



City of Tucson

# Annual Development Impact Fees Report

FY 2017

(Unaudited)

August 28, 2017

City of Tucson  
Annual Development Impact Fees Report  
Fiscal Year Ended June 30, 2017

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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, 2017 (Unaudited)

Program Area	Fund <sup>1</sup>	FY 2016 Beginning Balance	Impact Fees Revenues	Interest and Other Revenue	Total Revenue	Capital Expenditures	Ending Balance
<b>Streets</b>							
West District	063	\$ 2,167,927	\$ -	\$ 417	\$ 417	\$ 2,168,344	\$ -
East District	064	(24,798)	-	(661)	(661)	(52,919)	27,460
Central District	065	4,829,041	-	16,067	16,067	68,575	4,776,533
Southeast District	066	124,920	-	431	431	-	125,351
Southlands District	067	2,715,201	-	9,242	9,242	-	2,724,443
West District	033	2,972,545	2,040,206	9,434	2,049,640	1,969,922	3,052,263
East District	034	1,657,980	1,329,104	6,252	1,335,356	2,940,037	53,299
Central District	035	4,206,282	2,431,795	20,407	2,452,202	464	6,658,020
Southeast District	036	4,260,476	1,437,517	17,762	1,455,279	241,546	5,474,209
Southlands District	037	619,393	1,979,884	2,948	1,982,832	-	2,602,225
		<b>\$ 23,528,967</b>	<b>\$ 9,218,506</b>	<b>\$ 82,299</b>	<b>\$ 9,300,806</b>	<b>\$ 7,335,969</b>	<b>\$ 25,493,803</b>

<b>Parks</b>							
West District	063	\$ 37,977	\$ -	\$ 10	\$ 10	\$ 8,370	\$ 29,617
East District	064	773,001	-	2,785	2,785	23,438	752,348
Central District	065	421,981	-	1,362	1,362	20,332	403,011
Southeast District	066	263,969	-	893	893	2,800	262,062
Southlands District	067	1,509,542	-	5,138	5,138	-	1,514,680
West District	033	321,935	287,224	2,596	289,820	25,627	586,128
East District	034	209,208	255,679	(4,701)	250,978	6,574	453,612
Central District	035	1,332,594	239,805	4,950	244,755	6,929	1,570,420
Southeast District	036	1,365,917	549,157	6,564	555,721	37,704	1,883,934
Southlands District	037	184,784	14,178	438	14,616	-	199,400
		<b>\$ 6,420,908</b>	<b>\$ 1,346,043</b>	<b>\$ 20,035</b>	<b>\$ 1,366,078</b>	<b>\$ 131,774</b>	<b>\$ 7,655,212</b>

<b>Police</b>	<b>031</b>	<b>\$ 2,286,570</b>	<b>\$ 862,449</b>	<b>\$ 9,135</b>	<b>\$ 871,584</b>	<b>\$ -</b>	<b>\$ 3,158,154</b>
<b>Fire</b>	<b>032</b>	<b>\$ 1,019,346</b>	<b>\$ 507,552</b>	<b>\$ 4,309</b>	<b>\$ 511,861</b>	<b>\$ -</b>	<b>\$ 1,531,207</b>
<b>Public Facilities</b>	<b>023</b>	<b>\$ 1,310,378</b>	<b>\$ -</b>	<b>\$ 4,460</b>	<b>\$ 4,460</b>	<b>\$ -</b>	<b>\$ 1,314,837</b>
<b>TOTALS</b>		<b>\$ 34,566,169</b>	<b>\$ 11,934,550</b>	<b>\$ 120,238</b>	<b>\$ 12,054,789</b>	<b>\$ 7,467,743</b>	<b>\$ 39,153,215</b>

