

Annual
Development Impact Fee
Report
FY 2013-14
(Pre-Audit)

September 24, 2014

**City of Phoenix
Annual Development Impact Fee Report
For Fiscal Year Ended June 30, 2014**

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Impact Fee Funds/Projects

Fund Balance Activity

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Credits Issued

City of Phoenix
Development Impact Fees
SCHEDULE A: Schedule of Changes in Fund Balance - Budget Basis
For Fiscal Year Ended June 30, 2014 (Pre-audit)

Program Area	Fund¹	Beginning Balance	Impact Fee Revenue	Interest and Other Revenue	Total Impact Fee Revenue	Capital Expenditures and Recoveries²	Repayment of Advancement from Other Funds	Ending Balance
Equipment Repair								
Northern	0756	\$ 961,794	\$ (40) ³	5,742	\$ 5,702	\$ -	\$ -	\$ 967,496
Southern	1095	2,316,311	-	13,826	13,826	-	-	2,330,137
Fire								
Ahwatukee	0750	10,545	-	62	62	-	-	10,607
Ahwatukee	2601	18,636	159,659	1,040	160,699	2,110	-	177,225
Estrella/Laveen	1042	65	-	-	-	-	-	65
Estrella/Laveen	2602	675,760	602,484	6,492	608,976	132,461	-	1,152,275
Northern	0757	500,139	-	2,985	2,985	-	-	503,124
Northern	2600	649,254	304,636	4,618	309,254	4,854	-	953,654
Libraries								
Ahwatukee	1096	240,355	-	1,434	1,434	-	-	241,789
Ahwatukee	2612	9,139	76,289	401	76,690	2,080	-	83,749
Desert View	0758	1,668,194	-	9,956	9,956	-	-	1,678,150
Desert View	2611	58,721	36,959	439	37,398	3,935	-	92,184
Estrella/Laveen	1043	4,573,278	-	27,296	27,296	-	-	4,600,574
Estrella/Laveen	2613	108,302	94,267	965	95,232	2,240	-	201,294
North Gateway	1031	636,798	-	3,803	3,803	-	-	640,601
North Gateway	2610	425	-	-	-	400	-	25
Open Space								
Northern	1324	898,661	(687) ³	4,149	3,462	693,024	-	209,099
Parks								
Ahwatukee	1099	994,579	-	5,937	5,937	-	-	1,000,516
Ahwatukee	2622	37,850	218,140	1,340	219,480	2,127	-	255,203
Desert View	0761	3,350,014	-	19,892	19,892	228,925	-	3,140,981
Desert View	2621	1,152,705	686,076	8,642	694,718	6,472	-	1,840,951
Estrella/Laveen	1045	8,938,447	-	53,223	53,223	818,751	-	8,172,919
Estrella/Laveen	2623	1,500,771	1,235,854	13,084	1,248,938	7,758	-	2,741,951
North Gateway	1035	2,980,937	-	23,566	23,566	69,711	-	2,934,792
North Gateway	2620	1,543,463	629,215	10,821	640,036	47,534	-	2,135,965
Police								
Ahwatukee	0752	149	-	-	-	-	-	149
Ahwatukee	2631	7,405	63,945	389	64,334	2,074	-	69,665
Estrella/Laveen	1046	504,323	-	654	654	504,527	-	450
Estrella/Laveen	2632	232,129	349,563	2,820	352,383	2,752	-	581,760
Northern	0762	213,830	-	277	277	213,916	-	191
Northern	2630	355,566	164,273	2,523	166,796	3,566	-	518,796
Roadway Facilities								
Ahwatukee	1802	67	-	-	-	-	-	67
Ahwatukee	2652	3,674	5,502	36	5,538	-	-	9,212
Desert View	1806	386,510	-	1,936	1,936	386,666	-	1,780
Desert View/Deer Valley 5	2651	1,447,565	593,240	8,079	601,319	1,465,877	-	583,007
Desert View - Reserve	1807	2	-	-	-	-	-	2
Estrella/Laveen	1800	365,641	-	5,439	5,439	217,660	-	153,420
Estrella/Laveen	2653	3,995,643	3,762,910	39,076	3,801,986	7,006,412	-	791,217
Estrella/Laveen - Reserve	1801	7	-	-	-	-	-	7
North Gateway	1804	(634,527)	-	(2,285)	(2,285)	(2,285)	634,527 ⁴	0
North Gateway West	2650	2,853,756	719,077	18,019	737,096	2,690,726	(634,527) ⁴	265,599
North Gateway - Reserve	1805	4	-	-	-	-	-	4

City of Phoenix
Development Impact Fees
SCHEDULE A: Schedule of Changes in Fund Balance - Budget Basis
For Fiscal Year Ended June 30, 2014 (Pre-audit)

Program Area	Fund ¹	Beginning Balance	Impact Fee Revenue	Interest and Other Revenue	Total Impact Fee Revenue	Capital Expenditures and Recoveries ²	Repayment of Advancement from Other Funds	Ending Balance
Solid Waste								
Northern	0764	684,095	(182) ³	4,084	3,902	-	-	687,997
Southern	1047	1,850,722	-	11,047	11,047	-	-	1,861,769
Storm Drainage								
Estrella South	1090	3,299,588	-	19,590	19,590	103,155	-	3,216,023
Estrella South	2640	1,054,113	817,549	9,835	827,384	3,396	-	1,878,101
Laveen	1048	678,638	-	11,671	11,671	8,847	-	681,462
Laveen	2641	81,037	103,935	778	104,713	1,749	-	184,001
Streets								
Desert View	0759	5,328,497	(2,176) ³	34,148	31,972	4,068,034	-	1,292,436
Estrella North	1085	64,773	-	367	367	-	-	65,140
Estrella South	1086	259,090	-	17,049	17,049	213,710	-	62,429
Laveen	1044	77,793	-	563	563	-	-	78,356
North Gateway BCC	1033	46,524	-	(31)	(31)	46,493	-	0
North Gateway West	1032	4,422,039	-	26,394	26,394	-	-	4,448,433
Wastewater								
Ahwatukee	1201	682,145	-	3,481	3,481	-	-	685,626
Ahwatukee	2670	164,123	662,141	4,491	666,632	3,660	-	827,095
Deer Valley I	1060	48,439	-	247	247	-	-	48,686
Deer Valley I - II	2660	-	8,410	21	8,431	-	-	8,431
Deer Valley II	1061	189,015	-	963	963	-	-	189,978
Deer Valley II	2661	136,786	-	817	817	91	-	137,513
Deer Valley III	1062	17,908	-	92	92	-	-	18,000
Deer Valley III	2662	2,068	4,268	15	4,283	79	-	6,272
Deer Valley IV	1063	29,824	-	152	152	-	-	29,976
Desert View	0766	8,333,395	-	42,532	42,532	-	-	8,375,927
Desert View	2665	2,646,955	1,481,531	19,679	1,501,210	16,608	-	4,131,557
Estrella North	1091	276,801	-	1,412	1,412	-	-	278,213
Estrella North	2673	108,354	58,796	796	59,592	815	-	167,131
Estrella South	1092	8,695,957	-	44,383	44,383	-	-	8,740,340
Estrella South	2674	957,622	524,607	7,539	532,146	7,308	-	1,482,460
Laveen East	1306	568,004	-	29,091	29,091	-	-	597,095
Laveen East	2672	65,963	97,396	657	98,053	537	-	163,479
Laveen West	1049	8,688,729	-	44,346	44,346	-	-	8,733,075
Laveen West	2671	486,372	648,596	4,752	653,348	5,396	-	1,134,324
North Gateway	1039	2,493,485	-	12,729	12,729	-	-	2,506,214
North Gateway	2666	2,473,650	722,901	16,485	739,386	22,072	-	3,190,964
Water								
Northern	0768	4,529,682	-	58,512	58,512	467,065	-	4,121,129
Southern	1094	11,512,072	-	68,695	68,695	-	-	11,580,767
Northern	2680	6,252,075	3,235,916	45,420	3,281,336	43,366	-	9,490,045
Southern	2681	2,111,651	2,592,429	22,297	2,614,726	19,483	-	4,706,894
Totals		\$122,874,871	\$20,657,479	\$ 861,775	\$21,519,254	\$ 19,546,138	\$ -	\$124,847,988

