



City of Tucson

Annual Development Impact Fees Report

FY 2019/20

(Unaudited)

September 28, 2020

City of Tucson  
Annual Development Impact Fees Report  
Fiscal Year Ended June 30, 2020

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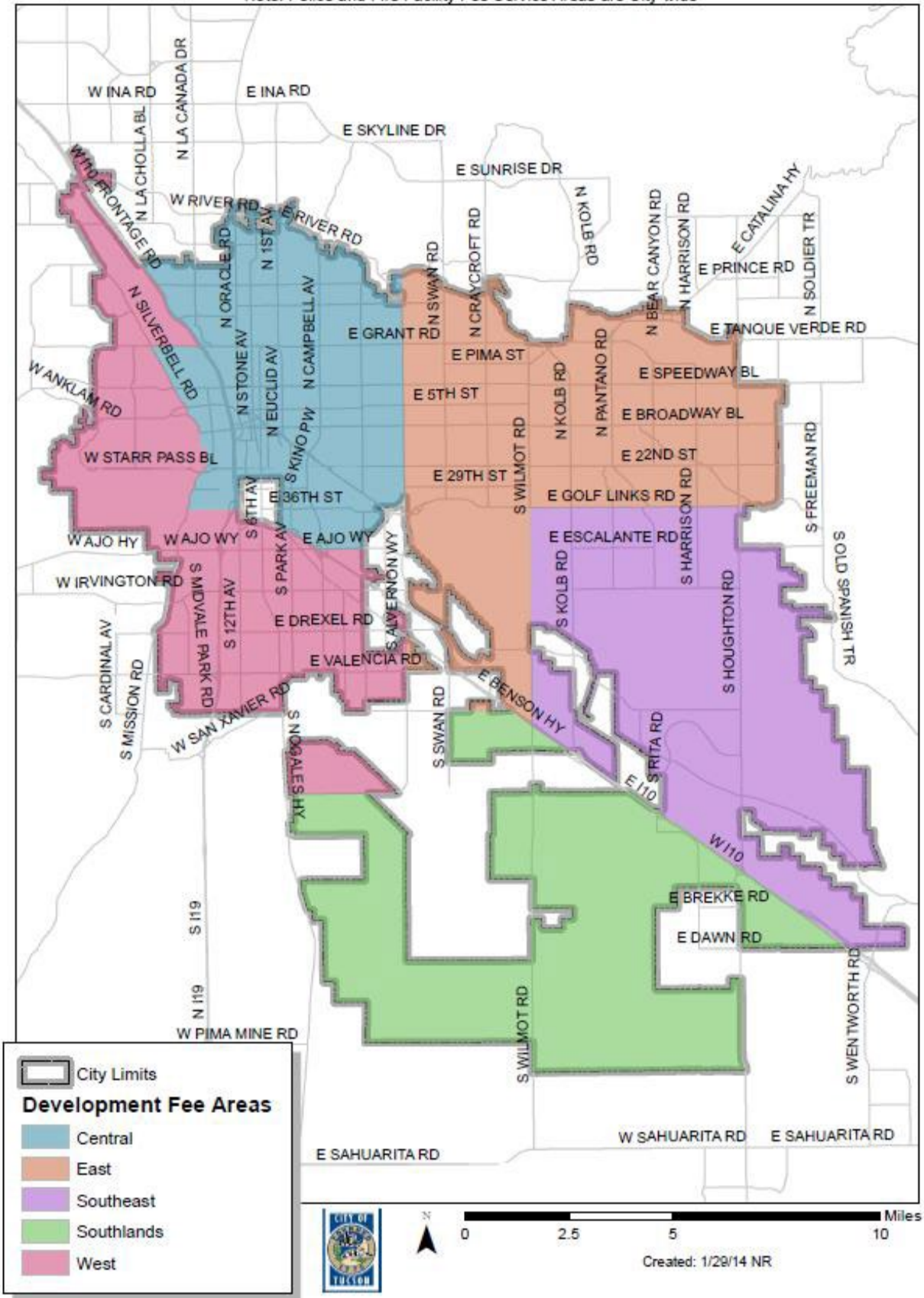
**City of Tucson**  
**Development Impact Fees**  
**Schedule A: Schedule of Changes in Fund Balance - Budget Basis**  
**Fiscal Year Ended June 30, 2020 (Unaudited)**

