

FY 2025-2032 Impact Fee Forecast

Prepared for:
The Village of Estero Village Council



Village Council

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George Zalucki, Vice Mayor
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April 2, 2025



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April 2, 2025

Mary Gibbs, FAICP, Director of Community Development
The Village of Estero Village Council
9401 Corkscrew Palms Circle
Estero, FL 33928

Re: Transmittal – 2025-2032 Impact Fee Revenue Forecast

Dear Ms. Gibbs,

The purpose of this letter is to submit the attached Village of Estero Impact Fee Analysis report. The Executive Summary provides a condensed overview of the report and the findings related to projected impact fee revenues. With limited historic development data for the Village, a detailed land use analysis was used from our Lee County data to aid in the commercial impact fee revenue projections.

The Estero Interactive Growth Model was used to quantify future growth and demand for housing and non-residential building area.

Your participation as well as David Willems and Kevin Greenville's guidance were incredibly helpful and greatly appreciated. We also want to thank the Village Council and Village Manager, Steven Sarkozy, for their support, vision and understanding of the value of the Interactive Growth Model data.

We wish you continued success in your planning efforts for the Village of Estero.

Sincerely,

Metro Forecasting Models, LLC

A handwritten signature in blue ink that reads "David H. Farmer".

David H. Farmer, PE, AICP, MPA
CEO

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Executive Summary

The objective of this study is to accurately forecast impact fee revenue annually from 2025 to 2032 for various impact fee categories according to the Village's current schedule. The Estero Interactive Growth Model (EIGM) generates the development forecasting data for residential units, commercial land area and building square feet in five-year increments. The EIGM forecast data is then disaggregated in annual increments from FY 2025/2026 through 2031/2032 and serves as the basic forecasting data for calculating impact fees.

The purpose of the analysis and impact fee forecast is to establish a reasonable projection of impact fee revenues for the Village of Estero to use in their Capital Improvement Plan budgeting process. The methodology consists of The Estero Interactive Growth Model forecasting new development data (i.e. single-family units, multifamily units and square footage of commercial building area), translating the development land use codes to the impact fee codes for forecasting impact fees and calculating the impact fees according to the most recent Village of Estero Impact Fee Schedule dated March 10, 2022, for each forecasted fiscal year. There are two categories for fees: one is impact fees for capital projects and the other is administrative fees (a small fee to offset costs of collection). Below is an Impact Fee Summary by fiscal years of the revenue to be generated from impact fees for capital projects by use.

Impact Fee Summary

Village of Estero Impact Fee Summary			
FY	Park	Road	Total
2025-26	\$234,883	\$2,654,445	\$2,889,328
2026-27	\$516,320	\$4,817,802	\$5,334,122
2027-28	\$453,198	\$4,256,514	\$4,709,712
2028-29	\$247,191	\$2,420,172	\$2,667,363
2029-30	\$294,901	\$2,678,447	\$2,973,348
2030-31	\$250,648	\$2,213,330	\$2,463,978
2031-32	\$275,118	\$2,299,144	\$2,574,262
Totals	\$ 2,272,259	\$ 21,339,855	\$ 23,612,114
Source: Metro Forecasting Models 2025			

The Impact Fee Summary table demonstrates that over the seven-year period the total forecasted revenue is \$23,612,114 of which \$2,272,259 would be for parks and \$21,339,855 would be for roads. The breakdown by parks, residential road and non-residential road, forecasted development and revenues are shown on Tables 5A, 5B, and 5C (page 12-13). The residential and non-residential forecasted development applied to calculate impact fees in Table 6 (page 13) is an adjusted forecast, meaning those developments that have paid their impact fees for capital projects to the county prior to the Village's incorporation are excluded.

Table 1 (page 9) is the forecast for residential development including hotel/motel and ACLF. Table 2 (page 9) is the forecast of commercial development and Table 3 (page 10) is the forecast of residential less those units that paid their impact fees to the county prior to the Village Incorporation. These tables are the basis for forecasting the impact fees.

There are no vacant parcels designated for industrial development within the Village according to the Department of Revenue (DOR) codes. Thus, industrial development was not forecasted. However, as future land uses may be designated for industrial development, the forecast can be revised to reflect these changes.

Impact fees collected for EMS, Fire Districts and Schools are collected by the Village and remitted to those respective jurisdictions and are not included in this report.