¹ Funds 2600-2681 reflect development impact fees collected effective January 1, 2012 as a result of changes to the Impact Fee Program required by SB 1525.

² Includes cancelled encumbrances or corrections for a prior fiscal year.

³ Credits adjustments are for prior year expired permit fees.

⁴ Reflects correction of negative fund balance for closed Impact Fee Roadway - North Gateway Fund.

City of Phoenix
Development Impact Fees
SCHEDULE B: Schedule of Project Expenditures - Budget Basis
For Fiscal Year Ended June 30, 2014 (Pre-audit)

Program Area	Fund¹	Project Description	Location	Capital Expenditures and Recoveries²	Repayment of Advancement from Other Funds	Total Impact Fee Fund Uses
Fire						
Northern	2600	Infrastructure Financing Plan Update: Fire	Northern Impact Fee Area	\$ 4,854	-	\$ 4,854
Ahwatukee	2601	Infrastructure Financing Plan Update: Fire	Ahwatukee Impact Fee Area	2,110	-	2,110
Estrella/Laveen	2602	Infrastructure Financing Plan Update: Fire	Estrella/Laveen Impact Fee Area	3,258	-	3,258
Estrella/Laveen	2602	Fire station 58 in Estrella Laveen	4718 West Dobbins Road	129,203	-	129,203
Libraries						
North Gateway	2610	Infrastructure Financing Plan Update: Libraries	North Gateway Impact Fee Area	400	-	400
Desert View	2611	Infrastructure Financing Plan Update: Libraries	Desert View Impact Fee Area	3,935	-	3,935
Ahwatukee	2612	Infrastructure Financing Plan Update: Libraries	Ahwatukee Impact Fee Area	2,080	-	2,080
Estrella/Laveen	2613	Infrastructure Financing Plan Update: Libraries	Estrella/Laveen Impact Fee Area	2,240	-	2,240
Open Space						
Northern	1324	Pulte Sonoran Preserve land acquisition related costs	14 acres at northwest corner of Casino Avenue and North Valley Parkway and 30 acres north of Copperhead Trail at 7th Avenue	325,921	-	325,921
Northern	1324	Unnamed trailhead at Dynamite Mountain Ranch	19th Avenue and Dynamite Boulevard	(18,751)	-	(18,751)
Northern	1324	Sonoran Preserve new trail development	Dixileta Drive to Carefree Highway and 16th Street to 40th Street	385,855	-	385,855
Parks						
Desert View	10761	Carefree Highway trailhead parking	7th Avenue and Carefree Highway	228,925	-	228,925
North Gateway	1035	Sonoran Boulevard Path trail construction	East from Dove Valley Road and 15th Lane, southeast to Desert View Impact Fee Area boundary line	45,352	-	45,352
North Gateway	1035	Carefree Highway trailhead parking	7th Avenue and Carefree Highway	13,099	-	13,099
North Gateway	1035	Sonoran Desert Drive trailhead parking	Sonoran Desert Drive and Paloma Parkway	1,200	-	1,200
North Gateway	1035	Sonoran Trailhead Restroom	1900 West Desert Vista Trail	10,060	-	10,060
Estrella/Laveen	1045	Cesar Chavez Community Center and master plan development	35th Avenue and Baseline Road	844,581	-	844,581
Estrella/Laveen	1045	Manzanita Park construction	31st Avenue and Roeser	(25,830)	-	(25,830)
North Gateway	2620	Sonoran Trailhead Restroom	1901 West Desert Vista Trail	39,648	-	39,648
North Gateway	2620	Infrastructure Financing Plan Update: Parks	North Gateway Impact Fee Area	7,886	-	7,886
Desert View	2621	Infrastructure Financing Plan Update: Parks	Desert View Impact Fee Area	6,472	-	6,472
Ahwatukee	2622	Infrastructure Financing Plan Update: Parks	Ahwatukee Impact Fee Area	2,127	-	2,127
Estrella/Laveen	2623	Infrastructure Financing Plan Update: Parks	Estrella/Laveen Impact Fee Area	7,475	-	7,475
Estrella/Laveen	2623	Playa Margarita Park ramadas and sidewalks construction	3615 East Roeser Road	284	-	284

City of Phoenix
Development Impact Fees
SCHEDULE B: Schedule of Project Expenditures - Budget Basis
For Fiscal Year ended June 30, 2014 (Pre-audit)

Program Area	Fund¹	Project Description	Location	Capital Expenditures and Recoveries²	Repayment of Advancement from Other Funds	Total Impact Fee Fund Uses
Police						
Northern	0762	Police Automated Computer Entry (PACE) Upgrade/Replacement	Northern Impact Fee Area	213,916	-	213,916
Southern	1046	Police Automated Computer Entry (PACE) Upgrade/Replacement	Southern Impact Fee Area	504,527	-	504,527
Northern	2630	Infrastructure Financing Plan Update: Police	Northern Impact Fee Area	3,566	-	3,566
Ahwatukee	2631	Infrastructure Financing Plan Update: Police	Ahwatukee Impact Fee Area	2,074	-	2,074
Estrella/Laveen	2632	Infrastructure Financing Plan Update: Police	Estrella/Laveen Impact Fee Area	2,752	-	2,752
Roadway Facilities						
Estrella/Laveen	1800	Lower Buckeye Road storm drain improvements	Lower Buckeye Road from 51st Avenue to 43rd Avenue	182,617	-	182,617
Estrella/Laveen	1800	Infrastructure Financing Plan Update: Roadways	Estrella/Laveen Impact Fee Area	35,043	-	35,043
North Gateway	1804	Sonoran Desert Drive bridge	Sonoran Desert Drive east of I-17 Freeway to North Valley Parkway	(2,285)	634,527 ³	632,242
Desert View	1806	Black Mountain Parkway ramps right-of-way acquisition and construction to SR51 Freeway	Black Mountain Boulevard to SR51 Freeway	386,666	-	386,666
North Gateway West	2650	Sonoran Boulevard road construction over Skunk Creek Wash	Sonoran Boulevard east of I-17 Freeway to North Valley Parkway	553,507	-	553,507
North Gateway West	2650	Sonoran Desert Drive bridge	Sonoran Desert Drive east of I-17 Freeway to North Valley Parkway	2,137,219	(634,527) ³	1,502,692
Desert View/ Deer Valley 5	2651	64th Street street improvements	64th Street from Mayo Boulevard to Loop 101 Freeway	361,700	-	361,700
Desert View/ Deer Valley 5	2651	Black Mountain Parkway ramps right-of-way acquisition and construction to SR51 Freeway	Black Mountain Boulevard to SR51 Freeway	1,104,177	-	1,104,177
Estrella/Laveen	2653	Avenida Rio Salado right-of-way acquisition and road construction	Broadway Road between 7th Street to 43rd Avenue	7,006,412	-	7,006,412

