

Development Costs with Impact Fee Increase

Fort Worth percent of Median (median = 100)

n = # of benchmark cities	Single Family (n=4)	Multi-Family (n=4)	Retail (n=4)	Office Inside Loop 820 (n=12)	Office Outside Loop 820 (n=12)	Industrial (n=12)
Infrastructure & Fees	105%	103%	146%	85%	154%	86%
Infrastructure, Fees & Bldg Costs	101%	101%	102%	97%	99%	97%
Occupancy Costs	101%	103%	123%	183%	174%	126%

Based on Impact Fee increased to 50%

Extraordinary investment discounts & location on existing arterials not reflected