



City of Tucson

Annual Development Impact Fees Report

FY 2021/22

Unaudited

September 8, 2022

City of Tucson  
Annual Development Impact  
Fees Report Fiscal Year Ended  
June 30, 2022

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**City of Tucson**  
**Development Impact Fees**  
**Schedule A: Schedule of Changes in Fund Balance - Budget Basis**  
**Fiscal Year Ended June 30, 2022 (Unaudited)**

<b>Program Area</b>		<b>Fund</b>	<b>FY 2022 Beginning Balance</b>	<b>Impact Fees Revenues</b>	<b>Interest and Other Revenue</b>	<b>Total Revenue</b>	<b>Capital Expenditures</b>	<b>Ending Balance</b>
<b>Streets</b>								
West District	Pre 12/31/2011	063	\$ (5,500)	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ (0)
East District	Pre 12/31/2011	064	(4,838)	-	-	-	4,838	-
Central District	Pre 12/31/2011	065	(267)	267	-	267	-	-
Southeast District	Pre 12/31/2011	066	116,778	-	985	985	-	117,763
Southlands District	Pre 12/31/2011	067	2,872,963	-	24,242	24,242	-	2,897,206
West District	Post 12/31/2011	033	5,452,055	(107,098)	46,526	(60,572)	(20,000)	5,371,483
East District	Post 12/31/2011	034	1,829,241	-	15,423	15,423	(23,895)	1,820,768
Central District	Post 12/31/2011	035	13,161,549	(267)	111,570	111,303	(69,376)	13,203,477
Southeast District	Post 12/31/2011	036	8,137,015	21,969	59,331	81,300	(1,081,905)	7,136,410
Southlands District	Post 12/31/2011	037	1,738,146	-	14,667	14,667	-	1,752,813
Area A	Post 8/23/2020	165	556,290	605,890	7,628	613,518	-	1,169,808
Area B	Post 8/23/2020	166	1,743,259	1,597,516	23,064	1,620,580	-	3,363,839
Area C	Post 8/23/2020	167	1,853,376	1,116,121	20,389	1,136,510	-	2,989,886
Citywide	Post 8/23/2020	168	1,067,268	789,038	12,595	801,633	-	1,868,901
<b>Subtotal</b>			<b>\$ 38,517,333</b>	<b>\$ 4,028,937</b>	<b>\$ 336,420</b>	<b>\$ 4,365,357</b>	<b>\$ (1,190,338)</b>	<b>\$ 41,692,353</b>

**City of Tucson**  
**Development Impact Fees**  
**Schedule A: Schedule of Changes in Fund Balance - Budget Basis**  
**Fiscal Year Ended June 30, 2022 (Unaudited)**

<b>Program Area</b>		<b>Fund</b>	<b>FY 2022 Beginning Balance</b>	<b>Impact Fees Revenues</b>	<b>Interest and Other Revenue</b>	<b>Total Revenue</b>	<b>Capital Expenditures</b>	<b>Ending Balance</b>
<b>Parks</b>								
West District	Pre 12/31/2011	063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East District	Pre 12/31/2011	064	29,372	-	-	-	-	29,372
Central District	Pre 12/31/2011	065	-	-	-	-	-	-
Southeast District	Pre 12/31/2011	066	276,404	-	2,332	2,332	-	278,736
Southlands District	Pre 12/31/2011	067	1,597,254	-	13,478	13,478	-	1,610,732
West District	Post 12/31/2011	033	1,469,023	(42,560)	11,456	(31,104)	(115,301)	1,322,617
East District	Post 12/31/2011	034	1,412,742	-	11,986	11,986	(9,745)	1,414,982
Central District	Post 12/31/2011	035	2,747,693	-	21,680	21,680	(203,767)	2,565,606
Southeast District	Post 12/31/2011	036	3,802,480	7,740	29,598	37,338	(279,691)	3,560,127
Southlands District	Post 12/31/2011	037	255,385	-	2,155	2,155	-	257,540
Area A	Post 8/23/2020	165	349,169	303,402	4,283	307,685	-	656,855
Area B	Post 8/23/2020	166	869,137	857,265	11,918	869,183	-	1,738,320
Area C	Post 8/23/2020	167	1,238,744	910,057	14,754	924,811	-	2,163,554
<b>Subtotal</b>			<b>\$ 14,047,403</b>	<b>\$ 2,035,904</b>	<b>\$ 123,640</b>	<b>\$ 2,159,544</b>	<b>\$ (608,505)</b>	<b>\$ 15,598,442</b>
<b>Police</b>								
Citywide	Post 12/31/2011	031	\$ 6,144,928	\$ (6,443)	\$ 51,807	\$ 45,364	\$ -	\$ 6,190,292
Citywide	Post 8/23/2020	168	816,384	724,647	10,456	735,103	-	1,551,487
<b>Subtotal</b>			<b>\$ 6,961,313</b>	<b>\$ 718,204</b>	<b>\$ 62,263</b>	<b>\$ 780,467</b>	<b>\$ -</b>	<b>\$ 7,741,780</b>

