



City of Tucson

Annual Development Impact Fees Report

FY 2018/19

(Unaudited)

September 28, 2019

City of Tucson
Annual Development Impact Fees Report
Fiscal Year Ended June 30, 2019

Table of Contents

Impact Fees Funds/Projects

| | |
|---|---|
| Schedule A: Schedule of Fund Balance Activity | 1 |
| Schedule B: Schedule of Project Expenditures | 2 |

Impact Fees Service Areas/Fees

| | |
|---|---|
| Map of Service Area | 4 |
| Impact Fee Ordinance 11203 – Appendix A | 5 |

City of Tucson
Development Impact Fees
Schedule A: Schedule of Changes in Fund Balance - Budget Basis
Fiscal Year Ended June 30, 2019 (Unaudited)

| Program Area | Fund ¹ | FY 2018 Beginning Balance | Impact Fees Revenues | Interest and Other Revenue | Total Revenue | Capital Expenditures | Ending Balance |
|---------------------|-------------------|---------------------------------|----------------------------|-------------------------------------|---------------------|-------------------------|----------------------|
| Streets | | | | | | | |
| West District | 063 | \$ (1,538) | \$ - | \$ (19) | \$ (19) | \$ - | \$ (1,557) |
| East District | 064 | (27,584) | - | (1,270) | (1,270) | - | (28,854) |
| Central District | 065 | - | - | (3,549) | (3,549) | 263,797 | (267,346) |
| Southeast District | 066 | 112,243 | - | 1,711 | 1,711 | - | 113,954 |
| Southlands District | 067 | 2,756,932 | - | 42,043 | 42,043 | - | 2,798,975 |
| West District | 033 | 2,950,074 | 981,972 | 56,621 | 1,038,593 | 11,408 | 3,977,259 |
| East District | 034 | 896,691 | 2,631,946 | 39,982 | 2,671,928 | 131,087 | 3,437,532 |
| Central District | 035 | 7,813,431 | 2,498,285 | 143,222 | 2,641,507 | 187,941 | 10,266,997 |
| Southeast District | 036 | 6,498,089 | 2,234,049 | 119,280 | 2,353,329 | 23,086 | 8,828,332 |
| Southlands District | 037 | 2,857,793 | (842,614) | 35,780 | (806,834) | - | 2,050,959 |
| Subtotal | | \$ 23,856,131 | \$ 7,503,638 | \$ 433,801 | \$ 7,937,440 | \$ 617,319 | \$ 31,176,251 |

| | | | | | | | |
|---------------------|-----|---------------------|---------------------|-------------------|---------------------|---------------------|---------------------|
| Parks | | | | | | | |
| West District | 063 | \$ 83,136 | \$ 42,570 | \$ 926 | \$ 43,496 | \$ 91,223 | \$ 35,409 |
| East District | 064 | 403,632 | - | 1,750 | 1,750 | 374,074 | 31,308 |
| Central District | 065 | 341,399 | - | 4,271 | 4,271 | 290,025 | 55,645 |
| Southeast District | 066 | 265,236 | - | 4,046 | 4,046 | - | 269,282 |
| Southlands District | 067 | 1,532,744 | - | 23,375 | 23,375 | - | 1,556,119 |
| West District | 033 | 811,158 | 327,423 | 14,686 | 342,109 | 109,640 | 1,043,627 |
| East District | 034 | 593,297 | 345,420 | 11,596 | 357,016 | 15,238 | 935,075 |
| Central District | 035 | 2,144,855 | 796,240 | 30,361 | 826,601 | 722,068 | 2,249,388 |
| Southeast District | 036 | 1,927,813 | 762,763 | 35,074 | 797,837 | 197,876 | 2,527,774 |
| Southlands District | 037 | 207,902 | 10,808 | 3,084 | 13,892 | - | 221,794 |
| Subtotal | | \$ 8,311,172 | \$ 2,285,224 | \$ 129,169 | \$ 2,414,393 | \$ 1,800,144 | \$ 8,925,421 |

| | | | | | | | |
|---------------|------------|---------------------|-------------------|------------------|-------------------|-------------|---------------------|
| Police | 031 | \$ 3,860,007 | \$ 883,162 | \$ 66,970 | \$ 950,132 | \$ - | \$ 4,810,139 |
|---------------|------------|---------------------|-------------------|------------------|-------------------|-------------|---------------------|

| | | | | | | | |
|-------------|------------|---------------------|-------------------|------------------|-------------------|-----------------|---------------------|
| Fire | 032 | \$ 2,037,759 | \$ 578,867 | \$ 36,297 | \$ 615,164 | \$ 8,108 | \$ 2,644,815 |
|-------------|------------|---------------------|-------------------|------------------|-------------------|-----------------|---------------------|

