

ORIGINAL



0000077674

E-00000K-07-0052

G-00000E-07-0052

Tammy Russ

From: Barbara Brosnan [bbrosnan@AssociatedAsset.com]
Sent: Wednesday, October 17, 2007 8:11 AM
To: Pierce-Web; Mundell-Web; Mayes-WebEmail; Hatch-WebEmail; Gleason-WebEmail
Subject: NO IMPACT FEES!!!!

4700

Gentlemen,

What are you guys thinking? How are young people supposed to ever make a start on their own? It's hard enough to save up for a down payment for a place to live and now you want to charge THOUSANDS of DOLLARS to fund APS' business development? It's WRONG! I have two daughters, ages 18 and 20, and the 20 year old is engaged – however they are not getting married until they know that they will be able to live on their own. At this rate she'll never move out. I love my daughter, but it's issues like this that either prohibit young people from making a start on their own. Or cause greater issues, like once they are on their own they find themselves swimming in debt and raking up charge cards because that's the quick fix and then they are foreclosing because they can't pay all their bills.

I don't know whose idea this was, but they were definitely not looking out for the interest of others. Maybe our congressmen or a wealthy entrepreneur would be willing to fund a private company's business development, but not the people who are trying to make their way in this world of ours. You'll only prolong the economic downturn in housing that's going on right now.

Please VOTE NO on this proposal. Give the young ones a chance to make their dreams come true.

Thank you for time.

Barbara Brosnan
Builder Billing Specialist
AAM, LLC
(602) 906-4918 (Direct Line)
(602) 870-8225 (Direct Fax)
(602) 957-9191 (Main Line)
www.AAMAZ.com

Arizona Corporation Commission
DOCKETED
OCT 18 2007

DOCKETED BY *ne*

AZ CORP COMMISSION
DOCKET CONTROL

2007 OCT 18 P 1:18

RECEIVED

Tammy Russ

From: Kelly Lawrence [kellyl@chaffeyhomes.com]**Sent:** Wednesday, October 17, 2007 12:06 PM**To:** Gleason-WebEmail**Subject:** APS Proposed Hook Up Fee

E-00000K-07-0052

G-00000E-07-0052

Dear Commissioner Gleason:

I am writing to you today to definitively state my strong opposition to the proposed APS charge of \$3,000-\$6,000 PER HOME "hook up" fee to fund infrastructure and upgrades to APS's system to serve new customers currently under consideration by the Arizona Corporation Commission. As a new builder to the Phoenix market, I am very concerned how such a fee would impact my ability to successfully conduct business in this market. Particularly considering the current state of the homebuilding industry here in the Valley and the fact that nearly all of the municipalities in this metropolitan area have recently raised impact/permit fees, I am dumbfounded as to how such a charge could even be proposed. Furthermore, I am forced to ask what is next, where does it end? If you're looking to take the largest industry in the state from its current status as marginally unsuccessful to outright crisis mode, this is a good first step.

I strongly urge you to vote no on this proposal as you consider it tomorrow.

Sincerely yours,

Kelly C. Lawrence

General Manager - Arizona Division

Chaffey Homes, Inc.

4300 N Miller Rd Ste 217

Scottsdale AZ 85251

T 480.949.5981

C 480.421.8392

F 425.889.7693 (direct)

F 480.949.2882 (office)

www.chaffeyhomes.com

10/18/2007

Tammy Russ

From: Ronald Mock [rmock@kbhome.com]
Sent: Wednesday, October 17, 2007 11:00 AM
To: Gleason-WebEmail
Subject: Hook-up fee

E-00000K-07-0052
G-00000E-07-0052

Dear Commissioner Gleason:

I'm sending this e-mail today to let you know that I strongly opposed any hook-up fee on new homeowners to fund APS or any other utility company's business development efforts.

In this time of the slow housing market i feel it would be disastrous to potential home buyers.

Sincerely,

Ronald Mock

Tammy Russ

From: Roger P. Olson [rpolson@precastbasements.com]

E-00000K-07-0052

Sent: Wednesday, October 17, 2007 10:40 AM

G-00000E-07-0052

To: Gleason-WebEmail

Mike: As long as you're handing out money to APS, we could use some too...we at Alliance Building Systems of AZ, LLC are a start up business that has developed a modular precast basement panel system...check out our video on our website...it's a time-lapse video of one of our installs...4 ½ hours of work in a 1 ½ minute video...it's pretty darn cool...

www.precastbasements.com

Regards,

Roger P. Olson

10/18/2007

Tammy Russ

From: Scott Revill [srevill@cox.net]
Sent: Wednesday, October 17, 2007 10:08 AM
To: Gleason-WebEmail
Subject: hook up fees

E-00000K-07-0052
G-00000E-07-0052

Dear Commissioner Gleason:

please do not raise the fees for utility hook ups. This will only lead to future pricing increases on new homes. Which will lead to fewer and fewer people able to purchase new home. America was built on the premise that every person shall have the right to be able to provide a safe homestead for them to raise their family.

Sincerely,

Scott Revill

Tammy RussE-00000K-07-0052
G-00000E-07-0052

From: Janssen Tanner [jtanner@picerneaz.com]
Sent: Wednesday, October 17, 2007 9:24 AM
To: Pierce-Web; Mundell-Web; Mayes-WebEmail; Hatch-WebEmail; Gleason-WebEmail
Subject: Impact Fee
Importance: High

Please vote NO on the proposal to establish a \$3,000-\$6,000 impact fee for APS for "hook up" fees. I am opposed to funding APS or any other utility company's business in development efforts. The market is very volatile at this time and builders are continuing to have to offer enormous concessions to attract prospective residents. Absorbing these kinds of costs to be passed on to the developer will negatively impact our ability to compete in the marketplace. This would relate to the continuation of economic downturn in the housing industry. Again, your vote of NO on this proposal will be appreciated.

