



City of Tucson

Annual Development Impact Fees Report

FY 2020/21

(Unaudited)

September 21, 2021

City of Tucson
Annual Development Impact Fees Report
Fiscal Year Ended June 30, 2021

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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, 2021 (Unaudited)

Program Area	Fund₁	FY 2021 Beginning Balance	Impact Fees Revenues	Interest and Other Revenue	Total Revenue	Capital Expenditures	Ending Balance
Streets							
West District	063	\$ (384)	\$ (4,838)	\$ (278)	\$ (5,116)	\$ -	\$ (5,500)
East District	064	-	(4,838)	-	(4,838)	-	(4,838)
Central District	065	(267)	-	-	-	-	(267)
Southeast District	066	115,594	-	1,184	1,184	-	116,778
Southlands District	067	2,843,843	-	29,120	29,120	-	2,872,963
West District	033	5,846,269	546,749	62,122	6,088,722	(1,003,085)	5,452,055
East District	034	2,005,674	245,261	22,839	2,688,100	(444,533)	1,829,241
Central District	035	12,530,799	520,883	133,640	13,584,122	(23,774)	13,161,549
Southeast District	036	11,568,803	602,967	98,145	12,669,815	(4,132,900)	8,137,015
Southlands District	037	1,720,531	-	17,615	1,738,146	-	1,738,146
Area A	165	-	555,357	933	556,290	-	556,290
Area B	166	-	1,739,142	4,117	1,743,259	-	1,743,259
Area C	167	-	1,849,136	4,240	1,853,376	-	1,853,376
Citywide	168	-	1,064,832	2,435	1,067,268	-	1,067,268
		\$ 36,630,862	\$ 7,114,651	\$ 376,112	\$ 7,490,764	\$ (5,604,291)	\$ 38,517,334

Parks							
West District	063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East District	064	31,198	(1,826)	-	(1,826)	-	29,372
Central District	065	-	-	-	-	-	-
Southeast District	066	273,602	-	2,802	2,802	-	276,404
Southlands District	067	1,581,064	-	16,190	1,597,254	-	1,597,254
West District	033	1,273,706	181,578	16,739	1,471,023	(3,000)	1,469,023
East District	034	1,370,858	92,908	17,638	1,481,404	(68,663)	1,412,742
Central District	035	2,944,730	127,138	27,900	3,099,768	(352,074)	2,747,693
Southeast District	036	3,559,947	217,001	45,864	3,822,812	(20,332)	3,802,480
Southlands District	037	252,797	-	2,588	255,385	-	255,385
Area A	165	-	348,584	586	349,169	-	349,169
Area B	166	-	867,085	2,053	869,137	-	869,137
Area C	167	-	1,235,910	2,834	1,238,744	-	1,238,744
Citywide	168	-	-	-	-	-	-
		\$ 11,287,901	\$ 3,068,377	\$ 135,192	\$ 3,203,569	\$ (444,068)	\$ 14,047,403

City of Tucson
Development Impact Fees
Schedule A: Schedule of Changes in Fund Balance - Budget Basis
Fiscal Year Ended June 30, 2021 (Unaudited)