Program Area	Fund <sup>1</sup>	FY 2019 Beginning Balance	Impact Fees Revenues	Interest and Other Revenue	Total Revenue	Capital Expenditures	Ending Balance
<b>Streets</b>							
West District	063	\$ (1,557)	\$ -	\$ (14)	\$ (1,571)	\$ -	\$ (1,571)
East District	064	(28,854)	-	-	(28,854)	-	(28,854)
Central District	065	(267,346)	-	-	(267,346)	-	(267,346)
Southeast District	066	113,954	-	1,817	115,771	177	115,594
Southlands District	067	2,798,975	-	44,868	2,843,843	-	2,843,843
West District	033	3,977,259	1,787,164	79,888	5,844,311	-	5,844,311
East District	034	3,437,546	1,666,191	34,828	5,138,565	3,132,891	2,005,674
Central District	035	10,267,006	3,334,670	182,266	13,783,942	1,256,027	12,527,915
Southeast District	036	8,828,332	2,714,917	169,140	11,712,389	143,586	11,568,803
Southlands District	037	2,050,959	467,306	37,124	2,555,389	834,858	1,720,531
<b>Subtotal</b>		<b>\$ 31,176,274</b>	<b>\$ 9,970,248</b>	<b>\$ 549,917</b>	<b>\$ 41,696,439</b>	<b>\$ 5,367,539</b>	<b>\$ 36,328,900</b>
<b>Parks</b>							
West District	063	\$ 35,409	\$ 34,830	\$ (1,272)	\$ 68,967	\$ 208,242	\$ (139,275)
East District	064	31,308	-	-	31,308	(28,744)	60,052
Central District	065	55,645	-	-	55,645	108,021	(52,376)
Southeast District	066	269,282	-	4,320	273,602	-	273,602
Southlands District	067	1,556,119	-	24,945	1,581,064	-	1,581,064
West District	033	1,043,627	382,103	19,169	1,444,899	28,774	1,416,125
East District	034	935,076	419,148	22,650	1,376,874	6,016	1,370,858
Central District	035	2,249,388	1,275,937	41,195	3,566,520	299,452	3,267,068
Southeast District	036	2,527,775	1,010,207	50,493	3,588,475	28,528	3,559,947
Southlands District	037	221,794	27,316	3,687	252,797	-	252,797
<b>Subtotal</b>		<b>\$ 8,925,423</b>	<b>\$ 3,149,541</b>	<b>\$ 165,187</b>	<b>\$ 12,240,151</b>	<b>\$ 650,289</b>	<b>\$ 11,589,862</b>
<b>Police</b>	<b>031</b>	<b>\$ 4,810,139</b>	<b>\$ 960,251</b>	<b>\$ 86,430</b>	<b>\$ 5,856,820</b>	<b>\$ -</b>	<b>\$ 5,856,820</b>
<b>Fire</b>	<b>032</b>	<b>\$ 2,644,815</b>	<b>\$ 677,883</b>	<b>\$ 48,888</b>	<b>\$ 3,371,586</b>	<b>\$ -</b>	<b>\$ 3,371,586</b>
<b>Public Facilities</b>	<b>023</b>	<b>\$ 1,242,035</b>	<b>\$ -</b>	<b>\$ 6,707</b>	<b>\$ 1,248,742</b>	<b>\$ 1,248,363</b>	<b>\$ 379</b>
<b>TOTALS</b>		<b>\$ 48,798,686</b>	<b>\$ 14,757,923</b>	<b>\$ 857,129</b>	<b>\$ 64,413,738</b>	<b>\$ 7,266,191</b>	<b>\$ 57,147,547</b>

<sup>1</sup> Funds 031 - 037 were established in order to comply with SB 1525 and reflect development impact fees collected effective January 1, 2012.