Janssen Tanner
Vice President
Picerne Real Estate Group

10/18/2007

Tammy Russ

From: Kim Olson [kolson@aamaz.com]
Sent: Wednesday, October 17, 2007 8:28 AM
To: Gleason-WebEmail
Subject: ACC's Public Hearing on a Hook-Up Fee for Utility Companies

Dear Commissioner Gleason:

I am emailing you today to let you know that I am strongly opposed to the Corporation Commission's plan to charge a hook up fee for utility companies, especially during the difficult market we are currently facing in the homebuilding industry. This industry cannot absorb ANY additional costs at this time. Increasing costs will only prolong the economic downturn in the housing market. We need to do everything we can to support this industry as it impacts our economy tremendously. Thank you for your time and consideration.

Sincerely,

Kim Olson
Director of Community Services
AAM, LLC
7740 N 16th St Ste 300
Phoenix, AZ 85020

E-00000K-07-0052
G-00000E-07-0052

Tammy Russ

From: Longfellow, Brooks [blongfellow@kbhome.com]
Sent: Wednesday, October 17, 2007 8:02 AM
To: Pierce-Web; Mundell-Web; Mayes-WebEmail; Hatch-WebEmail; Gleason-WebEmail
Subject: proposed hook up fee

We strongly oppose any "hook up" fee on new homeowners to help fund APS' or any other utility company's business development efforts.

Brooks D. Longfellow

Vice President of Operations

KB Home - Phoenix

(602) 567-4827 Office

(602) 567-4860 Fax

(602) 697-3966 Mobile

BLongfellow@KBHome.com

10/18/2007

Tammy Russ

From: Mike Jasken [mjasken@hotmail.com]

Sent: Wednesday, October 17, 2007 7:37 AM

To: Gleason-WebEmail

Subject: Please Vote No

E-00000K-07-0052

G-00000E-07-0052

Mr. Gleason,

On October 18th, the Arizona Corporation Commission (ACC) will consider whether to mandate that Arizona Public Service (APS) charge a \$3,000-\$6,000 PER HOME "hook up" fee to fund infrastructure and upgrades to APS's system to serve new customers.

I need your help to stop this costly and unprecedented proposal to increase housing costs! Please "Vote No" on this proposal.

- New home buyers should not be required to fund a private company's business development.
- Home buyers cannot absorb ANY additional costs. The market is extremely volatile at this time and builders are lowering prices to attract buyers. Increasing costs for homebuyers at this time will only prolong the economic downturn in housing.
- If this is adopted, will the next logical step be for new home owners to fund utility company's power plants?

I appreciate your consideration on this important matter as it will adversely affect my already struggling business.

Respectfully,

Mike Jasken
Manager
Cast-N-Stone

Boo! Scare away worms, viruses and so much more! Try Windows Live OneCare! [Try now!](#)

10/18/2007

E-00000K-07-0052
G-00000E-07-0052

Tammy Russ

From: Anna Chodyna [achodyna@AssociatedAsset.com]
Sent: Wednesday, October 17, 2007 6:24 AM
To: Gleason-WebEmail
Subject: APS

I have to tell you I'm so tired of APS and their fees and whining about constantly wanting rate increase from individual homeowners or the ridiculous amount from Builders.

Maybe some Government official that cares about the people **(HA)** needs to look at how money is being spent and most of all **SALARIES...**

Anna Chodyna
Builder Billing Specialist
AAM, LLC
602.906.4903 (direct line)
602.870.8225 (direct fax)
602.957.9191 (main line)
www.AssociatedAsset.com

Tammy Russ

From: Robert Cassata [rcassata@beazer.com]
Sent: Wednesday, October 17, 2007 5:32 AM
To: Gleason-WebEmail
Subject: Fee Increase

E-00000K-07-0052
G-00000E-07-0052

Dear Commissioner Gleason:

In todays housing market I feel it will be foolish and harmful if the increase is passed. Raising the fee will have the potential to put not only my own, but thousands of others in the housing field jobs on the line. Please refrain from passing this increase.

Sincerely,

Robert Cassata

Tammy Russ

E-00000K-07-0052

G-00000E-07-0052

From: Jeff Dixon [JDixon@AssociatedAsset.com]

Sent: Wednesday, October 17, 2007 6:09 PM

To: Gleason-WebEmail

Subject: Another Fee?

Please vote no on the proposed \$3,000-\$6,000 hook up fee for utility companies. The economy is not strong now and this fee would only get passed onto the consumer. Thanks for your consideration.

JEFF DIXON, CAAM™
AAM, LLC
Director of Community Association
Trilogy at Vistancia
623.215.6258 Office
623.215.6224 Fax
www.mytrilogylife.com

This e-mail and any attachments are confidential and may not be forwarded, copied or distributed beyond the named recipient without prior permission of the sender. If you have received this e-mail in error, please contact the sender. Thank you. ---

Tammy Russ

From: Beth Myers [Beth@TallPinesRealEstate.com]
Sent: Wednesday, October 17, 2007 6:47 PM
To: Gleason-WebEmail
Subject: Please Oppose APS's Proposed Impact Fee!!

E-00000K-07-0052
G-00000E-07-0052

Dear Commissioner Gleason:

I am asking you to oppose this costly and unprecedented proposal to increase housing costs and here's why:

.In the current market, homebuyers cannot absorb ANY additional costs!

.A large utility "hook up" fee is a major burden to homebuyers. This fee would have a negative impact on housing costs and, therefore, economic development.