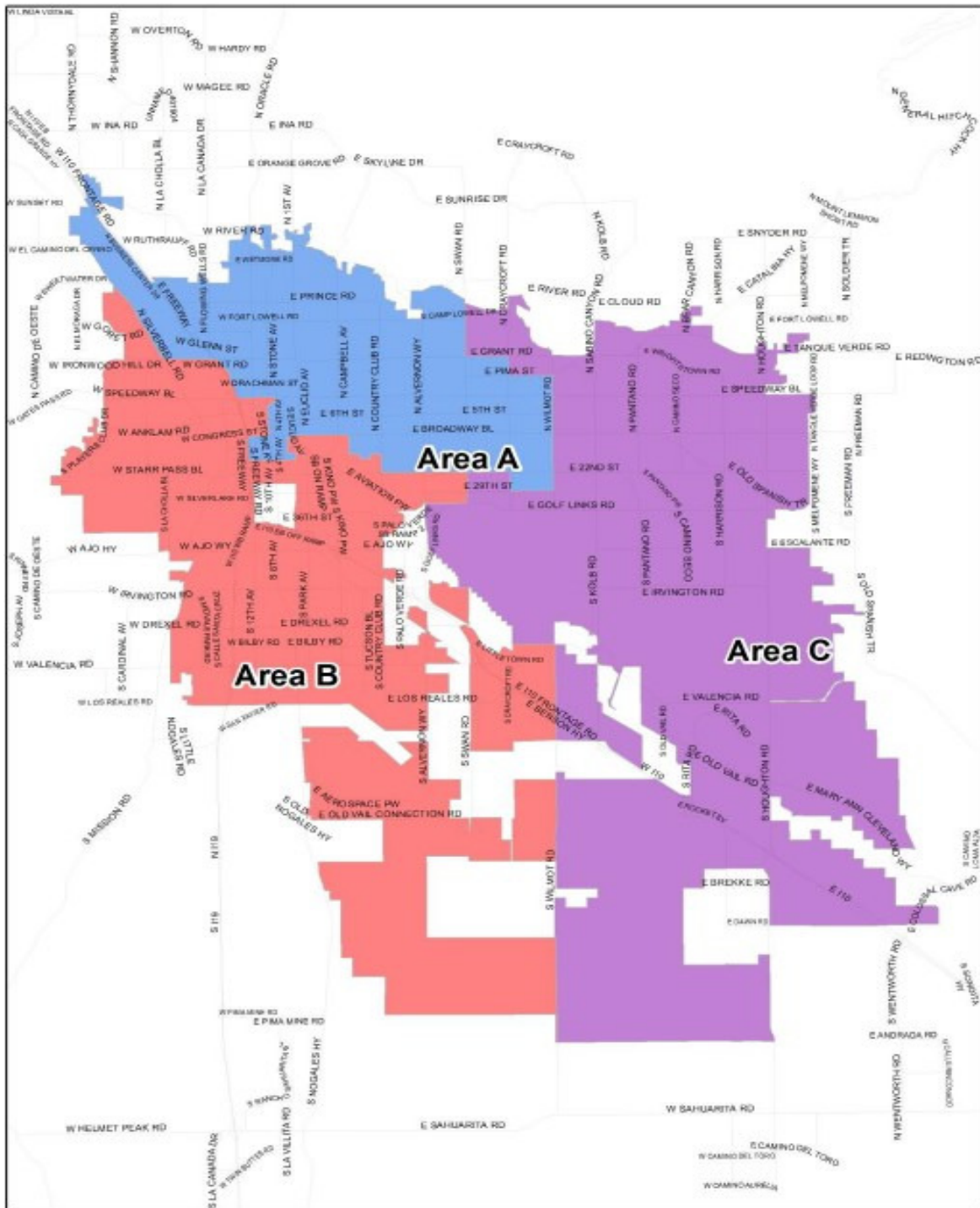
Program Area	Fund₁	FY 2021 Beginning Balance	Impact Fees Revenues	Interest and Other Revenue	Total Revenue	Capital Expenditures	Ending Balance
Police							
Citywide	031	\$ 5,856,820	\$ 226,608	\$ 61,501	\$ 288,108	\$ -	\$ 6,144,928
Citywide	168	-	814,521	1,863	816,384	-	816,384
		\$ 5,856,820	\$ 1,041,129	\$ 63,364	\$ 1,104,493	\$ -	\$ 6,961,313
Fire							
Citywide	032	\$ 3,371,587	\$ 150,194	35,523	185,717	-	3,557,304
Citywide	168	-	563,309	1,288	564,598	-	564,598
		\$ 3,371,587	\$ 713,503	\$ 36,812	\$ 750,314	\$ -	\$ 4,121,901
Public Facilities							
Citywide	023	\$ 379	\$ -	(17)	(17)	-	362
		\$ 379	\$ -	\$ (17)	\$ (17)	\$ -	\$ 362
		\$ 57,147,549	\$ 11,937,660	\$ 611,463	\$ 12,549,123	\$ (6,048,359)	\$ 63,648,313