Two meetings were held with the Village's staff to identify the status of current and future development projects, and the results nearly matched the EIGM forecast. Adjustments were made to reflect current conditions. The report provides narrative and tables to support the forecasted results. As the EIGM is periodically updated, the impact fee forecast can be updated as well.

Section One

Overview/Basics of the Analysis

Objective of Study

The objective of this study is to accurately forecast impact fee revenue annually from FY 2025/26 thru FY 2031/32 for various impact fee categories according to the Village's current schedule. The projected residential units and commercial building area data was broken into annual increments from 2025 thru 2032 and serves as the basis to forecasting data for calculating impact fees.

The purpose of the analysis and impact fee forecast is to establish a reasonable projection of impact fee revenues for the Village of Estero to use in their Capital Improvement Plan budgeting process. The methodology consists of collecting fresh parcel data including single-family units, multifamily units and square footage of non-residential structures and vacant lands. Then this data is input into the Estero Interactive Growth Model to create the forecast. The forecasted increases are then translated to the impact fee codes. Then the impact fees can be calculated by type.

Section Two

General Overview

Background

The Village of Estero was incorporated on December 31, 2014 and now has over 10 years of historic data for calculating a forecast for impact fees by impact fee codes. The Village of Estero is unique in that it is home to two large regional commercial centers, which serve a regional population and results in a per capita supply of 214 square feet of commercial space for Estero. The upper level of per capita demand for commercial space is in the order of 100 square feet of building area. In the analysis of future impact fees for commercial space, the regional commercial centers and unique facilities such as Hertz Global Headquarters need to be adjusted. Future demand for commercial space will be generated on future internal demand of future populations and more limited regional demand. Estero is a village in the epicenter of a quickly growing metropolitan area.

In 2018 the Village adopted an Impact Fee Schedule with two minor adjustments in March 2022. The adopted fee schedule was used to calculate administrative collection and impact fees.

Section Three

Study Methodology

The methodology consists of the following steps:

1. The EIGM will forecast new development data (i.e. single-family units, multifamily units, square footage of commercial building and industrial building area) in annual increments from FY 2025/2026 to 2031/2032 by traffic analysis zone. Both an adjusted and an unadjusted forecast are constructed. The unadjusted forecast includes the housing units and commercial space that have paid or otherwise pre-paid their impact fees to Lee County. The adjusted forecast excludes those units and commercial space that have prepaid their respective impacts to the county.
2. Translate the development land use codes to the impact fees based on the most recent March 10, 2022 fee schedule.
3. Calculate the impact fees by type, for each forecasted year and zone. The EIGM disaggregates the Village into 41 zones known as Traffic Analysis Zones (TAZ).
4. Present the results of the revenues generated from impact fees by codes by forecasted years in the aggregate (Village wide).
5. Describe the criteria for the analysis of new developments that are forecasted for the 41 disaggregated zones in the Village.

Research and Data Collection

Before projecting future growth, the study began with understanding and quantifying the existing patterns of development in the Village of Estero, Lee County and its political subdivisions. Primary GIS parcel data was collected in February 2025 for Lee County, Florida with land use codes by Department of Revenue (DOR) codes at the parcel level. The primary data was used to establish the existing breakdown of DOR codes by land uses related to the various impact fee categories.

For the residential and non-residential uses that are subject to prior development agreements or DRIs, the study uses Metro Forecasting Models disaggregated housing units forecasted by Traffic Analysis Zones (TAZ) and identifies the units that will only collect Administrative Fees versus Impact Fees.

Our non-residential land use analysis allowed us to get an in-depth picture of how to best utilize the available space in non-residential areas. Since Estero is a Village in the epicenter of a rapidly growing metropolitan area, our analysis shows there will not be demand for a movie theater. We noted in the non-residential land use analysis that there are no vacant parcels designated for future industrial development. Most of the remaining vacant parcels in the Village of Estero are designed for residential, commercial and government uses. This means there is not enough vacant land, within the existing political limits of the Village to allow for new golf courses or significant mining operations and the impact fees associated with them in the near future.