**City of Tucson**  
**Development Impact Fees**  
**Schedule B: Schedule of Project Expenditures - Budget Basis**  
**Fiscal Year Ended June 30, 2020 (Unaudited)**

<b>Program Area</b>	<b>Fund</b>	<b>Project</b>	<b>Location</b>	<b>Expenditures</b>
<b>Streets</b>				
Southeast District	066	Houghton Road: Union Pacific Railroad to I-10	Houghton Road: Union Pacific Railroad to I-10	\$ (584)
		Houghton: Valencia to Mary Ann Cleveland	Houghton: Valencia to Mary Ann Cleveland	761
East District	034	Broadway: Camino Seco to Houghton Road	Broadway: Camino Seco to Houghton Road	2,705,467
		Camino Seco to Wrightstown	Camino Seco: Speedway to Wrightstown	394,602
		Houghton Road: Tanque Verde to Broadway	Houghton Road: Tanque Verde to Broadway	32,822
Central District	035	22nd Street: I-10 to Kino	22nd Street: I-10 to Kino	10,788
		First Avenue: River to Grant	First Avenue: River to Grant	78,919
		Grant: Oracle to Stone	Grant: Oracle to Stone	1,166,320
Southeast District	036	Valencia: Kolb to Houghton	Valencia: Kolb to Houghton	143,586
Southland District	037	Houghton Road: I-10 to Andrada Road	Houghton Road: I-10 to Andrada Road	834,858
<b>Streets Total</b>				<b>\$ 5,367,539</b>
<b>Parks</b>				
West District	063	A Mountain Improvement	1001 S Sentinel Peak Rd - 85745	\$ 208,242
East District	064	Jesse Owens Park	400 S. Sarnoff Drive - 85710	(29,000)
		Palo Verde Park	425 S Mann Avenue - 85710	256
Central District	065	Reid Park Expansion - Phase I	900 S. Randolph Way - 85716	108,021
West District	033	A Mountain Improvement	1001 S Sentinel Peak Rd - 85745	28,774
East District	034	Jesse Owens Park	400 S. Sarnoff Drive - 85710	6,016
Central District	035	Arroyo Chico Urban Path	Reid Park to Santa Cruz River Park	74,323
		Himmel Park Improvements	1000 N. Tucson Blvd - 85716	57,582
		Reid Park Expansion - Phase I	900 S. Randolph Way - 85716	167,547
Southeast District	036	Lakeside Park Improvements	8201 E. Stella Road - 85730	22,397
		Purple Heart Park Expansion	9800 E. Rita Road - 85747	6,131
<b>Parks Total</b>				<b>\$ 650,289</b>
<b>Public Facilities</b>				
Public Facilities	023	Permitting Expenses		\$ 1,248,363
<b>Public Facilities Total</b>				<b>\$ 1,248,363</b>
<b>Grand Total</b>				<b>\$ 7,266,191</b>



**Appendix A – Development Impact Fees Schedules**

1. Development impact fees are assessed in accordance with the Fee Schedules incorporated with Ordinance 11203 as adopted by the Mayor and Council on October 9, 2014.
  - a. For the residential land use categories (single-family residential, condo/townhomes, multi-family residential/apartments), fees shown are per residential unit. For the non-residential land use categories (retail, office, industrial), fees shown are per 1000 square feet of building area.
  - b. The tables do not include an administrative fee.
  
2. For the period from December 23, 2014 through and including June 30, 2016, development impact fees shall be assessed and paid at the “phase-in fee” rates represented in Table 1, of Section 23A-91. The Phase-In fee rates were extended on multiple occasions by the Mayor and Council. The Full Adopted fee rates described in Table 2 were never implemented by the Mayor and Council. Instead, they were replaced by a new fee schedule put into place beginning August 23, 2020.