¹ Funds 063 - 067 reflect development impact fees collected from 7/1/2005 - 12/31/2011
Funds 021, 023, 031 - 037 reflect development impact fees collected from 1/1/2012 - 8/22/2020.
Funds 165 - 168 reflect development impact fees collected from 8/23/2020 to 6/30/2021

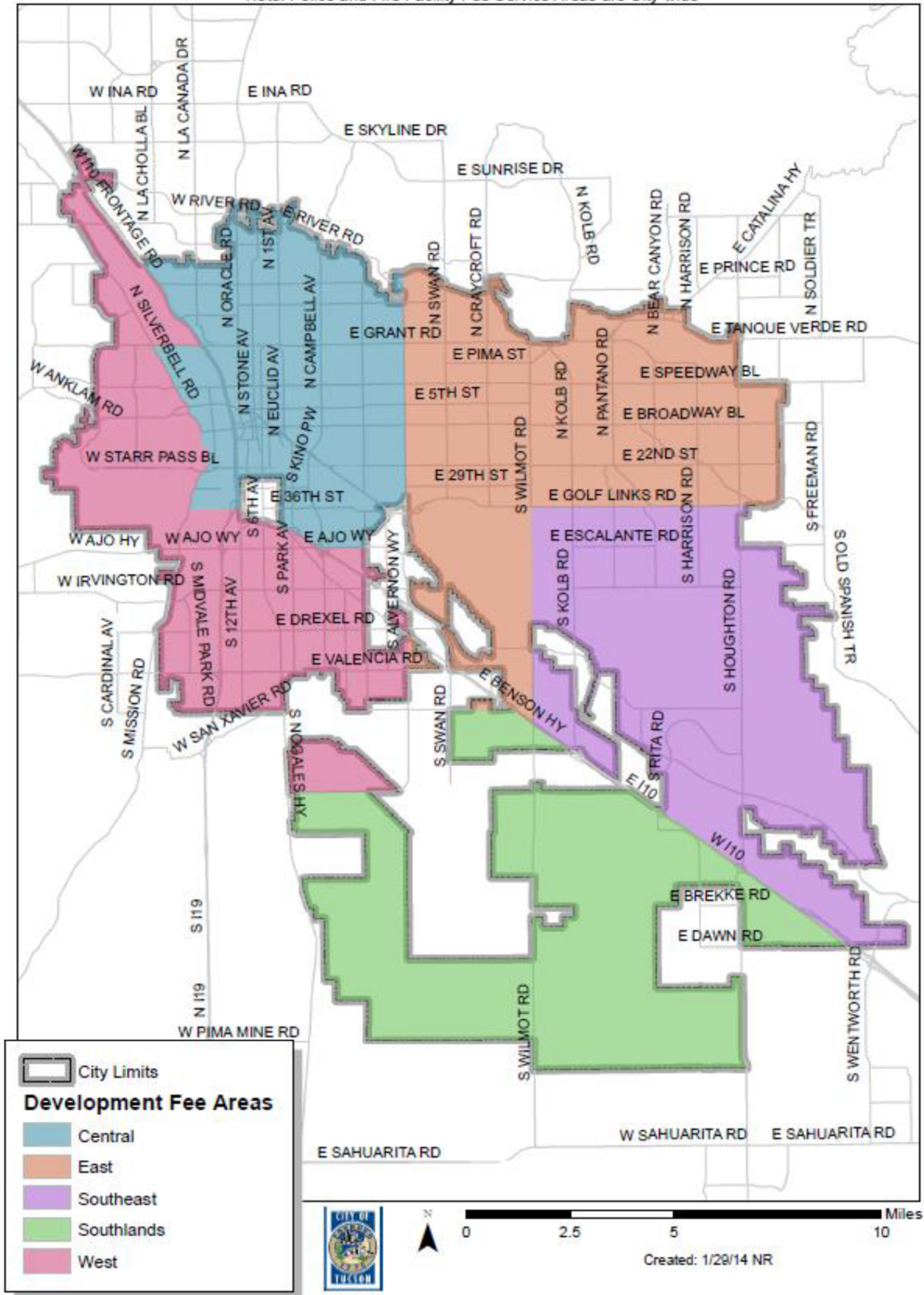
City of Tucson
Development Impact Fees
Schedule B: Schedule of Project Expenditures - Budget Basis
Fiscal Year Ended June 30, 2021 (Unaudited)

