

Table 1: Hwy 50 TIF Schedule - 2023 Update

Land Use	EDU Rate ¹	Fee Basis	Zone A	Zone B	Zone C	
		<i>Original Zones</i>				
		>>	1,4,5,6,7	2.3	8	
Residential		<i>Cost per EDU¹</i>	>>	2,455	9,180	2,377
SFD Not Age Restricted						
Less than 1,000 SqFt	0.82	Dwelling Unit	2,013	7,528	1,949	
1,000 to 1,499 SqFt	0.89	Dwelling Unit	2,185	8,170	2,116	
1,500 to 1,999 SqFt	0.95	Dwelling Unit	2,332	8,721	2,258	
2,000 to 2,999 SqFt	1.00	Dwelling Unit	2,455	9,180	2,377	
3,000 to 3,999 SqFt	1.06	Dwelling Unit	2,602	9,731	2,520	
4,000 SqFt or more	1.10	Dwelling Unit	2,701	10,098	2,615	
MFD Not Age Restricted	0.57	Dwelling Unit	1,399	5,233	1,355	
SFD Age Restricted	0.30	Dwelling Unit	NA	2,754	713	
MFD Age Restricted	0.26	Dwelling Unit	NA	2,387	618	
Nonresidential		<i>Cost per EDU¹</i>	>>	504	1,895	290
General Commercial	1.55	Bldg. Sq. Ft.	0.78	2.94	0.45	
Hotel/Motel/B&B	0.28	Room	141	531	81	
Church	0.25	Bldg. Sq. Ft.	0.13	0.47	0.07	
Office/Medical	1.28	Bldg. Sq. Ft.	0.64	2.42	0.37	
Industrial/Warehouse	0.51	Bldg. Sq. Ft.	0.26	0.97	0.15	
¹ "EDU" (equivalent dwelling unit) equals the demand placed on the transportation network relative to one single family detached dwelling unit. EDU factors are expressed per dwelling unit for residential development, per room for hotel/motel/B&B, and per 1,000 square feet for all other nonresidential development.						

Table 2: Local Roads TIF Schedule - 2023 Update

Land Use	EDU Rate ¹	Fee Basis	Zone A	Zone B	Zone C
		<i>Original Zones</i>			
		>>	1,4,5,6,7	2,3	8
Residential		<i>Cost per EDU¹</i> >>	9,878	20,610	33,132
SFD Not Age Restricted					
Less than 1,000 SqFt	0.82	Dwelling Unit	8,100	16,900	27,168
1,000 to 1,499 SqFt	0.89	Dwelling Unit	8,791	18,343	29,487
1,500 to 1,999 SqFt	0.95	Dwelling Unit	9,384	19,580	31,475
2,000 to 2,999 SqFt	1.00	Dwelling Unit	9,878	20,610	33,132
3,000 to 3,999 SqFt	1.06	Dwelling Unit	10,471	21,847	35,120
4,000 SqFt or more	1.10	Dwelling Unit	10,866	22,671	36,445
MFD Not Age Restricted	0.57	Dwelling Unit	5,630	11,748	18,885
SFD Age Restricted	0.30	Dwelling Unit	NA	6,183	9,940
MFD Age Restricted	0.26	Dwelling Unit	NA	5,359	8,614
Nonresidential		<i>Cost per EDU¹</i> >>	848	3,930	7,527
General Commercial	1.55	Bldg. Sq. Ft.	1.31	6.09	11.67
Hotel/Motel/B&B	0.28	Room	237	1,100	2,108
Church	0.25	Bldg. Sq. Ft.	0.21	0.98	1.88
Office/Medical	1.28	Bldg. Sq. Ft.	1.08	5.02	9.62
Industrial/Warehouse	0.51	Bldg. Sq. Ft.	0.43	2.00	3.84
¹ "EDU" (equivalent dwelling unit) equals the demand placed on the transportation network relative to one single family detached dwelling unit. EDU factors are expressed per dwelling unit for residential development, per room for hotel/motel/B&B, and per 1,000 square feet for all other nonresidential development.					

Table 3: Total TIF Schedule - 2023 Update

Land Use	EDU Rate ¹	Fee Basis	Zone A	Zone B	Zone C
		<i>Original Zones</i>			
		>>	1,4,5,6,7	2,3	8
Residential		<i>Cost per EDU¹</i> >>	12,333	29,790	35,509
SFD Not Age Restricted					
Less than 1,000 SqFt	0.82	Dwelling Unit	10,113	24,428	29,117
1,000 to 1,499 SqFt	0.89	Dwelling Unit	10,976	26,513	31,603
1,500 to 1,999 SqFt	0.95	Dwelling Unit	11,716	28,301	33,733
2,000 to 2,999 SqFt	1.00	Dwelling Unit	12,333	29,790	35,509
3,000 to 3,999 SqFt	1.06	Dwelling Unit	13,073	31,578	37,640
4,000 SqFt or more	1.10	Dwelling Unit	13,567	32,769	39,060
MFD Not Age Restricted	0.57	Dwelling Unit	7,029	16,981	20,240
SFD Age Restricted	0.30	Dwelling Unit	NA	8,937	10,653
MFD Age Restricted	0.26	Dwelling Unit	NA	7,746	9,232
Nonresidential		<i>Cost per EDU¹</i> >>	1,352	5,825	7,817
General Commercial	1.55	Bldg. Sq. Ft.	2.09	9.03	12.12
Hotel/Motel/B&B	0.28	Room	378	1,631	2,189
Church	0.25	Bldg. Sq. Ft.	0.34	1.45	1.95
Office/Medical	1.28	Bldg. Sq. Ft.	1.72	7.44	9.99
Industrial/Warehouse	0.51	Bldg. Sq. Ft.	0.69	2.97	3.99
¹ "EDU" (equivalent dwelling unit) equals the demand placed on the transportation network relative to one single family detached dwelling unit. EDU factors are expressed per dwelling unit for residential development, per room for hotel/motel/B&B, and per 1,000 square feet for all other nonresidential development.					