.This fee would be an unreliable source of funding for APS as it will fluctuate especially in a slow real estate market.

.This fee, if approved, would harm Arizona's future economic growth. The higher cost of new and existing housing resulting from APS's fee will make Arizona less attractive for industrial recruitment, because the availability of quality affordable housing is often a very important factor in site selection decisions.

.APS's proposed fee would make entry level and all other homes become less affordable. Low-to-moderate income and first-time homebuyers who attempt to purchase a home from a builder could pay a fee to APS that would be greater than their down payment! Affordability is already an acute problem in Arizona and this fee would only make that problem worse. Arizona already lags behind the rest of the country in homeownership. Currently, the national homeownership average is 67% while Arizona trails behind at 64%.

.This fee would have a negative impact on lower income individuals and families as the burden of this fee would be much higher on a low-income compared to a high-income person.

Please do not support this proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely,

Beth Myers

Tammy Russ

From: Ronald Roberts [Ron@ArizonaHomeAdvice.com]
Sent: Wednesday, October 17, 2007 6:43 PM
To: Gleason-WebEmail
Subject: Please Oppose the Proposed APS Impact Fee!

E-00000K-07-0052
G-00000E-07-0052

Dear Commissioner Gleason:

Currently, the real estate market is experiencing instability. New home sales, just like re-sale, are down. Builders are slashing prices in order to get buyers interested. Now is definitely NOT the time to tack more taxes onto home ownership! Increasing costs for homebuyers at this time will only prolong the economic downturn in housing!

Please do not support on this costly and unprecedented proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely, Ronald C. Roberts

Ronald Roberts

Tammy Russ

From: Agda Freitag [agdafreitag@aol.com]
Sent: Wednesday, October 17, 2007 6:31 PM
To: Gleason-WebEmail
Subject: Please Oppose the Proposed APS Impact Fee!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

Currently, the real estate market is experiencing instability. New home sales, just like re-sale, are down. Builders are slashing prices in order to get buyers interested. Now is definitely NOT the time to tack more taxes onto home ownership! Increasing costs for homebuyers at this time will only prolong the economic downturn in housing!

Please do not support on this costly and unprecedented proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely,

Agda Freitag

Tammy Russ

From: John Wilson [n2golffjohn@earthlink.net]
Sent: Wednesday, October 17, 2007 6:26 PM
To: Gleason-WebEmail
Subject: Please Oppose APS's Proposed Impact Fee!!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

I am asking you to oppose this costly and unprecedented proposal to increase housing costs and here's why:

.In the current market, homebuyers cannot absorb ANY additional costs!

.A large utility "hook up" fee is a major burden to homebuyers. This fee would have a negative impact on housing costs and, therefore, economic development.

.This fee would be an unreliable source of funding for APS as it will fluctuate especially in a slow real estate market.

.This fee, if approved, would harm Arizona's future economic growth. The higher cost of new and existing housing resulting from APS's fee will make Arizona less attractive for industrial recruitment, because the availability of quality affordable housing is often a very important factor in site selection decisions.

.APS's proposed fee would make entry level and all other homes become less affordable. Low-to-moderate income and first-time homebuyers who attempt to purchase a home from a builder could pay a fee to APS that would be greater than their down payment! Affordability is already an acute problem in Arizona and this fee would only make that problem worse. Arizona already lags behind the rest of the country in homeownership. Currently, the national homeownership average is 67% while Arizona trails behind at 64%.

.This fee would have a negative impact on lower income individuals and families as the burden of this fee would be much higher on a low-income compared to a high-income person.

Please do not support this proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely, John Wilson

John Wilson

Tammy Russ

From: WILLIAM FARR [RACYROAD@YAHOO.COM]
Sent: Wednesday, October 17, 2007 6:21 PM
To: Gleason-WebEmail
Subject: Please Oppose APS's Proposed Impact Fee!!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

I am asking you to oppose this costly and unprecedented proposal to increase housing costs and here's why:

.In the current market, homebuyers cannot absorb ANY additional costs!

.A large utility "hook up" fee is a major burden to homebuyers. This fee would have a negative impact on housing costs and, therefore, economic development.

.This fee would be an unreliable source of funding for APS as it will fluctuate especially in a slow real estate market.

.This fee, if approved, would harm Arizona's future economic growth. The higher cost of new and existing housing resulting from APS's fee will make Arizona less attractive for industrial recruitment, because the availability of quality affordable housing is often a very important factor in site selection decisions.

.APS's proposed fee would make entry level and all other homes become less affordable. Low-to-moderate income and first-time homebuyers who attempt to purchase a home from a builder could pay a fee to APS that would be greater than their down payment! Affordability is already an acute problem in Arizona and this fee would only make that problem worse. Arizona already lags behind the rest of the country in homeownership. Currently, the national homeownership average is 67% while Arizona trails behind at 64%.

.This fee would have a negative impact on lower income individuals and families as the burden of this fee would be much higher on a low-income compared to a high-income person.

Please do not support this proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely,

WILLIAM FARR

Tammy Russ

From: Nancy White [nwhite@sedona.net]
Sent: Wednesday, October 17, 2007 6:20 PM
To: Gleason-WebEmail
Subject: Please Oppose APS's Proposed Impact Fee!!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

I am asking you to oppose this costly and unprecedented proposal to increase housing costs and here's why:

.In the current market, homebuyers cannot absorb ANY additional costs!

.A large utility "hook up" fee is a major burden to homebuyers. This fee would have a negative impact on housing costs and, therefore, economic development.

.This fee would be an unreliable source of funding for APS as it will fluctuate especially in a slow real estate market.