City of Phoenix
Development Impact Fees
SCHEDULE B: Schedule of Project Expenditures - Budget Basis
For Fiscal Year Ended June 30, 2014 (Pre-audit)

Program Area	Fund¹	Project Description	Location	Capital Expenditures and Recoveries²	Repayment of Advancement from Other Funds	Total Impact Fee Fund Uses
Storm Drainage						
Laveen	1048	27th Avenue detention basin construction	27th Avenue and South Mountain Avenue	4,702	-	4,702
Laveen	1048	43rd Avenue detention basin construction	43rd Avenue and Baseline Road	4,145	-	4,145
Estrella South	1090	Major trunk storm sewer construction	75th Avenue between Salt River and Papago Freeway	32,163	-	32,163
Estrella South	1090	Elwood detention basin right-of-way acquisition	87th Avenue and West Elwood Street	70,992	-	70,992
Estrella South	2640	Infrastructure Financing Plan Update: Storm Drainage	Estrella South Impact Fee Area	3,396	-	3,396
Laveen	2641	Infrastructure Financing Plan Update: Storm Drainage	Laveen Impact Fee Area	1,749	-	1,749
Streets						
Desert View	0759	64th Street street improvements	64th Street from Mayo Boulevard to Loop 101 Freeway	4,009,856	-	4,009,856
Desert View	0759	Sonoran Boulevard road construction	Sonoran Boulevard between 10th Street to 26th Street	(119)	-	(119)
Desert View	0759	56th Street right-of-way acquisition and road construction	56th Street from Deer Valley Road to Pinnacle Peak Road	58,297	-	58,297
North Gateway BCC	1033	Sonoran Boulevard road construction over Skunk Creek Wash	Sonoran Boulevard east of I-17 Freeway to North Valley Parkway	46,493	-	46,493
Estrella South	1086	43rd Avenue street improvements	43rd Avenue from Lower Buckeye Road to Buckeye Road	111,924	-	111,924
Estrella South	1086	Lower Buckeye Road road construction	Lower Buckeye Road from 51st Avenue to 43rd Avenue	101,786	-	101,786
Wastewater						
Deer Valley II	2661	Infrastructure Financing Plan Update: Wastewater	Deer Valley II Impact Fee Area	91	-	91
Deer Valley III	2662	Infrastructure Financing Plan Update: Wastewater	Deer Valley III Impact Fee Area	79	-	79
Desert View	2665	Infrastructure Financing Plan Update: Wastewater	Desert View Impact Fee Area	16,608	-	16,608
North Gateway	2666	Infrastructure Financing Plan Update: Wastewater	North Gateway Impact Fee Area	22,072	-	22,072
Ahwatukee	2670	Infrastructure Financing Plan Update: Wastewater	Ahwatukee Impact Fee Area	3,660	-	3,660
Laveen West	2671	Infrastructure Financing Plan Update: Wastewater	Laveen West Impact Fee Area	5,396	-	5,396
Laveen East	2672	Infrastructure Financing Plan Update: Wastewater	Laveen East Impact Fee Area	537	-	537
Estrella North	2673	Infrastructure Financing Plan Update: Wastewater	Estrella North Impact Fee Area	815	-	815
Estrella South	2674	Infrastructure Financing Plan Update: Wastewater	Estrella South Impact Fee Area	7,308	-	7,308

City of Phoenix
Development Impact Fees
SCHEDULE B: Schedule of Project Expenditures - Budget Basis
For Fiscal Year Ended June 30, 2014 (Pre-audit)

Program Area	Fund¹	Project Description	Location	Capital Expenditures and Recoveries²	Repayment of Advancement from Other Funds	Total Impact Fee Fund Uses
Water						
Northern	0768	Lone Mountain Reservoir construction	56th Street and Lone Mountain Road	174,171	-	174,171
Northern	0768	56th Street and Pinnacle Peak reservoir construction	56th Street and Pinnacle Peak Road	227,115	-	227,115
Northern	0768	Water main construction	56th Street from Pinnacle Peak Road to Beardsley Road	36,723	-	36,723
Northern	0768	Water main construction	33rd Avenue and Pinnacle Vista Drive and Stetson Parkway and Inspiration Way	29,057	-	29,057
Northern	2680	Infrastructure Financing Plan Update: Water	Northern Impact Fee Area	43,366	-	43,366
Southern	2681	Infrastructure Financing Plan Update: Water	Southern Impact Fee Area	19,483	-	19,483
Totals				\$ 19,546,138	-	\$ 19,546,138

¹ Funds 2600-2681 reflect development impact fees collected effective January 1, 2012 as a result of changes to the Impact Fee Program required by SB 1525.

² Credits in expenditures are the result of cancelled prior year encumbrances reflecting recoveries or corrections of expenditures for prior years.

³ Reflects correction of negative fund balance for closed Impact Fee Roadway - North Gateway Fund.

City of Phoenix
Development Impact Fees
SCHEDULE C: Schedule of Impact Fee Credits Issued
For Fiscal Year Ended June 30, 2014

Program Area ¹	Fund ²	Commercial Impact Fee Credits	Residential Impact Fee Credits	Total Impact Fee Credits
Fire				
		-	-	-
Libraries				
		-	-	-
Parks				
North Gateway	2620	2,384	818	3,202
Desert View	2621	-	34,476	34,476
Estrella/Laveen	2623	-	187,191	187,191
Total Parks				224,869
Police				
		-	-	-
Roadway Facilities				
North Gateway West	2650	27,205	24,258	51,463
Desert View / Deer Valley 5	2651	75,149	238,174	313,323
Estrella/Laveen	2653	-	69,561	69,561
Total Roadway Facilities				434,347
Storm Drainage				
Laveen	2641	-	38,720	38,720
Wastewater				
Desert View	2665	669,762	19,691	689,453
North Gateway	2666	76,283	377,041	453,324
Laveen West	2671	-	128,420	128,420
Estrella South	2674	-	78,420	78,420
Total Wastewater				1,349,617
Water				
Northern	2680	160,910	890,121	1,051,031
Southern	2681	-	57,480	57,480
Total Water				1,108,511
Total Impact Fee Credits Issued FY 2013-14				\$3,156,064