**Table 1 – “PHASE-IN FEE” RATES**

**RESIDENTIAL LAND USES\***

\*Fees are per residential unit

**SINGLE-FAMILY RESIDENTIAL**

	<i>Central</i>	<i>West</i>	<i>East</i>	<i>Southeast</i>	<i>Southlands</i>
Streets	\$4,838	\$4,838	\$4,838	\$4,838	\$4,838
Parks	\$1,935	\$1,935	\$1,826	\$1,935	\$218
Police	\$379	\$379	\$379	\$379	\$379
Fire	\$303	\$303	\$303	\$303	\$303
<b>Total</b>	<b>\$7,455</b>	<b>\$7,455</b>	<b>\$7,346</b>	<b>\$7,455</b>	<b>\$5,738</b>

**CONDO/TOWNHOMES**

	<i>Central</i>	<i>West</i>	<i>East</i>	<i>Southeast</i>	<i>Southlands</i>
Streets	\$3,978	\$3,978	\$3,978	\$3,978	\$3,978
Parks	\$1,591	\$1,591	\$1,239	\$1,591	\$148
Police	\$257	\$257	\$257	\$257	\$257
Fire	\$206	\$206	\$206	\$206	\$206
<b>Total</b>	<b>\$6,032</b>	<b>\$6,032</b>	<b>\$5,680</b>	<b>\$6,032</b>	<b>\$4,589</b>

**MULTI-FAMILY/APARTMENTS**

	<i>Central</i>	<i>West</i>	<i>East</i>	<i>Southeast</i>	<i>Southlands</i>
Streets	\$2,580	\$2,580	\$2,580	\$2,580	\$2,580
Parks	\$1,032	\$1,032	\$1,032	\$1,032	\$132
Police	\$230	\$230	\$230	\$230	\$230
Fire	\$183	\$183	\$183	\$183	\$183
<b>Total</b>	<b>\$4,025</b>	<b>\$4,025</b>	<b>\$4,025</b>	<b>\$4,025</b>	<b>\$3,125</b>

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

\*\*Fees are per 1000 square feet of building area

**RETAIL**

	<i>Central</i>	<i>West</i>	<i>East</i>	<i>Southeast</i>	<i>Southlands</i>
Streets	\$4,282	\$4,282	\$4,282	\$4,282	\$4,282
Parks	\$38	\$51	\$23	\$36	\$3
Police	\$321	\$321	\$321	\$321	\$321
Fire	\$157	\$157	\$157	\$157	\$157
<b>Total</b>	<b>\$4,798</b>	<b>\$4,811</b>	<b>\$4,783</b>	<b>\$4,796</b>	<b>\$4,763</b>

**OFFICE**

	<i>Central</i>	<i>West</i>	<i>East</i>	<i>Southeast</i>	<i>Southlands</i>
Streets	\$3,797	\$3,797	\$3,797	\$3,797	\$3,797
Parks	\$38	\$51	\$23	\$36	\$3
Police	\$321	\$321	\$321	\$321	\$321
Fire	\$157	\$157	\$157	\$157	\$157
<b>Total</b>	<b>\$4,313</b>	<b>\$4,326</b>	<b>\$4,298</b>	<b>\$4,311</b>	<b>\$4,278</b>

**INDUSTRIAL**

	<i>Central</i>	<i>West</i>	<i>East</i>	<i>Southeast</i>	<i>Southlands</i>
Streets	\$806	\$806	\$806	\$806	\$806
Parks	\$38	\$51	\$23	\$36	\$3
Police	\$321	\$321	\$321	\$321	\$321
Fire	\$157	\$157	\$157	\$157	\$157
<b>Total</b>	<b>\$1,322</b>	<b>\$1,325</b>	<b>\$1,307</b>	<b>\$1,320</b>	<b>\$1,287</b>

3. The “full adopted fee” rates represented in Table 2, of Section 23A-91 was originally proposed to commence on July 1, 2016. However, due to the extension of the Phase-In rates, the Full Adopted rates were never implemented.