.This fee, if approved, would harm Arizona's future economic growth. The higher cost of new and existing housing resulting from APS's fee will make Arizona less attractive for industrial recruitment, because the availability of quality affordable housing is often a very important factor in site selection decisions.

.APS's proposed fee would make entry level and all other homes become less affordable. Low-to-moderate income and first-time homebuyers who attempt to purchase a home from a builder could pay a fee to APS that would be greater than their down payment! Affordability is already an acute problem in Arizona and this fee would only make that problem worse. Arizona already lags behind the rest of the country in homeownership. Currently, the national homeownership average is 67% while Arizona trails behind at 64%.

.This fee would have a negative impact on lower income individuals and families as the burden of this fee would be much higher on a low-income compared to a high-income person.

Please do not support this proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely,

Nancy White

Tammy Russ

From: Ramon Gutierrez [ram8755@hotmail.com]
Sent: Wednesday, October 17, 2007 6:11 PM
To: Gleason-WebEmail
Subject: Wrong to charge for private co.

E-00000K-07-0052
G-00000E-07-0052

Dear Commissioner Gleason:

Please do not charge the 3000 to 6000 dollars to help a private company. This is not what we and you should be focusing on.

Sincerely,

Ramon Gutierrez

Tammy Russ

From: Ron Volkman [rvolkman@hotmail.com]
Sent: Wednesday, October 17, 2007 6:09 PM
To: Gleason-WebEmail
Subject: Please Oppose the Proposed APS Impact Fee!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

Arizona Public Service has demonstrated a failure in management of their finances and has a track record of literally "passing the buck" on to consumers. Make them accountable and deny this entire proposal of a new hookup fee.

Currently, the real estate market is experiencing instability. New home sales, just like re-sale, are down. Builders are slashing prices in order to get buyers interested. Now is definitely NOT the time to tack more taxes onto home ownership! Increasing costs for homebuyers at this time will only prolong the economic downturn in housing!

Please do not support on this costly and unprecedented proposal! It's bad for homebuyers and Arizona's economic future!

"Public utility" does NOT mean that they and their corporate stock should be bailed out by the public.

Sincerely,

Ron Volkman

Tammy Russ

From: Tom Cooper [Tcooper@cvlci.com]

Sent: Wednesday, October 17, 2007 6:01 PM

To: Gleason-WebEmail

Subject: IMPAC FEES ON NEW HOUSING HOOK UPS

E-00000K-07-0052

G-00000E-07-0052

VOTE "NO"

Tammy Russ

E-00000K-07-0052

G-00000E-07-0052

From: David Puccio [davidpuccio@newelectricaz.com]
Sent: Wednesday, October 17, 2007 5:41 PM
To: Pierce-Web; Mundell-Web; Mayes-WebEmail; Hatch-WebEmail; Gleason-WebEmail
Subject: APS Mandate

Dear Commissioners:

As a financial professional for a contractor serving the home building industry, I am quite concerned about the proposed mandate that APS charge a \$3,000-\$6,000 hook-up fee for new homes. I am opposed to this idea for several reasons. Some of the major reasons are:

1. This is clearly a way to obtain funding for a private company's business development from new home owners. Private companies are just that – "private". They should seek any and all funding from willing investors – not forced out of the home buying public.
2. Home buyers cannot absorb ANY additional costs. The market is extremely volatile at this time and builders are lowering prices to attract buyers. Increasing costs for homebuyers at this time will only prolong the economic downturn in housing.
3. If this were to be adopted, what message would that send. I can just see APS requesting that their next new power plant be funded solely from homeowners.

While I am in the construction industry, I believe that I am thinking about the economic good of the whole State of Arizona. The home building industry is a major part of the Arizona economy. Its success means success for all. An economy where funds are raised through established capital markets and business is allowed to be conducted according to the best economic principle are major factors to steady and fair wealth generation across the board. I strongly encourage the Corporation Commission to turn down this proposal and allow for the natural flow of business in the home building industry.

Thanks you for you consideration of this perspective.

Sincerely,
David Puccio
CFO
New Electric, Inc.

10/18/2007

Tammy Russ

From: Patricia Zeitlin [pzeitlin@russlyon.com]
Sent: Wednesday, October 17, 2007 5:30 PM
To: Gleason-WebEmail
Subject: Please Oppose the Proposed APS Impact Fee!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

I request that you oppose the APS impact fee.

Currently, the real estate market is experiencing instability. New home sales, just like re-sale, are down. Builders are slashing prices in order to get buyers interested. Now is definitely NOT the time to tack more taxes onto home ownership! Increasing costs for homebuyers at this time will only prolong the economic downturn in housing!

Please do not support on this costly and unprecedented proposal! It's bad for homebuyers and Arizona's economic future!

Thank you for your consideration.

Sincerely,

Patricia Zeitlin

Tammy Russ

From: Annetta Ziller, ABR,MRE,AHD [annziller@aol.com]
Sent: Wednesday, October 17, 2007 5:30 PM
To: Gleason-WebEmail
Subject: Please Oppose the Proposed APS Impact Fee!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

Currently, the real estate market is experiencing instability. New home sales, just like re-sale, are down. Builders are slashing prices in order to get buyers interested. Now is definitely NOT the time to tack more taxes onto home ownership! Increasing costs for homebuyers at this time will only prolong the economic downturn in housing!

Please do not support on this costly and unprecedented proposal! It's bad for homebuyers and Arizona's economic future!

We are struggling enough trying to make a living here, don't need anymore stress added to it!