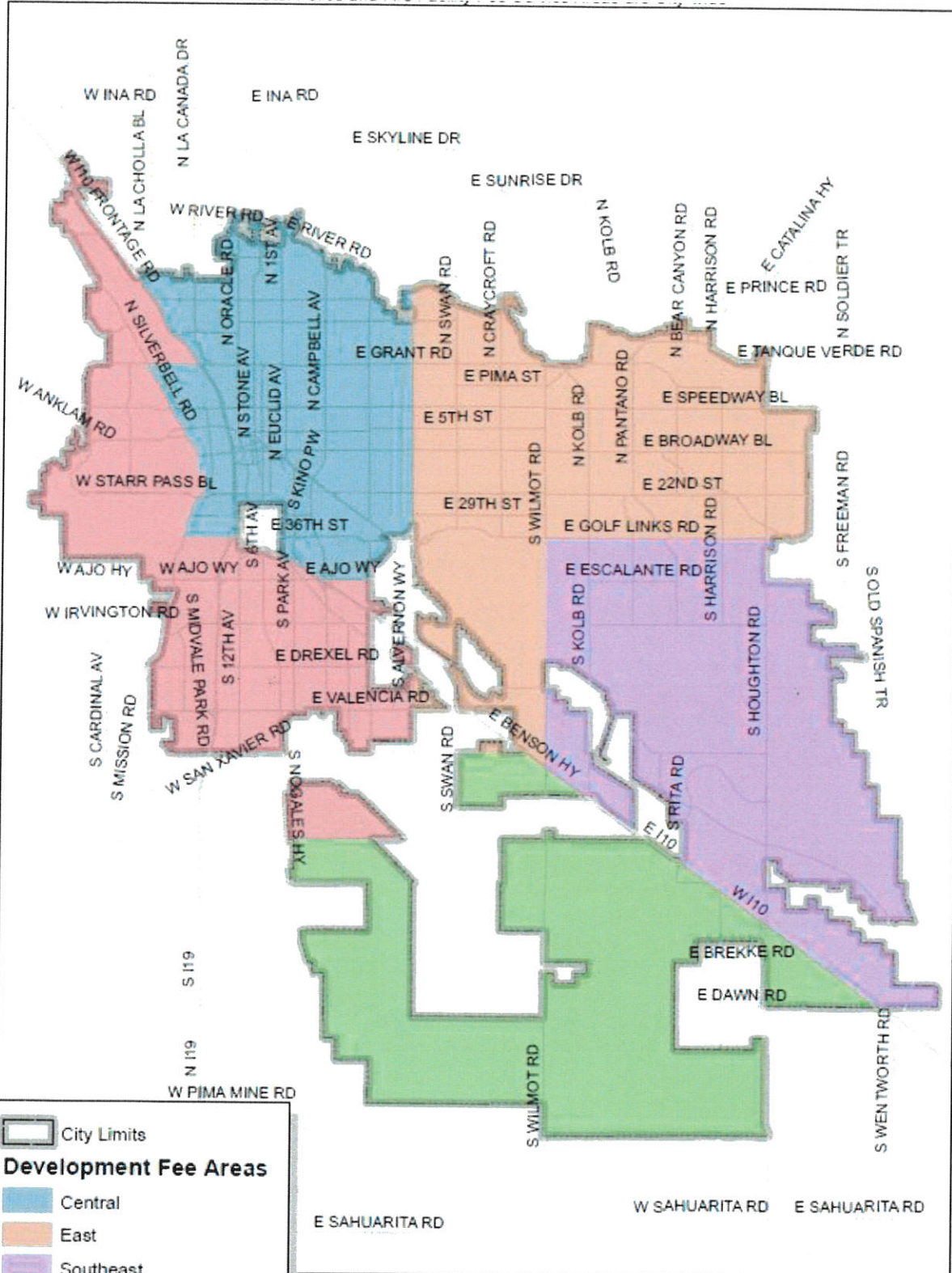
<sup>1</sup> Funds 031 - 037 were established in order to comply with SB 1525 and reflect development impact fees collected effective January 1, 2012.