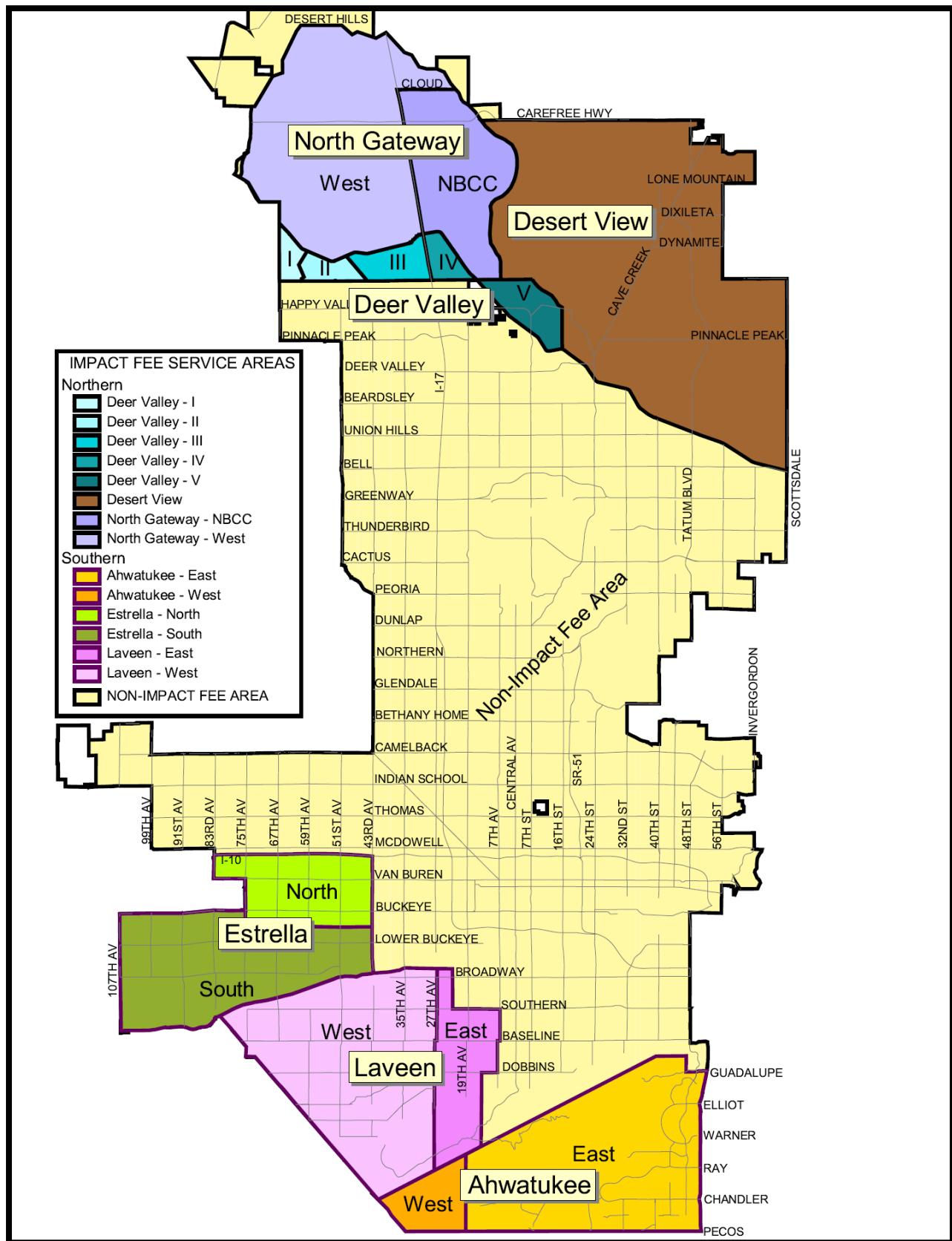
¹ Equipment Repair, Open Space and Solid Waste impact fee service categories are obsolete as of January 1, 2012.

² Funds 2600-2681 reflect development impact fees collected effective January 1, 2012 as a result of changes to the Impact Fee Program required by SB 1525.

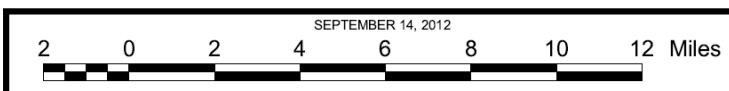
Impact Fee Service Areas/Fees

Service Area Map

Impact Fee Ordinance-Appendix A
Cost Offsets



EXISTING DEVELOPMENT IMPACT FEE SERVICE AREAS (2012)



Planning & Development Services Department



Appx. A Development Impact Fee Schedules.



I. *Development Impact Fees to be Assessed Prior to January 1, 2012.* Prior to January 1, 2012, development impact fees shall be assessed in accordance with the Fee Schedules incorporated within Ordinance G-5617, Development Impact Fee Ordinance, adopted May 18, 2011, by the Council of the City of Phoenix.

II. *Development Impact Fees to be Assessed Beginning January 1, 2012.* Beginning January 1, 2012, development impact fees shall be assessed in accordance with the following Fee Schedules:

A. *Fire Development Impact Fee.*

1. In the table below, find the Land Use type which applies to the Subject Development for which the Impact Fee is being calculated.
2. Calculate the number of total Equivalent Demand Units (EDUs) for the project by using the associated EDU Factor. For example, a 100,000 square foot retail development has 55 EDUs (100,000 sf/1,000 sf = 100; 100 x 0.55 EDUs per unit = 55 EDUs).
3. Multiply the number of EDUs by the associated Gross Impact Fee stated in the table below. This result is the **Total Gross Impact Fee**.
4. Multiply the number of EDUs by the associated Offset stated in the table below. This result is the **Total Offset**.
5. Subtract the Total Offset from the Total Gross Impact Fee, and then multiply by the appropriate percentage stated in the "Percentage Adjustment" portion of the table below. This result will be assessed as the **Net Fire Development Impact Fee**.
6. Credits, if applicable, may be applied to the Net Fire Development Impact Fee using the EDU factor (s) stated below, as further detailed in Section [29-12](#).

Schedule A: Fire Development Impact Fees (Effective January 1, 2012)

Equivalent Demand Units (EDUs)	Land Use¹	EDU Factor	Unit
	Single-Family	1.00 per	Dwelling Unit
	Multi-Family	0.76 per	Dwelling Unit
	Mobile Home/RV Park	0.85 per	Space
	Commercial/Retail	0.55 per	1,000 sq. ft.
	Office	0.63 per	1,000 sq. ft.
	Institutional	0.61 per	1,000 sq. ft.
	Industrial	0.49 per	1,000 sq. ft.
	Gross Impact Fees	Impact Fee Service Area	Gross Fee
Northern Service Area (North Gateway/ Deer Valley I-V/Desert View)		\$414 per	EDU
Estrella/Laveen		\$379 per	EDU
Ahwatukee		\$680 per	EDU
Offsets	Offset Type	Offset Amount	Unit
	Secondary Property Tax ²	\$86 per	EDU
Percentage Adjustment³	Impact Fee Service Area	Adjustment Factor	
	Northern Service Area (North Gateway/ Deer Valley I-V/Desert View)	100.00%	
	Estrella/Laveen	100.00%	
	Ahwatukee	62.63%	

- At the option of the applicant or at the direction of the Planning and Development Director, the EDU Factor used to calculate the fee may be determined by an independent impact analysis, pursuant to the provisions of Section III of this Appendix.
- The Secondary Property Tax Offset shall not be applied to developments which are not required to pay property taxes.
- The values for the calculated Net Impact Fee were reduced from the potential values calculated in the Infrastructure Financing Plan by the City Council at time of adoption. The percentage of the full fee adopted for each service area and land use type are shown in this table.