Sincerely,

Annetta Ziller, ABR,MRE,AHD

Tammy Russ

From: Diane Galloway [diane@gallowayrealty.com]
Sent: Wednesday, October 17, 2007 5:29 PM
To: Gleason-WebEmail
Subject: Please Oppose the Proposed APS Impact Fee!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

Currently, the real estate market is experiencing instability. New home sales, just like re-sale, are down. Builders are slashing prices in order to get buyers interested. Now is definitely NOT the time to tack more taxes onto home ownership! Increasing costs for homebuyers at this time will only prolong the economic downturn in housing!

Please do not support on this costly and unprecedented proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely,

Diane Galloway

Tammy Russ

From: Jason Witte [jasunn@hotmail.com]
Sent: Wednesday, October 17, 2007 5:28 PM
To: Gleason-WebEmail
Subject: Please Oppose APS's Proposed Impact Fee!!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

I am asking you to oppose this costly and unprecedented proposal to increase housing costs and here's why:

.In the current market, homebuyers cannot absorb ANY additional costs!

.A large utility "hook up" fee is a major burden to homebuyers. This fee would have a negative impact on housing costs and, therefore, economic development.

.This fee would be an unreliable source of funding for APS as it will fluctuate especially in a slow real estate market.

.This fee, if approved, would harm Arizona's future economic growth. The higher cost of new and existing housing resulting from APS's fee will make Arizona less attractive for industrial recruitment, because the availability of quality affordable housing is often a very important factor in site selection decisions.

.APS's proposed fee would make entry level and all other homes become less affordable. Low-to-moderate income and first-time homebuyers who attempt to purchase a home from a builder could pay a fee to APS that would be greater than their down payment! Affordability is already an acute problem in Arizona and this fee would only make that problem worse. Arizona already lags behind the rest of the country in homeownership. Currently, the national homeownership average is 67% while Arizona trails behind at 64%.

.This fee would have a negative impact on lower income individuals and families as the burden of this fee would be much higher on a low-income compared to a high-income person.

Please do not support this proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely,

Jason Witte

Tammy Russ

From: Glenn Taylor [gt325@msn.com]
Sent: Wednesday, October 17, 2007 5:19 PM
To: Gleason-WebEmail
Subject: Please Oppose APS's Proposed Impact Fee!!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

I am asking you to oppose this costly and unprecedented proposal to increase housing costs and heres why:

In the current market, homebuyers cannot absorb ANY additional costs!

A large utility hook up fee is a major burden to homebuyers. This fee would have a negative impact on housing costs and, therefore, economic development.

This fee would be an unreliable source of funding for APS as it will fluctuate especially in a slow real estate market.

This fee, if approved, would harm Arizonas future economic growth. The higher cost of new and existing housing resulting from APSS fee will make Arizona less attractive for industrial recruitment, because the availability of quality affordable housing is often a very important factor in site selection decisions.

APSS proposed fee would make entry level and all other homes become less affordable. Low-to-moderate income and first-time homebuyers who attempt to purchase a home from a builder could pay a fee to APS that would be greater than their down payment! Affordability is already an acute problem in Arizona and this fee would only make that problem worse. Arizona already lags behind the rest of the country in homeownership. Currently, the national homeownership average is 67% while Arizona trails behind at 64%.

This fee would have a negative impact on lower income individuals and families as the burden of this fee would be much higher on a low-income compared to a high-income person.

Please do not support this proposal! Its bad for homebuyers and Arizonas economic future!

Sincerely, Glenn Taylor Jr

Glenn Taylor

Tammy Russ

From: Nancy Wilkerson [nancy@sensoryharmonics.com]
Sent: Wednesday, October 17, 2007 5:18 PM
To: Gleason-WebEmail
Subject: Please Oppose APS's Proposed Impact Fee!!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

I am asking you to oppose this costly and unprecedented proposal to increase housing costs and here's why:

.In the current market, homebuyers cannot absorb ANY additional costs!

.A large utility "hook up" fee is a major burden to homebuyers. This fee would have a negative impact on housing costs and, therefore, economic development.

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.This fee, if approved, would harm Arizona's future economic growth. The higher cost of new and existing housing resulting from APS's fee will make Arizona less attractive for industrial recruitment, because the availability of quality affordable housing is often a very important factor in site selection decisions.

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.This fee would have a negative impact on lower income individuals and families as the burden of this fee would be much higher on a low-income compared to a high-income person.

Please do not support this proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely,

Nancy Wilkerson

Tammy Russ

From: Lisa Pender [lisa_pender@msn.com]
Sent: Wednesday, October 17, 2007 5:16 PM
To: Gleason-WebEmail
Subject: Please Oppose APS's Proposed Impact Fee!!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

I am a small development that is trying to create more affordable housing in rural Arizona. Right now it has been difficult due to the high cost of infrastructure that we occurred due to the City's high demands and the new impact fees of the sewer and water systems, and the sales taxes that we now must charge to the homeowner. Any other impact fees at this point would cripple our small manufactured home community that offers people the ability to own their home and the land.

I am asking you to oppose this costly and unprecedented proposal to increase housing costs and here's why:

.In the current market, homebuyers cannot absorb ANY additional costs!

.A large utility "hook up" fee is a major burden to homebuyers. This fee would have a negative impact on housing costs and, therefore, economic development.

.This fee would be an unreliable source of funding for APS as it will fluctuate especially in a slow real estate market.

.This fee, if approved, would harm Arizona's future economic growth. The higher cost of new and existing housing resulting from APS's fee will make Arizona less attractive for industrial recruitment, because the availability of quality affordable housing is often a very important factor in site selection decisions.