**City of Tucson**  
**Development Impact Fees**  
**Schedule A: Schedule of Changes in Fund Balance - Budget Basis**  
**Fiscal Year Ended June 30, 2022 (Unaudited)**

Program Area	Fund	FY 2022 Beginning Balance	Impact Fees Revenues	Interest and Other Revenue	Total Revenue	Capital Expenditures	Ending Balance
<b>Fire</b>							
Citywide	Post 12/31/2011 032	\$ 3,557,304	\$ (5,151)	29,982	24,831	-	3,582,135
Citywide	Post 8/23/2020 168	564,598	492,974	7,176	500,149	-	1,064,747
	<b>Subtotal</b>	\$ 4,121,901	\$ 487,823	\$ 37,158	\$ 524,980	\$ -	\$ 4,646,882
<b>Public Facilities</b>							
Citywide	Pre 12/31/2011 023	\$ 362	\$ -	-	-	(362)	(0)
	<b>Subtotal</b>	\$ 362	\$ -	\$ -	\$ -	\$ (362)	\$ (0)
<b>TOTALS</b>		\$ 63,648,312	\$ 7,270,867	\$ 559,482	\$ 7,830,349	\$ (1,799,205)	\$ 69,679,456

**City of Tucson**  
**Development Impact Fees**  
**Schedule B: Schedule of Project Expenditures - Budget Basis**  
**Fiscal Year Ended June 30, 2022 (Unaudited)**

Program Area	Fund	Project	Location	Expenditures
<b>Streets</b>				
East District	064	Houghton Road: 22nd Street to Irvington	Houghton Road: 22nd Street to Irvington	(4,838)
West District	033	Adaptive Signalization Upgrades	Citywide	20,000
East District	034	Broadway: Camino Seco to Houghton Road	Broadway: Camino Seco to Houghton Road	4,297
		Houghton Road: Tanque Verde to Broadway	Houghton Road: Tanque Verde to Broadway	14,761
		Houghton Road: 22nd Street to Irvington	Houghton Road: 22nd Street to Irvington	4,838
Central District	035	Broadway: Euclid to Country Club	Broadway: Euclid to Country Club	42,612
		First Avenue: River to Grant	First Avenue: River to Grant	26,764
Southeast District	036	Houghton Road: Valencia to Mary Ann Cleveland	Houghton Road: Valencia to Mary Ann Cleveland	946,628
		Houghton Road: 22nd Street to Irvington	Houghton Road: 22nd Street to Irvington	107,431
		Valencia: Kolb to Houghton	Valencia: Kolb to Houghton	27,847
<b>Streets Total</b>				<b><u><u>\$ 1,190,338</u></u></b>