B. *Libraries Development Impact Fee.*

1. In the table below, find the Land Use type which applies to the Subject Development for which the Impact Fee is being calculated.
2. Calculate the number of total Equivalent Demand Units (EDUs) for the project by using the associated EDU Factor. For example, a 100-unit multi-family project has 76 EDUs (100 units x 0.76 EDUs per unit = 76 EDUs).
3. Multiply the number of EDUs by the associated Gross Impact Fee stated in the table below. This result is the **Total Gross Impact Fee**.
4. Multiply the number of EDUs by the associated Offset stated in the table below. This result is the **Total Offset**.
5. Subtract the Total Offset from the Total Gross Impact Fee, and then multiply by the appropriate percentage stated in the "Percentage Adjustment" portion of the table below. This result will be assessed as the **Net Libraries Development Impact Fee**.
6. Credits, if applicable, may be applied to the Net Libraries Development Impact Fee using the EDU factor(s) stated below, as further detailed in Section [29-12](#).

Schedule B: Libraries Development Impact Fees (Effective January 1, 2012)

Equivalent Demand Units (EDUs)	Land Use¹	EDU Factor		Unit	
	Single-Family	1.00 per		Dwelling Unit	
	Multi-Family	0.76 per		Dwelling Unit	
	Mobile Home/RV Park	0.85 per		Space	
	Commercial/Retail	0.55 per		1,000 sq. ft.	
	Office	0.63 per		1,000 sq. ft.	
	Institutional	0.61 per		1,000 sq. ft.	
	Industrial	0.49 per		1,000 sq. ft.	
	Gross Impact Fees	Impact Fee Service Area	Gross Fee		Unit
North Gateway/DV I-IV		\$41 per		EDU	
Desert View/Deer Valley V		\$102 per		EDU	
Estrella/Laveen		\$108 per		EDU	
Ahwatukee		\$232 per		EDU	
Offsets	Offset Type	Offset Amount		Unit	
	Secondary Property Tax ²	\$49 per		EDU	
Percentage Adjustment³	Land Use Type	North Gateway	Desert View	Estrella/Laveen	Ahwatukee
	All Uses	100.00%	100.00%	77.97%	100.00%

1. At the option of the applicant or at the direction of the Planning and Development Director, the EDU Factor used to calculate the fee may be determined by an independent impact analysis, pursuant to the provisions of Section III of this Appendix.
2. The Secondary Property Tax Offset shall not be applied to developments which are not required to pay property taxes.
3. The values for the calculated Net Impact Fee were reduced from the potential values calculated in the Infrastructure Financing Plan by the City Council at time of adoption. The percentage of the full fee adopted for each service area and land use type are shown in this table.

C. *Parks Development Impact Fee.*

1. In the table below, find the Land Use type which applies to the Subject Development for which the Impact Fee is being calculated.
2. Calculate the number of total Equivalent Demand Units (EDUs) for the project by using the associated EDU Factor. For example, a 100-unit multi-family project has 76 EDUs (100 units x 0.76 EDUs per unit = 76 EDUs).
3. Multiply the number of EDUs by the associated Gross Impact Fee stated in the table below. This result is the **Total Gross Impact Fee**.
4. Multiply the number of EDUs by the associated Offset stated in the table below. This result is the **Total Offset**.
5. Subtract the Total Offset from the Total Gross Impact Fee, and then multiply by the appropriate percentage stated in the "Percentage Adjustment" portion of the table below. This result will be assessed as the **Net Parks Development Impact Fee**.
6. Credits, if applicable, may be applied to the Net Parks Development Impact Fee using the EDU factor(s) stated below, as further detailed in Section [29-12](#).

Schedule C: Parks Development Impact Fees (Effective January 1, 2012)

Equivalent Demand Units (EDUs)	Land Use¹	EDU Factor		Unit	
	Single-Family	1.00 per		Dwelling Unit	
	Multi-Family	0.76 per		Dwelling Unit	
	Mobile Home/RV Park	0.85 per		Space	
	Commercial/Retail	0.55 per		1,000 sq. ft.	
	Office	0.63 per		1,000 sq. ft.	
	Institutional	0.61 per		1,000 sq. ft.	
	Industrial	0.49 per		1,000 sq. ft.	
Gross Impact Fees	Impact Fee Service Area	Gross Fee		Unit	
	North Gateway/DV I-IV	\$3,423 per		EDU	
	Desert View/Deer Valley V	\$2,068 per		EDU	
	Estrella/Laveen	\$2,466 per		EDU	
	Ahwatukee	\$1,432 per		EDU	
Offsets	Offset Type	Offset Amount		Unit	
	Sales Tax Offset	\$164 per		EDU	
	Secondary Property Tax ²	\$291 per		EDU	
Percentage Adjustment³	Land Use Type	North Gateway	Desert View	Estrella/Laveen	Ahwatukee
	Single-Family	100.00%	100.00%	100.00%	100.00%
	Multi-Family	47.37%	47.37%	47.37%	47.37%
	Mobile Home/RV Park	45.88%	45.88%	45.88%	45.88%
	Commercial/Retail	23.83%	16.66%	9.40%	25.45%
	Office	30.16%	30.76%	19.02%	30.16%
	Institutional	13.04%	8.16%	0.98%	10.91%
Industrial	16.33%	13.88%	12.48%	16.33%	

1. At the option of the applicant or at the direction of the Planning and Development Director, the EDU Factor used to calculate the fee may be determined by an independent impact analysis, pursuant to the provisions of Section III of this Appendix.
2. The Secondary Property Tax Offset shall not be applied to developments which are not required to pay property taxes.
3. The values for the calculated Net Impact Fee were reduced from the potential values calculated in the Infrastructure Financing Plan by the City Council at time of adoption. The percentage of the full fee adopted for each service area and land use type are shown in this table.

D. *Police Development Impact Fee.*

1. In the table below, find the Land Use type which applies to the Subject Development for which the Impact Fee is being calculated.
2. Calculate the number of total Equivalent Demand Units (EDUs) for the project by using the associated EDU Factor. For example, a 100-unit multi-family project has 76 EDUs (100 units x 0.76 EDUs per unit = 76 EDUs).
3. Multiply the number of EDUs by the associated Gross Impact Fee stated in the table below. This result is the **Total Gross Impact Fee**.
4. Multiply the number of EDUs by the associated Offset stated in the table below. This result is the **Total Offset**.
5. Subtract the Total Offset from the Total Gross Impact Fee. This result will be assessed as the **Net Police Development Impact Fee**.
6. Credits, if applicable, may be applied to the Net Parks Development Impact Fee using the EDU factor(s) stated below, as further detailed in Section [29-12](#).

Schedule D: Police Development Impact Fees (Effective January 1, 2012)			
Equivalent Demand Units (EDUs)	Land Use¹	EDU Factor	Unit
	Single-Family	1.00 per	Dwelling Unit
	Multi-Family	0.76 per	Dwelling Unit
	Mobile Home/RV Park	0.85 per	Space
	Commercial/Retail	0.55 per	1,000 sq. ft.
	Office	0.63 per	1,000 sq. ft.
	Institutional	0.61 per	1,000 sq. ft.
	Industrial	0.49 per	1,000 sq. ft.
Gross Impact Fees	Impact Fee Service Area	Gross Fee	Unit
	Northern Service Area (North Gateway/ Deer Valley I-V/Desert View)	\$230 per	EDU
	Estrella/Laveen	\$223 per	EDU
	Ahwatukee	\$202 per	EDU
Offsets	Offset Type	Offset Amount	Unit
	Secondary Property Tax ²	\$53 per	EDU

1. At the option of the applicant or at the direction of the Planning and Development Director, the EDU Factor used to calculate the fee may be determined by an independent impact analysis, pursuant to the provisions of Section III of this Appendix.