.APS's proposed fee would make entry level and all other homes become less affordable. Low-to-moderate income and first-time homebuyers who attempt to purchase a home from a builder could pay a fee to APS that would be greater than their down payment! Affordability is already an acute problem in Arizona and this fee would only make that problem worse. Arizona already lags behind the rest of the country in homeownership. Currently, the national homeownership average is 67% while Arizona trails behind at 64%.

.This fee would have a negative impact on lower income individuals and families as the burden of this fee would be much higher on a low-income compared to a high-income person.

Please do not support this proposal! It's bad for homebuyers and Arizona's economic future!

Again, I hope that you hear the pleas of the those of us who create hope of the American Dream of homeownership.

Sincerely,

Lisa Pender

Tammy Russ

From: Karen Miller [karenmiller@remax.net]
Sent: Wednesday, October 17, 2007 5:16 PM
To: Gleason-WebEmail
Subject: Please Oppose the Proposed APS Impact Fee!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

Currently, the real estate market is experiencing instability. New home sales, just like re-sale, are down. Builders are slashing prices in order to get buyers interested. Now is definitely NOT the time to tack more taxes onto home ownership! Increasing costs for homebuyers at this time will only prolong the economic downturn in housing!

Please do not support on this costly and unprecedented proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely,

Karen Miller

Tammy Russ

From: Fred LaBell [flabell@cox.net]
Sent: Wednesday, October 17, 2007 5:09 PM
To: Gleason-WebEmail E-00000K-07-0052
Subject: Please Oppose APS's Proposed Impact Fee!! G-00000E-07-0052

Dear Gleason:

I am asking you to oppose this costly and unprecedented proposal to increase housing costs and here's why:

.In the current market, homebuyers cannot absorb ANY additional costs!

.A large utility "hook up" fee is a major burden to homebuyers. This fee would have a negative impact on housing costs and, therefore, economic development.

.This fee would be an unreliable source of funding for APS as it will fluctuate especially in a slow real estate market.

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.This fee would have a negative impact on lower income individuals and families as the burden of this fee would be much higher on a low-income compared to a high-income person.

Please do not support this proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely,

Fred LaBell

Tammy Russ

From: Marie Hosler [mhosler@rangeramerican.net]
Sent: Wednesday, October 17, 2007 5:06 PM
To: Gleason-WebEmail E-00000K-07-0052
Subject: NO Hook-up Fee! G-00000E-07-0052

Dear Commissioner Gleason:

I am writing to ask that you please vote NO on the proposal to charge a \$3000-\$6000 "hook-up" fee to new homeowners to fund APS upgrades. Homeowners should not have to fund the expansion of a private company. Thank you for your consideration.

Sincerely,

Marie Hosler

Tammy Russ

From: John Woerner [jwoer3111@aol.com]
Sent: Wednesday, October 17, 2007 5:04 PM
To: Gleason-WebEmail
Subject: Please Oppose the Proposed APS Impact Fee!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

Currently, the real estate market is experiencing instability. New home sales, just like re-sale, are down. Builders are slashing prices in order to get buyers interested. Now is definitely NOT the time to tack more taxes onto home ownership! Increasing costs for home buyers at this time will only prolong the economic downturn in housing!

Please do not support on this costly and unprecedented proposal! Its bad for home buyers and Arizona's economic future!

Sincerely,

John Woerner

Tammy Russ

From: Barbara Grille [bgrille@russlyon.com]
Sent: Wednesday, October 17, 2007 5:04 PM
To: Gleason-WebEmail E-00000K-07-0052
Subject: Please Oppose the Proposed APS Impact Fee! G-00000E-07-0052

Dear Gleason:

Currently, the real estate market is experiencing instability. New home sales, just like re-sale, are down. Builders are slashing prices in order to get buyers interested. Now is definitely NOT the time to tack more taxes onto home ownership! Increasing costs for homebuyers at this time will only prolong the economic downturn in housing!

Please do not support on this costly and unprecedented proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely, Barbara Grille

Barbara Grille

Tammy Russ

From: David Flores [davef51@netzero.net]
Sent: Wednesday, October 17, 2007 4:57 PM
To: Gleason-WebEmail E-00000K-07-0052
Subject: Please Oppose the Proposed APS Impact Fee! G-00000E-07-0052

Dear Gleason:

Currently, the real estate market is experiencing instability. New home sales, just like re-sale, are down. Builders are slashing prices in order to get buyers interested. Now is definitely NOT the time to tack more taxes onto home ownership! Increasing costs for homebuyers at this time will only prolong the economic downturn in housing!

Please do not support on this costly and unprecedented proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely,

David Flores

Tammy Russ

From: Alex Ware [warehouse@esedona.net]
Sent: Wednesday, October 17, 2007 4:56 PM
To: Gleason-WebEmail
Subject: Please Oppose APS's Proposed Impact Fee!!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

I am asking you to oppose this costly and unprecedented proposal to increase housing costs and here's why:

.In the current market, homebuyers cannot absorb ANY additional costs!

.A large utility "hook up" fee is a major burden to homebuyers. This fee would have a negative impact on housing costs and, therefore, economic development.

.This fee would be an unreliable source of funding for APS as it will fluctuate especially in a slow real estate market.

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.APS's proposed fee would make entry level and all other homes become less affordable. Low-to-moderate income and first-time homebuyers who attempt to purchase a home from a builder could pay a fee to APS that would be greater than their down payment! Affordability is already an acute problem in Arizona and this fee would only make that problem worse. Arizona already lags behind the rest of the country in homeownership. Currently, the national homeownership average is 67% while Arizona trails behind at 64%.

.This fee would have a negative impact on lower income individuals and families as the burden of this fee would be much higher on a low-income compared to a high-income person.