**City of Tucson**  
**Development Impact Fees**  
**Schedule B: Schedule of Project Expenditures - Budget Basis**  
**Fiscal Year Ended June 30, 2017 (Unaudited)**

Program Area	Fund	Project	Location	Expenditures
<b>Streets</b>				
West District	063	Silverbell Road: Grant to Ina	Silverbell Road: Grant to Ina	\$ 504,427
		Sunset: Silverbell to I-10 to River	Sunset: Silverbell to I-10 to River	1,663,917
East District	064	Houghton Road/Broadway	Houghton Road/Broadway	(128,680)
		Intersection Improvements		
		Houghton Road: 22nd Street to Irvington	Houghton Road: 22nd Street to Irvington	75,761
Central District	065	22nd: I-10 to Kino	22nd: I-10 to Kino	42,697
		Grant: Oracle to Stone	Grant: Oracle to Stone	25,878
West District	033	Irvington Road - SCR to I-19	Irvington Road - SCR to I-19	240,236
		Silverbell Road: Grant to Ina	Silverbell Road: Grant to Ina	1,393,602
		Sunset: Silverbell to I-10 to River	Sunset: Silverbell to I-10 to River	336,083
East District	034	Houghton Road/Broadway	Houghton Road/Broadway	2,892,678
		Intersection Improvements		
		Speedway: Camino Seco to Houghton	Speedway: Camino Seco to Houghton	47,360
Central District	035	Arroyo Chico, MUP, Tucson Blvd.	Arroyo Chico/ Tucson Blvd.	464
Southeast District	036	Valencia; Alvernon to Kolb	Valencia; Alvernon to Kolb	88
		Houghton Road: Irvington to Valencia	Houghton Road: Irvington to Valencia	241,458
<b>Streets Total</b>				<b>\$ 7,335,969</b>

City of Tucson  
Development Impact Fees  
Schedule B: Schedule of Project Expenditures - Budget Basis  
Fiscal Year Ended June 30, 2017 (Unaudited)

Program Area	Fund	Project	Location	Expenditures
<b>Parks</b>				
West District	063	Christopher Columbus Park Expansion	4600 N Silverbell Rd - 85745	\$ 7,770
		San Juan Park	1665 S. La Cholla Blvd - 85713	600
East District	064	Arcadia Park - Phase I	N Arcadia Ave	94
		Parks Strategic Plan	N/A	23,344
Central District	065	Limberlost Family Park ADA and Pathway Project	4255 N. 4th Avenue - 85705	10,404
		Reid Park Expansion - Phase I	1100 S. Randolph Way - 85713	9,928
Southeast District	066	Purple Heart Park Expansion	10050 E. Rita Road - 85747	2,800
West District	033	A Mountain Improvement	A Mountain	22,434
		Kennedy Park	3700 S. Mission Road - 85713	3,193
East District	034	Jesse Owens Park	400 S. Sarnoff Drive - 85710	6,574
Central District	035	Arroyo Chico Urban Path	Reid Park to Santa Cruz River Park	6,929
Southeast District	036	Groves Park Playground Project	7400 E. Juniper Drive - 85730	15,564.00
		Lakeside Park Improvements	8201 E. Stella Road - 85730	4,260.00
		Lincoln Park Playground	4325 S. Pantano Road - 85730	13,885.00
		Purple Heart Park Expansion	10050 E. Rita Road - 85747	3,995.00
<b>Parks Total</b>				<b>\$ 131,774</b>
<b>Police</b>				
Police	031			\$ -0-
<b>Police Total</b>				<b>\$ -0-</b>
<b>Fire</b>				
Fire	032			\$ -0-
<b>Fire Total</b>				<b>\$ -0-</b>
<b>Public Facilities</b>				
Public Facilities	023			\$ -0-
<b>Public Facilities Total</b>				<b>\$ -0-</b>
<b>Grand Total</b>				<b>\$ 7,467,743</b>



 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 20, 2017. 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
<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. 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 20, 2017. 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
<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>