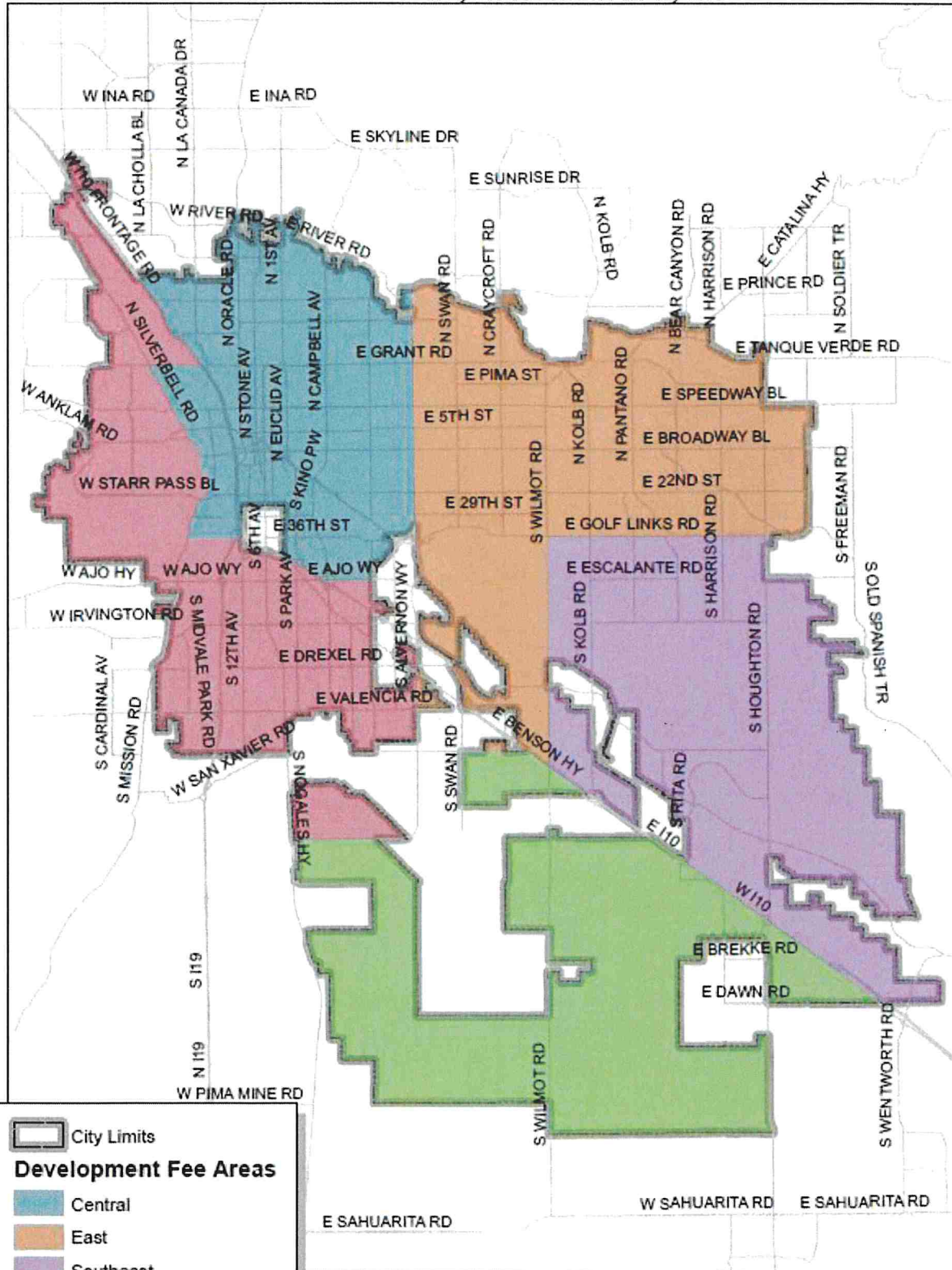
| | | | | | | | |
|--------------------------|------------|---------------------|-------------|------------------|------------------|-------------------|---------------------|
| Public Facilities | 023 | \$ 1,330,518 | \$ - | \$ 20,086 | \$ 20,086 | \$ 108,568 | \$ 1,242,035 |
|--------------------------|------------|---------------------|-------------|------------------|------------------|-------------------|---------------------|

| | | | | | | | |
|---------------|--|----------------------|----------------------|-------------------|----------------------|---------------------|----------------------|
| TOTALS | | \$ 39,395,587 | \$ 11,250,891 | \$ 686,323 | \$ 11,937,215 | \$ 2,534,139 | \$ 48,798,663 |
|---------------|--|----------------------|----------------------|-------------------|----------------------|---------------------|----------------------|