Please do not support this proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely,

Alex Ware

Tammy Russ

From: Pete Roulette [pdroulette@msn.com]
Sent: Wednesday, October 17, 2007 4:56 PM
To: Gleason-WebEmail
Subject: Please Oppose the Proposed APS Impact Fee!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

Currently, the real estate market is experiencing instability. New home sales, just like re-sale, are down. Builders are slashing prices in order to get buyers interested. Now is definitely NOT the time to tack more taxes onto home ownership! Increasing costs for homebuyers at this time will only prolong the economic downturn in housing!

Please do not support on this costly and unprecedented proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely,

Pete Roulette

Tammy Russ

From: John Limotte [john@Limotterealtor.com]
Sent: Wednesday, October 17, 2007 4:54 PM
To: Gleason-WebEmail E-00000K-07-0052
Subject: Please Oppose the Proposed APS Impact Fee! G-00000E-07-0052

Dear Gleason:

Currently, the real estate market is experiencing instability. New home sales, just like re-sale, are down. Builders are slashing prices in order to get buyers interested. Now is definitely NOT the time to tack more taxes onto home ownership! Increasing costs for homebuyers at this time will only prolong the economic downturn in housing!

Please do not support on this costly and unprecedented proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely,

John Limotte

Tammy Russ

From: Joseph Hull [JHull@AzLandBroker.com]
Sent: Wednesday, October 17, 2007 4:53 PM
To: Gleason-WebEmail
Subject: Please Oppose the Proposed APS Impact Fee!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

Currently, the real estate market is experiencing instability. New home sales, just like re-sale, are down. Builders are slashing prices in order to get buyers interested. Now is definitely NOT the time to tack more taxes onto home ownership! Increasing costs for homebuyers at this time will only prolong the economic downturn in housing!

Please do not support on this costly and unprecedented proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely,

Joseph Hull

Tammy Russ

From: Paul Galloway [paul@gallowayrealty.com]
Sent: Wednesday, October 17, 2007 4:46 PM
To: Gleason-WebEmail
Subject: Please Oppose the Proposed APS Impact Fee!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

Currently, the real estate market is experiencing instability. New home sales, just like re-sale, are down. Builders are slashing prices in order to get buyers interested. Now is definitely NOT the time to tack more taxes onto home ownership! Increasing costs for homebuyers at this time will only prolong the economic downturn in housing!

Please do not support on this costly and unprecedented proposal! Its bad for homebuyers and Arizonas economic future!

Sincerely,

Paul Galloway

Tammy Russ

From: Sue Helgeson [sueh@cwbanker.com]
Sent: Wednesday, October 17, 2007 4:45 PM
To: Gleason-WebEmail
Subject: Please Oppose the Proposed APS Impact Fee!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

Currently, the real estate market is experiencing instability. New home sales, just like re-sale, are down. Builders are slashing prices in order to get buyers interested. Now is definitely NOT the time to tack more taxes onto home ownership! Increasing costs for homebuyers at this time will only prolong the economic downturn in housing!

Please do not support on this costly and unprecedented proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely,

Sue Helgeson

Tammy Russ

From: Jason Kehl [Jason@BarbaraKehlRealty.com]
Sent: Wednesday, October 17, 2007 4:43 PM
To: Gleason-WebEmail
Subject: Please Oppose the Proposed APS Impact Fee!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

Currently, the real estate market is experiencing instability. New home sales, just like re-sale, are down. Builders are slashing prices in order to get buyers interested. Now is definitely NOT the time to tack more taxes onto home ownership! Increasing costs for homebuyers at this time will only prolong the economic downturn in housing!

Please do not support on this costly and unprecedented proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely,

Jason Kehl

Tammy Russ

From: Esther Talbert [esther@yavapairealty.com]
Sent: Wednesday, October 17, 2007 4:37 PM
To: Gleason-WebEmail
Subject: Please Oppose the Proposed APS Impact Fee!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

I am opposed to (APS) charge \$3,000-\$6,000 PER HOME "hook up" fee to fund infrastructure and upgrades to APS's system to serve their new customers. This cost to the individual user is exhorbidentand will make housing harder to afford to the home owner. While we need electricity, we do not need to keep making it more impossible to have home ownership.

Currently, the real estate market is experiencing instability. New home sales, just like re-sale, are down. Builders are slashing prices in order to get buyers interested. Now is definitely NOT the time to tack more taxes onto home ownership! Increasing costs for homebuyers at this time will only prolong the economic downturn in housing!

Please do not support on this costly and unprecedented proposal! Its bad for homebuyers and Arizonas economic future!

My feeling is right now the US is stressed with the costs of housing and finances to afford homes and the country is struggling to bring a balance back to the economy. Real Estate is the driving force for middle income families ecomony and we do not need added stress to make it more unafforable.

Please vote no!

Sincerely,

Esther Talbert

Tammy Russ

From: Holly Eslinger [heslinger@cox.net]
Sent: Wednesday, October 17, 2007 4:35 PM
To: Gleason-WebEmail E-00000K-07-0052
Subject: Please Oppose the Proposed APS Impact Fee! G-00000E-07-0052

Dear Gleason:

Please take this request to oppose the proposed APS Impact Fee seriously. This will negatively impact our housing market for years to come.

Currently, our real estate market is experiencing instability. New home sales, just like re-sale, are down. Builders are slashing prices in order to get buyers interested. Now is definitely NOT the time to tack more taxes onto home ownership! Increasing costs for homebuyers at this time will only prolong the economic downturn in housing!

Please do not support on this costly and unprecedented proposal! It's bad for homebuyers and Arizona's economic future!

Thank you in advance for voting "NO".