2. The Secondary Property Tax Offset shall not be applied to developments which are not required to pay property taxes.

E. Roadway Facilities Development Impact Fee.

1. In the table below, find the Land Use type which applies to the Subject Development for which the Impact Fee is being calculated.

2. Calculate the number of total Equivalent Demand Units (EDUs) for the project by using the associated EDU Factor. For example, a 100-unit multi-family project has 76 EDUs (100 units x 0.76 EDUs per unit = 76 EDUs).

3. Multiply the number of EDUs by the associated Gross Impact Fee stated in the table below. This result is the **Total Gross Impact Fee**.

4. Multiply the number of EDUs by the associated Offset stated in the table below. This result is the **Total Offset**.
5. Subtract the Total Offset from the Total Gross Impact Fee. This result will be assessed as the **Net Roadway Facilities Development Impact Fee**.
6. Credits, if applicable, may be applied to the Net Roadway Facilities Development Impact Fee using the EDU factor(s) stated below, as further detailed in Section [29-12](#).

Schedule E: Roadway Facilities Development Impact Fees (Effective January 1, 2012)

Equivalent Demand Units (EDUs)	Land Use¹	EDU Factor	Unit
	Single-Family	1.00 per	Dwelling Unit
	Multi-Family	0.69 per	Dwelling Unit
	Mobile Home/RV Park	0.52 per	Space
	Commercial/Retail	1.53 per	1,000 sq. ft.
	Lodging, Hotel/Motel, Resort	0.34 per	Room
	Office	1.05 per	1,000 sq. ft.
	Religious Facility	0.52 per	1,000 sq. ft.
	Day Care Center	0.85 per	1,000 sq. ft.
	Elementary School, Private	0.73 per	1,000 sq. ft.
	High School, Private	0.86 per	1,000 sq. ft.
	Hospital	1.49 per	1,000 sq. ft.
	Nursing Home	0.52 per	1,000 sq. ft.
	Institutional (Other)	1.05 per	1,000 sq. ft.
	Industrial	0.64 per	1,000 sq. ft.
	Warehouse	0.53 per	1,000 sq. ft.
	Mini Warehouse	0.20 per	1,000 sq. ft.
Gross Impact Fees	Impact Fee Service Area	Gross Fee	Unit
	North Gateway/Deer Valley I-IV	\$3,967 per	EDU
	Desert View/Deer Valley V	\$1,866 per	EDU
	Estrella/Laveen	\$2,300 per	EDU
	Ahwatukee West	\$4,046 per	EDU
Offsets	Offset Type	Offset Amount	Unit
	Arizona Highway User Revenue (AHUR)	\$302 per	EDU
	Secondary Property Tax ²	\$262 per	EDU
Percentage Adjustment³	Impact Fee Service Area	Adjustment Factor	
	North Gateway/Deer Valley I-IV	100.00%	
	Desert View/Deer Valley V	97.77%	
	Estrella/Laveen	91.65%	
	Ahwatukee	52.67%	

1. At the option of the applicant or at the direction of the Planning and Development Director, the EDU Factor used to calculate the fee may be determined by an independent impact analysis, pursuant to the provisions of Section III of this Appendix.
2. The Secondary Property Tax Offset shall not be applied to developments which are not required to pay property taxes.
3. The values for the calculated Net Impact Fee were reduced from the potential values calculated in the Infrastructure Financing Plan by the City Council at time of adoption. The percentage of the full fee adopted for each service area and land use type are shown in this table.

F. *Storm Drainage Development Impact Fee.*

1. In the table below, find the Land Use type which applies to the Subject Development for which the Impact Fee is being calculated.
2. Calculate the number of total Equivalent Demand Units (EDUs) for the project by using the associated EDU Factor. For example, a 100-unit multi-family project has 76 EDUs (100 units x 0.76 EDUs per unit = 76 EDUs).
3. Multiply the number of EDUs by the associated Gross Impact Fee stated in the table below. This result is the **Total Gross Impact Fee**.
4. Multiply the number of EDUs by the associated Offset stated in the table below. This result is the **Total Offset**.
5. Subtract the Total Offset from the Total Gross Impact Fee, and then multiply by the appropriate percentage stated in the "Percentage Adjustment" portion of the table below. This result will be assessed as the **Net Storm Drainage Development Impact Fee**.
6. Credits, if applicable, may be applied to the Net Storm Drainage Development Impact Fee using the EDU factor(s) stated below, as further detailed in Section [29-12](#)

Schedule F: Storm Drainage Development Impact Fees (Effective January 1, 2012)			
Equivalent Demand Units (EDUs)	Land Use¹	EDU Factor	Unit
	Single-Family	1.00 per	Dwelling Unit
	All other uses	4.00 per	Gross Acre
Gross Impact Fees	Impact Fee Service Area	Gross Fee	Unit
	Estrella	\$864 per	EDU
	Laveen	\$785 per	EDU
Offsets	Offset Type	Offset Amount	Unit
	Secondary Property Tax ²	\$22 per	EDU
Percentage Adjustment³	Impact Fee Service Area	Adjustment Factor	
	Estrella	100.00%	
	Laveen	46.13%	

1. At the option of the applicant or at the direction of the Planning and Development Director, the EDU Factor used to calculate the fee may be determined by an independent impact analysis, pursuant to the provisions of Section III of this Appendix.
2. The Secondary Property Tax Offset shall not be applied to developments which are not required to pay property taxes.
3. The values for the calculated Net Impact Fee were reduced from the potential values calculated in the Infrastructure Financing Plan by the City Council at time of adoption. The percentage of the full fee adopted for each service area and land use type are shown in this table.

G. Wastewater Development Impact Fee.

1. In the table below, find the Land Use type which applies to the Subject Development for which the Impact Fee is being calculated.
2. For all developments other than single-family residential:
 - a. Identify the number of Drainage Fixture Units required for the development.
 - b. Calculate the number of total Equivalent Demand Units (EDUs) for the development by dividing the number of Drainage Fixture Units by 23. For example, a restaurant which has 76 DFUs has a total of 3.31 EDUs ($76 \text{ DFUs} \div 23 \text{ DFUs/EDU} = 3.31 \text{ EDUs}$).
3. For single-family residential developments, each dwelling unit will equal one EDU.

4. Multiply the number of total EDUs by the associated Gross Impact Fee stated in the table below. This result is the **Total Gross Impact Fee**.
5. Multiply the number of EDUs by the associated Offsets stated in the table below. Where Development Occupational Fees have been charged, include that amount in the offset calculations. This result is the **Total Offset**.
6. Subtract the Total Offset from the Total Gross Impact Fee. This result will be assessed as the **Net Wastewater Development Impact Fee**.
7. Credits, if applicable, may be applied to the Net Wastewater Development Impact Fee using the EDU factor(s) stated below, as further detailed in Section [29-12](#).