Commercial Data Analysis

The land use data, as reported by DOR codes, is disaggregated into groups most closely aligned with the impact fee categories listed in Village Ordinance 2018-09 and 2018-10 (Impact Fee Schedule). The building area of existing land uses by DOR codes is divided by the aggregate building area for all office and retail space to arrive at land use ratios for each study area. These calculated ratios are adjusted for certain impact fee uses (i.e. fast food restaurants) in the Village before applying the ratios to the fee projections. Due to the building sizes of Coconut Point and Miromar Outlet malls, the aforementioned ratios were reviewed with and without these large malls to determine the impact on the ratios. Ultimately adjustments to ratios were applied to the forecast of future commercial to compensate for the large building areas of these malls.

The Village of Estero and the Lee County political subdivisions have been analyzed independently as described above to identify ratios of a larger city to see how they compare to those found in the Village of Estero. Additional cities and towns were used to identify allocation of land use ratios to better understand the probable distribution of commercial impact fees within the Village.

Application of Commercial Land Use Ratios

Metro Forecasting Models' disaggregated office and retail development forecast data are used as the basis for determining the annualized development of commercial uses in the Village of Estero. The ratios established for the non-residential impact fee categories are used to project the anticipated impact fees to be collected by classification by the Village for the next seven years.

Projected Impact Fee Collection Summary

The following forecasted impact fees are provided in separate tables:
Park (Ordinance 2018-10 adopted 7/11/18, combined Regional and Community Parks)
Roads (residential uses)
Roads (non-residential uses)

Section Four

Results

The results of the forecast from the Estero Interactive Growth Model for single-family, multifamily, commercial area and other uses for the forecasted years FY 2025/26 thru 2031/2032 are demonstrated in Table 1 and Table 2 below. The numbers of single-family and multifamily forecasted units are unadjusted, meaning those units that have paid their impact fees to the county are included. The commercial building square footage forecasted is also unadjusted below. There are currently no vacant parcels designated for industrial development. These tables are used to forecast administrative impact fees.

Table 1 (Residential Forecast)

FY	SF Units	MF Units	Hotel/Motel	ACLF
2025-26	97	74	0	0
2026-27	194	268	122	0
2027-28	122	148	128	0
2028-29	49	148	111	0
2029-30	49	148	65	0
2030-31	24	584	127	0
2031-32	24	164	65	0
Source: Metro Forecasting Models 2025				

Table 2 (Commercial Forecast)

FY	Retail (SF)	Office (SF)	Other (SF)
2025-26	55,188	34,033	12,669
2026-27	70,956	43,756	16,288
2027-28	63,072	38,894	14,479
2028-29	39,420	24,309	9,049
2029-30	35,478	21,878	8,144
2030-31	27,594	17,016	6,334
2031-32	23,652	14,585	5,429
Source: Metro Forecasting Models 2025			

Table 3 is adjusted to remove hotel/motel built from FY 2025/26 thru 2031/2032 that have impact fee credits or are otherwise have pre-paid impact fees. These units were only used for impact fee calculations and were not used for calculating the administrative fees.

Table 3 (Adjusted Development Forecast)

FY	SF Units	MF Units	Hotel/Motel	ACLF
2025-26	97	74	0	0
2026-27	194	111	122	0
2027-28	122	148	128	0
2028-29	49	148	0	0
2029-30	49	148	65	0
2030-31	24	184	0	0
2031-32	24	164	65	0
Source: Metro Forecasting Models 2025				

Lee County Commercial Land Use Ratios Analysis

The categories defining the commercial development type for the EIGM need to be translated into the categories for the Estero Impact Fee Schedule. The Land Used Analysis Table (located in the appendix) illustrates the analysis of several communities in Lee County, which also experienced similar development patterns. For example, it is estimated that for Estero, 63% of new commercial development can be classified as belonging to the retail classification on the impact fee schedule. This table analyzes the highest probability from simulation models for the allocation of forecasted commercial space by impact fee categories.

The generated forecasted revenue for administrative fees for the forecasted years FY 2025/26 thru 2031/2032 for Parks, Residential Road and Non-Residential Road are shown in Table 4. The forecast for single-family units, multifamily units and commercial building area are from the EIGM unadjusted forecast.