Sincerely,

Holly Eslinger

Tammy Russ

From: Gloria Graham [gloriaJgraham@msn.com]
Sent: Wednesday, October 17, 2007 4:33 PM
To: Gleason-WebEmail
Subject: Please Oppose the Proposed APS Impact Fee!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

Dear Sirs:

Absolutely not on imposing APS Impact fee, this would be devastating to the new home owners of this county.

Currently, the real estate market is experiencing instability. New home sales, just like re-sale, are down. Builders are slashing prices in order to get buyers interested. Now is definitely NOT the time to tack more taxes onto home ownership! Increasing costs for homebuyers at this time will only prolong the economic downturn in housing!

Please do not support on this costly and unprecedented proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely, Gloria J. Graham

Gloria Graham

Tammy Russ

From: Gilbert Russell [gilbertrussell777@msn.com]
Sent: Wednesday, October 17, 2007 4:28 PM
To: Gleason-WebEmail
Subject: Please Oppose APS's Proposed Impact Fee!!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

I am asking you to oppose this costly and unprecedented proposal to increase housing costs and here's why:

.In the current market, homebuyers cannot absorb ANY additional costs!

.A large utility "hook up" fee is a major burden to homebuyers. This fee would have a negative impact on housing costs and, therefore, economic development.

.This fee would be an unreliable source of funding for APS as it will fluctuate especially in a slow real estate market.

.This fee, if approved, would harm Arizona's future economic growth. The higher cost of new and existing housing resulting from APS's fee will make Arizona less attractive for industrial recruitment, because the availability of quality affordable housing is often a very important factor in site selection decisions.

.APS's proposed fee would make entry level and all other homes become less affordable. Low-to-moderate income and first-time homebuyers who attempt to purchase a home from a builder could pay a fee to APS that would be greater than their down payment! Affordability is already an acute problem in Arizona and this fee would only make that problem worse. Arizona already lags behind the rest of the country in homeownership. Currently, the national homeownership average is 67% while Arizona trails behind at 64%.

.This fee would have a negative impact on lower income individuals and families as the burden of this fee would be much higher on a low-income compared to a high-income person.

Please do not support this proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely, GilbertRussell

Gilbert Russell

Tammy Russ

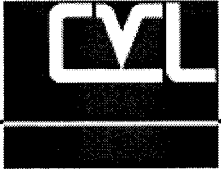
E-00000K-07-0052
G-00000E-07-0052

From: Debbie Cote [Dcote@cvlci.com]

Sent: Wednesday, October 17, 2007 4:28 PM

To: Gleason-WebEmail

Subject: I am strongly opposed to any "hook up" fee on new homeowners to fund APS' or any other utility company's business development efforts!

**COE & VAN LOO CONSULTANT**

Phoenix • Denver

Land Planning | Civil Engineering | Water Resources | Environmental Sciences | Landscape Architecture | Survey | Constru

4550 North 12th Street • Phoenix, Arizona 85014-4291 • 602.264.6831 • Fax

I am strongly opposed to any "hook up" fee on new homeowners to fund APS' or any other utility company's business development efforts!

Debbie L. Cote
Marketing Assistant

direct: 602.285.4740 fax: 602.285.4741

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10/18/2007

Tammy Russ

E-00000K-07-0052

G-00000E-07-0052

From: Loretta Roberts [slr@cvlci.com]**Sent:** Thursday, October 18, 2007 6:51 AM**To:** Gleason-WebEmail**Subject:** ARIZONA CORPORATION COMMISSION TO ESTABLISH \$3,000-\$6,000 IMPACT FEE**COE & VAN LOO CONSULTANT**

Phoenix • Denver

[Land Planning](#) | [Civil Engineering](#) | [Water Resources](#) | [Environmental Sciences](#) | [Landscape Architecture](#) | [Survey](#) | [Constru](#)

4550 North 12th Street • Phoenix, Arizona 85014-4291 • 602.264.6831 • Fax

I strongly oppose any "hook up" fee on new homeowners to fund APS' or any other utility company's business development efforts!

S. Loretta Roberts**Office Manager Marketing Coordinator**

direct: 602.285.4814 fax: 602.285.4815



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10/18/2007

Tammy Russ

From: Michael Dougherty [mdougherty8@cox.net]
Sent: Wednesday, October 17, 2007 4:26 PM
To: Gleason-WebEmail
Subject: Please Oppose APS's Proposed Impact Fee!!

E-00000K-07-0052
G-00000E-07-0052

Dear Gleason:

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.In the current market, homebuyers cannot absorb ANY additional costs!

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.This fee would have a negative impact on lower income individuals and families as the burden of this fee would be much higher on a low-income compared to a high-income person.

Please do not support this proposal! It's bad for homebuyers and Arizona's economic future!

Sincerely,

Michael Dougherty

Tammy Russ

From: Robin Mahle [robinm@chaffeyhomes.com]
Sent: Wednesday, October 17, 2007 12:10 PM
To: Gleason-WebEmail
Subject: APS "Hook up" fee

E-00000K-07-0052
G-00000E-07-0052

Dear Commissioner Gleason:

I'm sending this email to express how strongly I disagree with any consideration the ACC is giving to allow a hook up fee that will be passed on to homebuyers.

The utility companies have continually passed on additional expenses to the builders, ie: no longer providing equipment, trench reimbursements, etc. and to require homeowners, who already pay huge impact fees, to pay a huge hook up fee is just too much!

This should be rejected by the ACC! Our housing market is suffering enough!

Sincerely,

Robin Mahle
Land development mgr
Chaffey Homes
4300 N Miller Rd Ste 217
Scottsdale, AZ 85251