Schedule G: Wastewater Development Impact Fees (Effective January 1, 2012)			
Equivalent Demand Units (EDUs)	Land Use¹	EDU Factor	Unit
	Single-Family	1.00 per	Dwelling Unit
	All other uses	EDUs = Total Number of Drainage Fixture Units (DFUs) ÷ 23	
Gross Impact Fees	Impact Fee Service Area	Gross Fee	Unit
	North Gateway	\$6,637 per	EDU
	Deer Valley I	\$2,880 per	EDU
	Deer Valley II	\$2,265 per	EDU
	Deer Valley III	\$2,265 per	EDU
	Deer Valley IV	\$2,620 per	EDU
	Deer Valley V	\$7,310 per	EDU
	Desert View	\$4,376 per	EDU
	Estrella North	\$2,265 per	EDU
	Estrella South	\$4,555 per	EDU
	Laveen East	\$2,265 per	EDU
	Laveen West	\$3,555 per	EDU
	Ahwatukee	\$2,927 per	EDU
	Offsets	Offset Type	Offset Amount
Wastewater Rate Debt Offset		\$598 per	EDU
Development Occupational Fees ²		Variable per	EDU

1. At the option of the applicant or at the direction of the Planning and Development Director, the EDU Factor used to calculate the fee may be determined by an independent impact analysis, pursuant to the provisions of Section III of this Appendix.
2. Development Occupational Fees, which are variable depending on the type of development, are included in the calculation of the Total Offset when they are charged to the same Subject Development.

H. *Water Development Impact Fee.*

1. In the table below, find the Land Use type which applies to the Subject Development for which the Impact Fee is being calculated.

2. For non-residential developments:
 - a. Identify the number, size, and types of meters required for the development.
 - b. Calculate the number of total Equivalent Demand Units (EDUs) for the project by totaling the number of EDUs associated for each type of meter. For example, a restaurant which has a three-inch displacement meter for commercial use, and a one-and-one-half-inch landscape meter, has 20 EDUs (15 EDUs for three-inch meter + five EDUs for one-and-one-half-inch meter).
3. For residential developments, calculate the number of total Equivalent Demand Units (EDUs) for the project by using the associated EDU Factors. For example, a 100-unit multi-family project with shared domestic meters and two two-inch landscape meters has 65 EDUs (100 units x 0.49 EDUs per unit = 49 EDUs, plus two two-inch meters x eight EDUs/meter = 16 EDUs).
4. Multiply the number of total EDUs by the associated Gross Impact Fee stated in the table below. This result is the **Total Gross Impact Fee**.
5. Multiply the number of EDUs by the associated Offsets stated in the table below. Where Development Occupational Fees have been charged, include that amount in the offset calculations. This result is the **Total Offset**.
6. Subtract the Total Offset from the Total Gross Impact Fee. This result will be assessed as the **Net Water Development Impact Fee**.
7. Credits, if applicable, may be applied to the Net Water Development Impact Fee using the EDU factor(s) stated below, as further detailed in Section [29-12](#).

Schedule H: Water Development Impact Fees (Effective January 1, 2012)

Equivalent Demand Units (EDUs)	Land Use¹		EDU Factor	Unit
	Multi-Family (sharing common meters, any size)		0.49 per	Dwelling Unit
	Multi-Family (individually metered)		1.00 per	Dwelling Unit
	Single-Family (up to 1" meter size)		1.00 per	Dwelling Unit
	All Other Land Uses and/or Additional Meters	Meter Size		
		5/8" x 3/4"	1.00 per	Meter
		3/4" x 3/4"	1.50 per	Meter
		1"	2.50 per	Meter
		1-1/2"	5.00 per	Meter
		2" Displacement or Turbine	8.00 per	Meter
		3" Displacement	15.00 per	Meter
		3" Compound	16.00 per	Meter
		3" Turbine	17.50 per	Meter
		4" Displacement or Compound	25.00 per	Meter
4" Turbine		30.00 per	Meter	
6" Displacement or Compound		50.00 per	Meter	
6" Turbine		62.50 per	Meter	
8" Compound	80.00 per	Meter		
8" Turbine	90.00 per	Meter		
Gross Impact Fees	Impact Fee Service Area		Gross Fee	Unit
	North Gateway/Deer Valley I-IV		\$5,921 per	EDU
	Desert View/Deer Valley V		\$5,921 per	EDU
	Estrella/Laveen		\$3,537 per	EDU
	Ahwatukee		\$3,537 per	EDU
Offsets	Offset Type		Offset Amount	Unit
	Water Rate Debt Offset		\$211 per	EDU
	Development Occupational Fees ²		Variable per	EDU

1. At the option of the applicant or at the direction of the Planning and Development Director, the EDU Factor used to calculate the fee may be determined by an independent impact analysis, pursuant to the provisions of Section III of this Appendix.
2. Development Occupational Fees, which are variable depending on the type of development, are included in the calculation of the Total Offset when they are charged to the same Subject Development.

III. *Independent Impact Analysis.* At the option of the applicant or the Planning and Development Director, the total number of EDUs, or the EDU factor, used to calculate impact fees for a Subject Development may be determined by an Independent Impact Analysis if the type of proposed use is not within or comparable to the land use types stated in the Fee Schedules provided in this Appendix. If this option is chosen, the following shall apply:

- A. The applicant shall be responsible for preparing the Independent Impact Analysis, which shall be reviewed for approval by the Planning and Development Director or authorized designee prior to payment of the impact fee(s) to which the analysis applies.
- B. An Independent Impact Analysis shall measure and discuss the impact the Subject Development will have on the Necessary Public Service(s) included in the Infrastructure Financing Plan, and shall be based on the same methodologies used in the calculation of the Gross Cost per EDU in the Infrastructure Improvements Plan.
- C. An Independent Impact Analysis shall utilize only professionally acceptable data, assumptions, and evaluation methods.
- D. After review of the Independent Impact Analysis submitted by the applicant, the Planning and Development Director or authorized designee shall accept or reject the analysis and provide written notice to the applicant of the decision. If an independent impact analysis is rejected, the written notice shall provide an explanation of the insufficiencies of the analysis.
- E. The decision of the Planning and Development Director or authorized designee may be appealed pursuant to Section [29-14.D](#).

Date of Addition/Revision/Deletion - Appx. A

- +1 Addition on 10-19-2011 by Ordinance No. G-5660, eff. 11-18-2011
- *2 Revision on 11-30-2011 by Ordinance No. G-5666, eff. 12-30-2011

City of Phoenix
SCHEDULE D: Development Occupational Fee (DOF) Offsets

Commercial and Industrial (DOF) ¹

Water Meter Size	Meter Type	Inside City Fees	Outside City Fees
5/8"	Disk	\$ 600	\$ 900
3/4"	Disk	600	900
1"	Disk	1,500	2,250
1 1/2"	Disk	2,760	4,140
2"	Disk	4,500	6,750
2"	Turbine	7,200	10,800
3"	Disk	9,000	13,500
3"	Compound	9,240	13,860
3"	Turbine	16,200	24,300
4"	Compound	15,000	22,500
4"	Turbine	18,000	27,000
6"	Compound	27,600	41,400
6"	Turbine	37,500	56,250
8"	Compound	48,000	72,000
8"	Turbine	54,000	81,000

¹ Commercial and industrial development occupational fees are based on 3 factors: water meter size, water meter type (disk, compound or turbo) and site location of either inside or outside city boundaries. Sewer Development Occupational Fees are the same as Water Development Occupational Fees.

