economic Party's on Tap,**” PG Benchmarks in Pittsburgh Post-Gazette, (May 2, 1999) <<http://www.post-gazette.com/newslinks/19990502party.asp>>

“**Exploring the Paradoxes of Metro Pittsburgh's Economy,**” PG Benchmarks in Pittsburgh Post-Gazette, (May 2, 1999) <<http://www.post-gazette.com/newslinks/19990502paradox.asp>>

“**On the Bus, And Blue,**” an Op-Ed in Pittsburgh Post-Gazette, (April 21, 1999) <<http://www.post-gazette.com/forum/19990421edflora5.asp>>

“**Pennsylvania Makes the Grade,**” Sunday Forum in Pittsburgh Post-Gazette, (March 21, 1999) <<http://www.post-gazette.com/forum/19990321edflora6.asp>>

“**If It Feels Good, Fudge It,**” Sunday Forum in Pittsburgh Post-Gazette, (July 19, 1998) <<http://www.post-gazette.com/forum/19980719paul2.asp>>

“**These *Are* the Good Old Days,**” Sunday Forum in Pittsburgh Post-Gazette, (May 31, 1998).

“**Economists Agree on Job Growth,**” PG Benchmarks in Pittsburgh Post-Gazette, (May 17, 1998).

“**Biggest Factor Locally: The National Economy,**” PG Benchmarks in Pittsburgh Post-Gazette, (May 17, 1998).

“**Three Ways to Gauge the Health of a Regional Economy,**” PG Benchmarks in Pittsburgh Post-Gazette, (May 17, 1998).

“**Miami and Minneapolis: Similar in Job Growth Only,**” PG Benchmarks in Pittsburgh Post-Gazette, (May 17, 1998).

“**Plenty of Projects,**” Sunday election issue in Pittsburgh Post-Gazette, (October 26, 1997).

“**Show Us How the Money Works,**” an Op-Ed in Pittsburgh Post-Gazette, (September 19, 1997).

“**Building the Region a Half Cent at a Time,**” Sunday front page news in Pittsburgh Post-Gazette, (September 14, 1997).

“**A Light on Deregulation,**” an Op-Ed in Pittsburgh Post-Gazette, (August 27, 1997).

“**Clarion's Call to Vote on Sales Tax Unintended,**” front page news in Pittsburgh Post-Gazette, (June 20, 1997).

with Stuart G. Hoffman, “**One Percent Sales Tax is a Civilized Option for our Region,**” an Op-Ed in Pittsburgh Post-Gazette, (January, 1994).

SELECTED PRESENTATIONS

- “**Public Finance & Statistics & GIS**,” delivered to AICP Exam short course in Tampa (March 30, 2007)
- “**Financially Feasible Capital Improvements Element**,” delivered to the Growth Management & Environmental Permitting Short Course in Daytona Beach, FL (February 23, 2007)
- “**Calculating Infrastructure Needs with Fiscal Impact Models**,” delivered to the National Impact Fee Roundtable in Arlington, VA (October 5, 2006)
- “**Calculating Long-Range Operating and Infrastructure Needs with Fiscal Impact Models**,” delivered to the Florida American Planning Association Conference in Marco Island, FL (September 29, 2006)
- “**How to Enhance the Credibility and Value of your Fiscal Impact Model**,” delivered to the Florida American Planning Association Conference in St. Petersburg (September 9, 2005)
- “**What Does Growth Cost and How Do We Know What It Costs?**” delivered to the Smart Growth Coalition of North Central Florida in Ocala (May 31, 2005)
- “**Public Finance & Statistics**,” delivered to AICP Exam short course in Tampa (April 6, 2006)
- “**Costs of Growth: Yours, Mine and Ours**,” delivered to the Sun City Center Rotary Club (January 14, 2005)
- “**Less Waste, More Filling**,” sermon delivered at First Unitarian Church of Pittsburgh, (August 12, 2001)
- “**Economic Rapture**,” sermon delivered at First Unitarian Church of Pittsburgh, (August 2, 1998)
- “**Economic Prospects for Welfare Recipients and the Working Poor: A Back of the Envelope Analysis**,” delivered to the Pittsburgh Foundation Board (June 11, 1996)
- “**Testimony of Paul R. Flora, Regional Economist, PNC Bank Corp.**” at Hearing on Urban, Suburban and Rural Cooperation in Addressing Problems Associated with Suburban Sprawl before the Senate Urban Affairs and Housing Committee of the Commonwealth of Pennsylvania. (May 3, 1994)
- “**National and Regional Economic Outlook: Impact of Clinton’s Economic Plan**,” delivered at Pennsylvania Institute of Certified Public Accountant’s Business, Government and Education Mini-Sessions (April 7, 1993)
- “**How to Get an Answer from an Economist**,” delivered to the Tri-State Area School Study Council’s Education and Economics Conference at Greensburg Sheraton (June 17, 1992)
- “**Regional Economic Progress: Measurement and Meaning**,” delivered to the Pennsylvania Economic Association at Indiana University (June 5, 1992)
- “**Local Governance in Pennsylvania**,” delivered to the Pennsylvania Government Finance Officers Association at Seven Springs (May 21, 1992)
- “**Taking Leave of Our Census: Changing Demographics in the ’90s**,” delivered to the Greater Pittsburgh Chamber of Commerce’s Parental Leave Workshop (March 6, 1991)
- “**After the Gulf Crisis—Impact of World Events on the Economy and Financial Markets**,” delivered to Carnegie Mellon University’s Graduate School of Industrial Administration Pittsburgh Alumni Chapter meeting (February 13, 1991)
- “**Economic Outlook for Southwestern Pennsylvania**,” delivered to Southwestern Pennsylvania Regional Planning Commission Annual Retreat at Nemaquin Woodlands (November 2, 1990)
- “**Taking Stock of the Economy with the Economic Census**,” delivered to 1987 Economic Census Conference in Cincinnati, Ohio, (October 3, 1989)