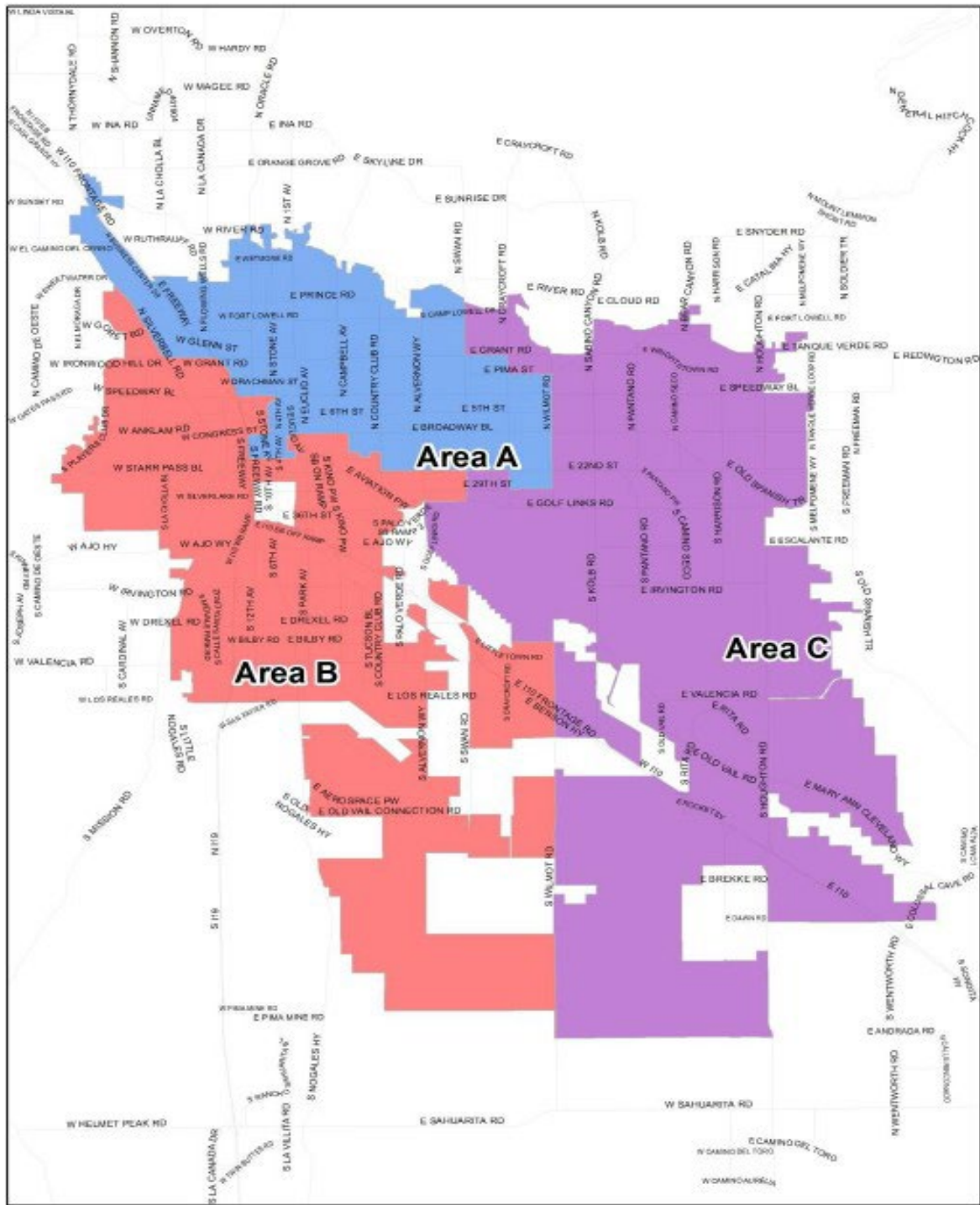
<b>Parks</b>
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West District	033		
		Cherry Center Courtyard Improvements	5085 S. Cherry Avenue - 85706 115,301
East District	034		
		Udall New Splash Pad	7200 E. Tanque Verde Rd -85715 9,745
Central District	035		
		Anza Park	1000 N. Stone Ave -85705 49,662
		Arroyo Chico Urban Path	Reid Park -85716 to Santa Cruz River Park -85706 16,007
		Cushing Street Skate Park	Freeway Underpass at Cushing Street and I-10 -85701 42,023
		Himmel Park Improvements	1000 N. Tucson Blvd - 85716 3,831
		Iron Horse Park New Ramada	75 N. 1st Ave -85701 45,852
		Reid Park Master Plan	900 S. Randolph Way - 85716 45,000
		Reid Park Expansion - Phase I	900 S. Randolph Way - 85716 1,393
Southeast District	036		
		Lincoln Park Playground	4325 S. Pantano Road - 85730 62,780
		Purple Heart Park Expansion	9800 E. Rita Road - 85747 206,023
		Robert Price Park Master Plan	Wilmot Rd and Union Pacific Railroad (South of Valencia) -85756 10,888
<b>Parks Total</b>			<b>\$ 608,505</b>

<b>Public Facilities</b>
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Public Facilities	023		
		Permitting Expenses	\$ 362
Public Facilities Total			<b>\$ 362</b>
<b>Grand Total</b>			<b>\$ 1,799,205</b>

# Service Areas





**Appendix A – Development Impact Fees Schedules**

1. Development impact fees are assessed in accordance with the Fee Schedules incorporated with Ordinance 11759 as adopted by the Mayor and Council on June 9, 2020.
  - a. For the residential land use categories, fees shown are based on residential unit size in square feet and assessed per residential unit. For the non- residential land use categories fees shown are per 1,000 square feet of building area.
  - b. The tables do not include an administrative fee.
  
2. The current “Full Adopted Fee” rates described in Table 1 began being assessed on July 1, 2021. The “Mixed Use Incentive Fee” rates in Table 2 offer reduced streets development impact fees when criteria are met to result in fewer vehicle trips and less demand on the street facilities system.