Residential (DOF) ²

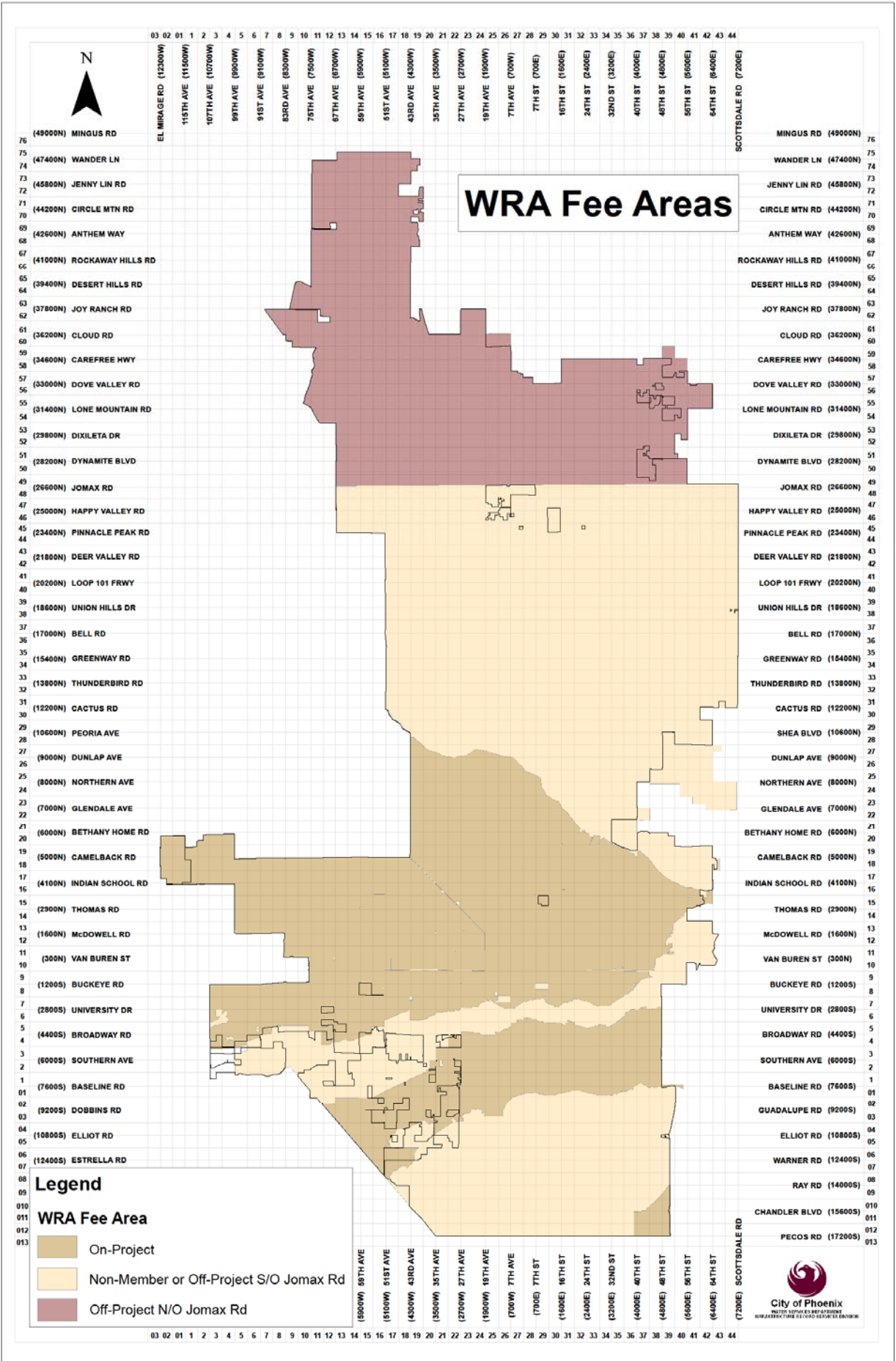
Residence Type	Inside City Fees	Outside City Fees
Single-Family	\$ 600	\$ 900
Mobile Home	420	630
Multi-Family ³	360	540

² Residential development occupational fees are based on residence type and site location of either inside or outside city boundaries.

³ Per dwelling unit

Water Resources Acquisition Fees

WRA Fee Area Map
Fund Balance Activity
Project Detail
Fee by Meter Size and Area



**City of Phoenix
Water Resources Acquisition (WRA) Development Fee**

**SCHEDULE E: Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget Basis
For Fiscal Year Ended June 30, 2014 (Pre-Audit)**

Program/Fund	Beginning Balance	WRA Fee Revenue	Interest and Other Revenue	Total Revenue	WRA Expenditures and Recoveries ¹	Ending Balance
Water						
Water Resources Acquisition Fee	\$12,228,566	\$ 1,510,919	\$ 79,222	\$ 1,590,141	\$ 518,862	\$ 13,299,845

**SCHEDULE E: Schedule of Project Expenditures - Budget Basis
For Fiscal Year Ended June 30, 2014 (Pre-Audit)**

Program/Fund	Project	Location	WRA Expenditures and Recoveries ¹
Water			
Water Resources Acquisition Fee	Design and construct a water reclamation plant aquifer storage recovery well.	Cave Creek Road and Deer Valley Road	\$ 40,359
Water Resources Acquisition Fee	Build a groundwater well field and construct a conveyance pipeline to a centralized treatment facility.	Well field is located between 35th Avenue to 52nd Avenue and the Salt River to Southern Avenue. Centralized treatment facility is located at 35th Avenue and Broadway Road.	478,506
Water Resources Acquisition Fee	Correction of prior year business forms expense.	Citywide	(3)
Total			<u>\$ 518,862</u>

¹ Includes cancelled encumbrances for a prior fiscal year.

City of Phoenix
SCHEDULE F: Water Resources Acquisition Fee by Meter Size and Area
Effective April 1, 2001

Meter Size	On- Project Areas	Non-Member Areas or Off-Project Area South of Jomax Road	Off-Project Areas North of Jomax Road
5/8" Displacement or Multi-jet	\$ 52	\$ 426	\$ 633
3/4" Displacement or Multi-jet	78	639	950
1" Displacement or Multi-jet	130	1,065	1,583
1.5" Displacement or Class I Turbine	260	2,130	3,165
2" Class I & II Turbine or Displacement	416	3,400	5,064
3" Compound	780	6,390	9,495
3" Displacement	832	6,816	10,128
3" Class I & II Turbine	910	7,455	11,078
4" Displacement or Compound	1,300	10,650	15,825
4" Class I Turbine	1,560	12,780	18,990
6" Displacement or Compound	2,600	21,300	31,650
6" Class I Turbine	3,250	26,625	39,563
8" Compound	4,160	34,080	50,640
8" Class I Turbine	4,680	38,340	56,970
10" Compound	5,980	48,990	72,795
10" Class I Turbine	7,540	61,770	91,785
12" Class I Turbine	11,180	91,590	136,095
Mobile Home	36	298	443
Multifamily	31	256	380