Table 4

Village of Estero Admin. Impact Fee Summary			
FY	Park	Road	Total
2025-26	\$ 7,046	\$ 79,633	\$ 86,680
2026-27	\$ 20,963	\$ 181,037	\$ 201,999
2027-28	\$ 13,596	\$ 127,695	\$ 141,291
2028-29	\$ 9,860	\$ 89,079	\$ 98,939
2029-30	\$ 8,847	\$ 80,353	\$ 89,200
2030-31	\$ 24,260	\$ 178,248	\$ 202,508
2031-32	\$ 8,254	\$ 68,974	\$ 77,228
	\$ 92,826	\$ 805,020	\$ 897,845
Source: Metro Forecasting Models 2025			

The generated forecasted revenue for impact fees for the forecasted years FY 2025/26 thru 2031/2032 for Parks, Residential Road and Non-Residential Road are shown respectively in Tables 5A, 5B, and 5C. The forecast for single-family, multifamily units and commercial development are from the EIGM adjusted forecast.

Table 5A

Park Impact Fees				Fees			
FY	SF Units	MF Units	Hotel/Motel	Single Family	Multifamily	Hotel/Motel	Total
2025-26	97	74	0	\$ 148,895	\$ 85,988	\$ -	\$ 234,883
2026-27	194	111	122	\$ 297,790	\$ 128,982	\$ 89,548	\$ 516,320
2027-28	122	148	128	\$ 187,270	\$ 171,976	\$ 93,952	\$ 453,198
2028-29	49	148	0	\$ 75,215	\$ 171,976	\$ -	\$ 247,191
2029-30	49	148	65	\$ 75,215	\$ 171,976	\$ 47,710	\$ 294,901
2030-31	24	184	0	\$ 36,840	\$ 213,808	\$ -	\$ 250,648
2031-32	24	164	65	\$ 36,840	\$ 190,568	\$ 47,710	\$ 275,118
Source: Metro Forecasting Models 2025							

Table 5B

Residential Road Impact Fees				Fees					
FY	SF Units	MF Units	Hotel/Motel	ACLF	Single Family	Multifamily	Hotel/Motel	ACLF	Total
2025-26	97	74	0	0	\$ 969,612	\$ 573,500	\$ -	\$ -	\$ 1,543,112
2026-27	194	111	122	0	\$ 1,939,224	\$ 860,250	\$ 603,534	\$ -	\$ 3,403,008
2027-28	122	148	128	0	\$ 1,219,512	\$ 1,147,000	\$ 633,216	\$ -	\$ 2,999,728
2028-29	49	148	0	0	\$ 489,804	\$ 1,147,000	\$ -	\$ -	\$ 1,636,804
2029-30	49	148	65	0	\$ 489,804	\$ 1,147,000	\$ 321,555	\$ -	\$ 1,958,359
2030-31	24	184	0	0	\$ 239,904	\$ 1,426,000	\$ -	\$ -	\$ 1,665,904
2031-32	24	164	65	0	\$ 239,904	\$ 1,271,000	\$ 321,555	\$ -	\$ 1,832,459
Source: Metro Forecasting Models 2025									

Table 5C

Non-Residential Road Impact Fees				
FY	Retail	Office	Other	Total
2025-26	\$ 633,337	\$ 259,124	\$ 218,872	\$ 1,111,333
2026-27	\$ 814,291	\$ 333,160	\$ 267,344	\$ 1,414,794
2027-28	\$ 723,814	\$ 296,142	\$ 236,830	\$ 1,256,786
2028-29	\$ 452,384	\$ 185,089	\$ 145,895	\$ 783,368
2029-30	\$ 407,146	\$ 166,580	\$ 146,362	\$ 720,088
2030-31	\$ 316,669	\$ 129,562	\$ 101,195	\$ 547,426
2031-32	\$ 271,430	\$ 111,053	\$ 84,201	\$ 466,685
Totals	\$ 3,619,071	\$ 1,480,710	\$ 1,200,699	\$ 6,300,481
Source: Metro Forecasting Models 2025				

The summary of the generated forecasted revenue of impact fees for the forecasted years FY 2025/26 thru 2031/2032 for Parks, Residential Road and Non-Residential Road, are shown in Table 6. The forecast for single-family units, multifamily units and commercial development are from the EIGM adjusted and unadjusted forecast.