¹ 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, 2019 (Unaudited)

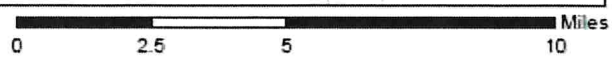
| Program Area | Fund | Project | Location | Expenditures |
|--------------------------------|------|--|------------------------------------|---------------------|
| Parks | | | | |
| West District | 063 | A Mountain Improvement | 1001 S Sentinel Peak Rd - 85745 | \$ 1,663 |
| | | Cherry Avenue Improvements | 5085 S. Cherry Avenue - 85706 | 89,560 |
| East District | 064 | Jesse Owens Park | 400 S. Sarnoff Drive - 85710 | 238,416 |
| | | Palo Verde Park | 425 S Mann Avenue - 85710 | 135,658 |
| Central District | 065 | Limberlost Family Park ADA and Pathway Project | 4255 N. 4th Avenue - 85705 | 12,707 |
| | | Reid Park Expansion - Phase I | 900 S. Randolph Way - 85716 | 277,318 |
| West District | 033 | A Mountain Improvement | 1001 S Sentinel Peak Rd - 85745 | 19,451 |
| | | Cherry Avenue Improvements | 5085 S. Cherry Avenue - 85706 | 10,771 |
| | | Christopher Columbus Park Expansion | 4300 N Silverbell Rd - 85745 | 71,683 |
| | | Lakeside Park Improvements | 8201 E. Stella Road - 85730 | 62 |
| | | San Juan Park | 1665 S. La Cholla Blvd - 85713 | 7,673 |
| East District | 034 | Jesse Owens Park | 400 S. Sarnoff Drive - 85710 | 15,238 |
| Central District | 035 | Arroyo Chico Urban Path | Reid Park to Santa Cruz River Park | |
| | | Himmel Park Improvements | 1000 N. Tucson Blvd - 85716 | 274,365 |
| | | Limberlost Family Park ADA and Pathway Project | 4255 N. 4th Avenue - 85705 | 16,252 |
| | | Reid Park Expansion - Phase I | 900 S. Randolph Way - 85716 | 152,409 |
| | | Silverlake Park | 2420 S. Kino Parkway - 85716 | 279,042 |
| Southeast District | 036 | Lakeside Park Improvements | 8201 E. Stella Road - 85730 | 183,320 |
| | | Purple Heart Park Expansion | 9800 E. Rita Road - 85747 | 14,556 |
| Parks Total | | | | \$ 1,800,144 |
| Fire | | | | |
| Fire | 032 | Park Ajo Communication Center Expansion | 4004 S. Park Avenue - 85714 | \$ 8,108 |
| Fire Total | | | | \$ 8,108 |
| Public Facilities | | | | |
| Public Facilities | 023 | Permitting Expenses | | \$ 108,568 |
| Public Facilities Total | | | | \$ 108,568 |
| Grand Total | | | | \$ 2,534,139 |



City Limits

Development Fee Areas

- Central
- East
- Southeast
- Southlands
- West



Created: 1/29/14 NR

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. **Phase-in fee rates were voted to remain in effect by the Mayor and Council on June 19, 2018. The Full Adopted Fee is on hold until changed by the Mayor and Council.**

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 |

3. Commencing July 1, 2016, development impact fees shall be fully assessed and paid thereafter at the “full adopted fee” rates represented in Table 2, of Section 23A-91. This increase was voted against by the Mayor and Council on June 21, 2016 and again on June 19, 2018. The Full Adopted Fee is on hold until changed by Mayor and Council.

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 |
| Total | \$9,318 | \$10,326 | \$8,199 | \$9,148 | \$6,591 |

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 |
| Total | \$6,520 | \$7,205 | \$5,761 | \$6,405 | \$4,670 |

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 |
| Total | \$5,658 | \$6,270 | \$4,978 | \$5,555 | \$4,002 |

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 |
| Total | \$7,023 | \$7,036 | \$7,008 | \$7,021 | \$6,988 |

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 |