**Table 1 – “FULL ADOPTED FEE” RATES**

**RESIDENTIAL LAND USES\***

\*Fees are per residential unit

<i>Size of Housing Unit (Sq. Ft.)</i>	<i>Parks &amp; Recreation</i>	<i>Police</i>	<i>Fire</i>	<i>Streets</i>	<i>Total Fee</i>
750 or Less	\$924	\$216	\$146	\$1,412	\$2,698
751 to 1,250	\$1,488	\$348	\$235	\$2,189	\$4,260
1,251 to 1,750	\$1,987	\$464	\$314	\$2,887	\$5,652
1,751 to 2,250	\$2,357	\$551	\$372	\$3,397	\$6,677
2,251 to 2,750	\$2,644	\$618	\$418	\$3,798	\$7,478
2,751 to 3,250	\$2,884	\$674	\$456	\$4,132	\$8,146
3,251 to 3,750	\$3,088	\$722	\$488	\$4,415	\$8,713
3,751 or More	\$3,263	\$763	\$516	\$4,661	\$9,203

**NON-RESIDENTIAL LAND USES\*\***

\*\* Fees are per 1000 square feet of building area or per hotel room for the hotel land use category only

<i>Type</i>	<i>Parks &amp; Recreation</i>	<i>Police</i>	<i>Fire</i>	<i>Streets</i>	<i>Total Fee</i>
Industrial: Light Industrial	\$144	\$108	\$73	\$1,129	\$1,454
Industrial: Manufacturing	\$141	\$85	\$58	\$895	\$1,179
Industrial: Warehousing	\$30	\$38	\$25	\$395	\$488
Commercial/Retail: General	\$208	\$544	\$367	\$5,822	\$6,941
Commercial/Retail: Free Standing Discount Store	\$191	\$766	\$517	\$8,192	\$9,666
General Office	\$264	\$213	\$143	\$2,218	\$2,838
Institutional: Schools	\$82	\$281	\$190	\$2,934	\$3,487
Institutional: Religious Facilities	\$123	\$100	\$67	\$1,044	\$1,334
Institutional: Medical (Nursing Hm./Asstd. Living)	\$202	\$95	\$64	\$997	\$1,358
Institutional: Medical (Clinic, Hospital)	\$366	\$550	\$371	\$5,736	\$7,023
Hotel	\$51	\$182	\$123	\$1,953	\$2,309

**TABLE 2 - "MIXED USE INCENTIVE FEE" RATES\***

\*Assessed, for Eligible Projects Pursuant to Section 23A-81.F, Commencing August 23, 2020 and Thereafter During Both the Emergency Relief and Full Fee Periods.

**RESIDENTIAL LAND USES\***

\*Fees are per residential unit

<i>Size of Housing Unit (Sq. Ft.)</i>	<i>Parks &amp; Recreation</i>	<i>Police</i>	<i>Fire</i>	<i>Streets</i>	<i>Total Fee</i>
750 or Less	\$924	\$216	\$146	\$1,200	\$2,486
751 to 1,250	\$1,488	\$348	\$235	\$1,860	\$3,931
1,251 to 1,750	\$1,987	\$464	\$314	\$2,454	\$5,219
1,751 to 2,250	\$2,357	\$551	\$372	\$2,887	\$6,167
2,251 to 2,750	\$2,644	\$618	\$418	\$3,229	\$6,909
2,751 to 3,250	\$2,884	\$674	\$456	\$3,512	\$7,526
3,251 to 3,750	\$3,088	\$722	\$488	\$3,753	\$8,051
3,751 or More	\$3,263	\$763	\$516	\$3,962	\$8,504

**NON-RESIDENTIAL LAND USES\*\***

\*\* Fees are per 1000 square feet of building area or per hotel room for the hotel land use category only

<b>Type</b>	<b>Parks &amp; Recreation</b>	<b>Police</b>	<b>Fire</b>	<b>Streets</b>	<b>Total Fee</b>
Industrial: Light Industrial	\$144	\$108	\$73	\$960	\$1,285
Industrial: Manufacturing	\$141	\$85	\$58	\$760	\$1,044
Industrial: Warehousing	\$30	\$38	\$25	\$336	\$429
Commercial/Retail: General	\$208	\$544	\$367	\$4,948	\$6,067
Commercial/Retail: Free Standing Discount Store	\$191	\$766	\$517	\$6,963	\$8,437
General Office	\$264	\$213	\$143	\$1,886	\$2,506
Institutional: Schools	\$82	\$281	\$190	\$2,494	\$3,047
Institutional: Religious Facilities	\$123	\$100	\$67	\$888	\$1,178
Institutional: Medical (Nursing Hm./Asstd. Living)	\$202	\$95	\$64	\$847	\$1,208
Institutional: Medical (Clinic, Hospital)	\$366	\$550	\$371	\$4,875	\$6,162
Hotel	\$51	\$182	\$123	\$1,660	\$2,016