Table 6

Village of Estero Impact Fee Summary				
FY	Park	Res Road	Non-Res Road	Total
2025-26	\$234,883	\$1,543,112	\$1,111,333	\$2,889,328
2026-27	\$516,320	\$3,403,008	\$1,414,794	\$5,334,122
2027-28	\$453,198	\$2,999,728	\$1,256,786	\$4,709,712
2028-29	\$247,191	\$1,636,804	\$783,368	\$2,667,363
2029-30	\$294,901	\$1,958,359	\$720,088	\$2,973,348
2030-31	\$250,648	\$1,665,904	\$547,426	\$2,463,978
2031-32	\$275,118	\$1,832,459	\$466,685	\$2,574,262
	\$ 2,272,259	\$ 15,039,374	\$ 6,300,481	\$ 23,612,114
Source: Metro Forecasting Models 2025				

**Note figures above in Table 6 are rounded to nearest dollar amount*

Appendix

VILLAGE OF ESTERO IMPACT FEE SCHEDULE ⁽³⁾ Updated and Effective March 10, 2022

PARK, PER DWELLING UNIT Village of Estero Ordinance 2018-10	IMPACT FEE	ADMINISTRATIVE FEE (1)	TOTAL FEE
Single Family Home or Mobile Home	\$1535.00	\$46.05	\$1581.05
Multi-Family, duplex, townhouse, two-family attached, timeshare	\$1162.00	\$34.86	\$1196.86
Hotel/Motel per room/unit	\$734.00	\$22.02	\$756.02
Mobile Home/RV Park Site	\$1125.00	\$33.75	\$1158.75
ROADS, PER DWELLING UNIT Village of Estero Ordinance 2018-09	IMPACT FEE	ADMINISTRATIVE FEE (1)	TOTAL FEE
Single Family Detached or Mobile Home	\$9,996.00	\$299.88	\$10,295.88
Multi-Family, Low rise - < three stories - Duplex & two Family attached, or Townhome, timeshares	\$7,750.00	\$232.50	\$7,982.50
Multi-Family, Mid rise - 3- 10 stories	\$5,760.00	\$172.80	\$5,932.80
Multi-Family, High rise - 11+ stories	\$4,700.00	\$141.00	\$4,841.00
Hotel/Motel or timeshare	\$4,947.00	\$148.41	\$5,095.41
Mobile Home/RV in Park per site	\$5,293.00	\$158.79	\$5,451.79
Continuing Care Retirement Community	\$2,540.00	\$76.20	\$2,616.20
Assisted Living Facility (ALF)	\$2,138.00	\$64.14	\$2,202.14
ROADS, NON-RESIDENTIAL, PER 1,000 SQUARE FEET Village of Estero Ordinance 2018-09	IMPACT FEE	ADMINISTRATIVE FEE (1)	TOTAL FEE
Shopping Center	\$11,476.00	\$344.28	\$11,820.28
Bank	\$25,579.00	\$767.37	\$26,346.37
Car wash, Self-service per stall	\$6,112.00	\$183.36	\$6,295.36
Car wash, Semi-Automated or Automated (per tunnel) *	\$23,569.46	\$707.08	\$24,276.54
Office	\$7,614.00	\$228.42	\$7,842.42
Convenience Store with gas (<10 fueling positions)	\$18,979.00	\$569.37	\$19,548.37
Convenience Store with gas (10+ fueling positions)	\$13,565.00	\$406.95	\$13,971.95
Golf Course (open to public) per acre	\$2,277.00	\$68.31	\$2,345.31
Movie Theater	\$26,985.00	\$809.55	\$27,794.55
Restaurant, Fast Casual	\$39,277.00	\$1,178.31	\$40,455.31
Restaurant, Fast Food	\$48,912.00	\$1,467.36	\$50,379.36
Restaurant, Standard	\$22,019.00	\$660.57	\$22,679.57
Hospital	\$7,920.00	\$237.60	\$8,157.60
Nursing Home	\$4,907.00	\$147.21	\$5,054.21
Place of Worship	\$4,712.00	\$141.36	\$4,853.36
Private School/Elementary or Secondary	\$3,893.00	\$116.79	\$4,009.79
Day Care Center	\$10,345.00	\$310.35	\$10,655.35
General Industrial	\$3,380.00	\$101.40	\$3,481.40
Warehouse	\$1,749.00	\$52.47	\$1,801.47
Warehouse, High Cube	\$1,409.00	\$42.27	\$1,451.27
Mini Warehouse (Self Storage)	\$1085.00	\$32.55	\$1117.55
Mine, per 1,000 Cubic Yards	\$40.00	\$1.20	\$41.20

NOTES:

(1) An administrative fee, currently 3%, will be collected on all impact fee assessments.