**Table 2 – “FULL ADOPTED FEE” RATES**

**RESIDENTIAL LAND USES\***

\*Fees are per residential unit

**SINGLE-FAMILY RESIDENTIAL**

	<i>Central</i>	<i>West</i>	<i>East</i>	<i>Southeast</i>	<i>Southlands</i>
Streets	\$5,691	\$5,691	\$5,691	\$5,691	\$5,691
Parks	\$2,945	\$3,953	\$1,826	\$2,775	\$218
Police	\$379	\$379	\$379	\$379	\$379
Fire	\$303	\$303	\$303	\$303	\$303
<b>Total</b>	<b>\$9,318</b>	<b>\$10,326</b>	<b>\$8,199</b>	<b>\$9,148</b>	<b>\$6,591</b>

**CONDO/TOWNHOMES**

	<i>Central</i>	<i>West</i>	<i>East</i>	<i>Southeast</i>	<i>Southlands</i>
Streets	\$4,059	\$4,059	\$4,059	\$4,059	\$4,059
Parks	\$1,998	\$2,683	\$1,239	\$1,883	\$148
Police	\$257	\$257	\$257	\$257	\$257
Fire	\$206	\$206	\$206	\$206	\$206
<b>Total</b>	<b>\$6,520</b>	<b>\$7,205</b>	<b>\$5,761</b>	<b>\$6,405</b>	<b>\$4,670</b>

**MULTI-FAMILY/APARTMENTS**

	<i>Central</i>	<i>West</i>	<i>East</i>	<i>Southeast</i>	<i>Southlands</i>
Streets	\$3,457	\$3,457	\$3,457	\$3,457	\$3,457
Parks	\$1,788	\$2,400	\$1,108	\$1,685	\$132
Police	\$230	\$230	\$230	\$230	\$230
Fire	\$183	\$183	\$183	\$183	\$183
<b>Total</b>	<b>\$5,658</b>	<b>\$6,270</b>	<b>\$4,978</b>	<b>\$5,555</b>	<b>\$4,002</b>



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

\*\*Fees are per 1000 square feet of building area

**RETAIL**

	<i>Central</i>	<i>West</i>	<i>East</i>	<i>Southeast</i>	<i>Southlands</i>
Streets	\$6,507	\$6,507	\$6,507	\$6,507	\$6,507
Parks	\$38	\$51	\$23	\$36	\$3
Police	\$321	\$321	\$321	\$321	\$321
Fire	\$157	\$157	\$157	\$157	\$157
<b>Total</b>	<b>\$7,023</b>	<b>\$7,036</b>	<b>\$7,008</b>	<b>\$7,021</b>	<b>\$6,988</b>

**OFFICE**

	<i>Central</i>	<i>West</i>	<i>East</i>	<i>Southeast</i>	<i>Southlands</i>
Streets	\$3,797	\$3,797	\$3,797	\$3,797	\$3,797
Parks	\$38	\$51	\$23	\$36	\$3
Police	\$321	\$321	\$321	\$321	\$321
Fire	\$157	\$157	\$157	\$157	\$157
<b>Total</b>	<b>\$4,313</b>	<b>\$4,326</b>	<b>\$4,298</b>	<b>\$4,311</b>	<b>\$4,278</b>

**INDUSTRIAL**

	<i>Central</i>	<i>West</i>	<i>East</i>	<i>Southeast</i>	<i>Southlands</i>
Streets	\$806	\$806	\$806	\$806	\$806
Parks	\$38	\$51	\$23	\$36	\$3
Police	\$321	\$321	\$321	\$321	\$321
Fire	\$157	\$157	\$157	\$157	\$157
<b>Total</b>	<b>\$1,322</b>	<b>\$1,325</b>	<b>\$1,307</b>	<b>\$1,320</b>	<b>\$1,287</b>