Program Area	Fund	Project	Location	Expenditures
Streets				
West District	033			-
		Adaptive Signalization Upgrades	Park Ave & Drexel Park Ave & Bilby Rd Campbell Ave & Park Ave Ajo Way Corridor	1,003,085
East District	034			
		Broadway: Camino Seco to Houghton Road	Broadway: Camino Seco to Houghton Road	444,533
Central District	035			
		First Avenue: River to Grant	First Avenue: River to Grant	23,774
Southeast District	036			
		Houghton Road: Valencia to Mary Ann Cleveland	Houghton Road: Valencia to Mary Ann Cleveland	3,424,760
		Valencia: Kolb to Houghton	Valencia: Kolb to Houghton	708,140
Streets Total				<u>\$ 5,604,291</u>
Parks				
West District	033			
		Barrio Nopal Park	126 W. Elvira Rd - 85756	3,000
East District	034			
		Udall New Splash Pad	7200 E. Tanque Verde Rd - 85715	68,663
Central District	035			
		Anza Park	1000 N. Stone Ave - 85705	154,608
		Arroyo Chico Urban Path	Reid Park to Santa Cruz River Park	98,976
		Himmel Park Playground Improvements	1000 N. Tucson Blvd - 85716	55,248
		Iron Horse Park New Ramada	75 N. 1st Ave - 85701	43,242
Southeast District	036			
		Lincoln Park Playground	4325 S. Pantano Road - 85730	20,014
		Purple Heart Park Expansion	9800 E. Rita Road - 85747	318
Parks Total				<u>\$ 444,068</u>
Grand Total				<u>\$ 6,048,359</u>

Service Areas



Impact Fee Boundary Map Prior to 08/23/2021



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. For the period from December 23, 2014 through and including August 22, 2020, development impact fees were assessed and paid at the “Phase-In Fee” rates represented in Table 1, which has since been replaced in Section 23A. For the period from August 23, 2020 through and including June 30, 2021, development impact fees were assessed and paid at “Emergency Relief Fee” rates represented in Table 2 of Section 23A-91. The “Full Adopted Fee” rates described in Table 3 began being assessed on July 1, 2021.

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
Total	\$7,455	\$7,455	\$7,346	\$7,455	\$5,738

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
Total	\$6,032	\$6,032	\$5,680	\$6,032	\$4,589

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
Total	\$4,025	\$4,025	\$4,025	\$4,025	\$3,125

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
Total	\$4,798	\$4,811	\$4,783	\$4,796	\$4,763

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
Total	\$4,313	\$4,326	\$4,298	\$4,311	\$4,278

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
Total	\$1,322	\$1,325	\$1,307	\$1,320	\$1,287

Table 2 – “EMERGENCY RELIEF 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
Total	\$7,455	\$7,455	\$7,346	\$7,455	\$5,738

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
Total	\$6,032	\$6,032	\$5,680	\$6,032	\$4,589

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
Total	\$4,025	\$4,025	\$4,025	\$4,025	\$3,125

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
Total	\$4,798	\$4,811	\$4,783	\$4,796	\$4,763

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
Total	\$4,313	\$4,326	\$4,298	\$4,311	\$4,278

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
Total	\$1,322	\$1,325	\$1,307	\$1,320	\$1,287

Table 3 – “FULL ADOPTED FEE” RATES

RESIDENTIAL LAND USES*

*Fees are per residential unit

Size of Housing Unit (Sq. Ft.)	Parks & Recreation	Police	Fire	Streets	Total Fee
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

Type	Parks & Recreation	Police	Fire	Streets	Total Fee
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 3 - "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.

"MIXED USE INCENTIVE FEE" TABLES

RESIDENTIAL LAND USES*

*Fees are per residential unit

Size of Housing Unit (Sq. Ft.)	Parks & Recreation	Police	Fire	Streets	Total Fee
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

Type	Parks & Recreation	Police	Fire	Streets	Total Fee
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