(2) Collection rate for school impact fees is reduced to 55% of the adopted fee per Lee County Ordinance 18-08, effective March 10, 2022.

(3) This schedule is effective March 10, 2022 and is for estimating purposes only; final determination of impact fees will be made by the Village.

Lee County Land Use Analysis

NON-RESIDENTIAL LAND USE ANALYSIS												
Impact Fee Categories	DOR Codes	Bonita Springs	Cape Coral	Fort Myers	Unincorp. Lee County	FMB	Estero	Estero Less Mall	AVERAGE	Estero Adjusted		
Retail	11,12,13,14,15,16,26,27,30,33	48.0%	66.1%	54.5%	66.2%	65.2%	58.9%	38.6%	56.80%	60		
Office	17,18,19,24,25,34,35	47.5%	27.5%	41.4%	27.0%	15.9%	37.6%	56.2%	36.15%	38		
Bank	23	1.4%	1.5%	0.8%	1.7%	3.0%	0.9%	1.3%	1.52%	1.5		
Convenience Store		0.8%	1.3%	1.1%	0.0%	2.6%	0.8%	1.2%	1.13%	1		
Movie Theater	31,32	0.0%	0.0%	0.2%	0.6%	1.6%	0.2%	0.3%	0.41%	0		
Restaurant, Fast Food	22	0.3%	0.9%	0.6%	0.8%	0.0%	0.5%	0.7%	0.55%	0.7		
Restaurant, Standard	21	1.9%	2.6%	1.4%	2.4%	11.6%	1.1%	1.7%	3.25%	2		
INSTITUTIONAL: SQFT PER PERSON												
Impact Fee Categories	DOR Codes	Bonita Springs	Cape Coral	Fort Myers	Unincorp. Lee County	FMB	Estero	Estero Less Mall	AVERAGE	Estero Adjusted		
Hospital	73, 85	0.86	4.28	9.21	5.61	0.00	7.03	7.03	4.86	5.92		
Nursing Home	78	0.00	0.00	0.98	0.41	0.00	0.00	0.00	0.20	0.1		
Church	71	5.42	4.28	23.29	11.08	16.18	3.64	3.64	9.64	5.39		
Private School/Elementary or Second	72	0.06	0.33	2.54	1.80	0.00	0.22	0.22	0.74	0.68		
Daycare		0.90	0.00	0.00	0.00	0.00	0.52	0.52	0.28	0.77		
INDUSTRIAL: SQFT PER PERSON												
Impact Fee Categories	DOR Codes	Bonita Springs	Cape Coral	Fort Myers	Unincorp. Lee County	FMB	Estero	Estero Less Mall	AVERAGE	Estero Adjusted		
General Industrial	40,41,42,43,49	3.31	2.13	13.69	8.15	0.00	0.00	0.00	3.90	0		
Warehouse	29,44,48	38.03	0.00	90.59	56.06	6.96	8.61	8.71	29.85	0		
Warehouse, High Cube		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0		
Mini Warehouse		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0		
*No vacant industrial land in Estero, therefore there will be no future impact fee												
NON-RESIDENTIAL, OTHER PER PERSON												
Impact Fee Categories	DOR Codes	Bonita Springs	Cape Coral	Fort Myers	Unincorp. Lee County	FMB	Estero	Estero Less Mall	AVERAGE	Estero Adjusted		
Carwash, per Bay		0.0002	0.0002	0.0005	0.0000	0.0004	0.0004	0.0004	0.0003	0.003		
Golf Course, per Acre	38	0.044	0.001	0.001	0.000	0.005	0.066	0.066	0.02	0		
Mine, per 1,000 CY	92	0.155	0.000	0.000	0.433	0.005	0.000	0.000	0.07	0		
Impact Fee Categories	DOR Codes	Bonita Springs	Cape Coral	Fort Myers	Unincorp. Lee County	FMB	Estero	Estero Less Mall	AVERAGE	Estero Adjusted		
Hotel Motels, per Unit	39	0.025	0.004	0.000	0.000	0.000	0.015	0.015	0.01	0.025		
Source: Metro Forecasting Models 2022												