



City of Tucson

Annual Development Impact Fees Report

FY 2015

(Unaudited)

September 28, 2015

City of Tucson
Annual Development Impact Fees Report
Fiscal Year Ended June 30, 2015

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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, 2015 (Unaudited)

Program Area	Fund ¹	FY 2015	Impact	Interest	Total	Capital	Ending
		Beginning	Fees	and			
		Balance	Revenues	Other	Revenue	Expenditures	Balance
Streets							
West District	063	4,518,602	-	31,968	31,968	-	4,550,570
East District	064	815,621	-	1,826	1,826	598,975	218,472
Central District	065	4,906,454	-	35,913	35,913	-	4,942,367
Southeast District	066	124,705	-	636	636	-	125,341
Southlands District	067	2,666,912	-	19,167	19,167	-	2,686,079
West District	033	1,578,975	314,511	11,692	326,203	2,077	1,903,101
East District	034	2,321,605	114,185	18,053	132,238	18,155	2,435,688
Central District	035	3,134,066	277,535	26,395	303,930	18,244	3,419,752
Southeast District	036	2,190,308	385,932	17,909	403,841	15,611	2,578,538
Southlands District	037	442,090	61,831	3,577	65,408	6,093	501,405
Parks							
West District	063	33,755	-	238	238	100	33,893
East District	064	1,006,697	-	11,897	11,897	18,560	1,000,034
Central District	065	423,927	-	3,103	3,103	-	427,030
Southeast District	066	259,817	-	1,325	1,325	-	261,142
Southlands District	067	1,482,695	-	10,656	10,656	-	1,493,351
West District	033	156,040	25,482	1,046	26,528	3,783	178,785
East District	034	111,450	7,014	864	7,878	3,205	116,123
Central District	035	1,308,346	33,374	8,126	41,500	241,900	1,107,946
Southeast District	036	1,029,909	133,135	6,929	140,064	141,197	1,028,776
Southlands District	037	175,554	5,802	1,248	7,050	3,792	178,812
Police							
Police	021	884,944	-	5,579	5,579	890,340	183
Police	031	1,943,120	119,436	15,021	134,457	188,186	1,889,391
Fire							
Fire	022	1,444,248	-	10,970	10,970	1,455,218	-
Fire	032	939,594	69,335	7,255	76,590	252,022	764,162
Public Facilities							
Public Facilities	023	1,287,093	-	9,564	9,564	-	1,296,657
Totals		\$ 35,186,527	\$ 1,547,572	\$ 260,957	\$ 1,808,529	\$ 3,857,458	\$ 33,137,598

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, 2015 (Unaudited)

Program Area	Fund	Project	Location	Expenditures
Streets				
East District	064		Valencia:	
		Valencia: Alvernon to Kolb	Alvernon to Kolb	215,709
		Houghton Road/Broadway	Houghton	
		Intersection Improvements	Road/Broadway	383,266
West District	033	Impact Fee Program Update - Shared Cost at 2.18%	N/A	2,077
East District	034	Impact Fee Program Update - Shared Cost at 19.05%	N/A	18,155
Central District	035	Impact Fee Program Update - Shared Cost at 18.51%	N/A	17,639
		Arroyo Chico, MUP, Tucson Blvd.	Arroyo Chico/ Tucson Blvd.	605
Southeast District	036	Impact Fee Program Update - Shared Cost at 16.38%	N/A	15,611
Southlands District	037	Impact Fee Program Update - Shared Cost at 6.39%	N/A	6,093
			Streets Total	\$ 659,155

City of Tucson
Development Impact Fees
Schedule B: Schedule of Project Expenditures - Budget Basis
Fiscal Year Ended June 30, 2015 (Unaudited)

Program Area	Fund	Project	Location	Expenditures
Parks				
West District	063	Christopher Columbus Park Expansion	4600 N. Silverbell Road - 85746	100
East District	064	Parks Strategic Plan	N/A	18,560
West District	033	Impact Fee Program Update - Shared Cost at 3.97%	N/A	3,783
East District	034	Impact Fee Program Update - Shared Cost at 3.36%	N/A	3,205
Central District	035	Impact Fee Program Update - Shared Cost at 6.06%	N/A	5,772
		Quincie Douglas and Silverlake Park Expansion	1575 E. 36th Street - 85713	91,966
		Arroyo Chico Urban Path	Reid Park to Santa Cruz River Park	144,162
Southeast District	036	Impact Fee Program Update - Shared Cost at 5.92%	N/A	5,644
		Purple Heart Park Expansion	10050 E. Rita Road - 85747	135,553
Southlands District	037	Impact Fee Program Update - Shared Cost at 3.98%	N/A	3,792
			Parks Total	<u>\$ 412,537</u>

City of Tucson
Development Impact Fees
Schedule B: Schedule of Project Expenditures - Budget Basis
Fiscal Year Ended June 30, 2015 (Unaudited)

Program Area	Fund	Project	Location	Expenditures
Police				
Police	021	Park Ajo Communication Center Expansion	4004 S. Park Avenue - 85714	890,340
Police	031	Impact Fee Program Update - Shared Cost at 9.30%	N/A	8,867
		Park Ajo Communication Center Expansion	4004 S. Park Avenue - 85714	179,319
Police Total				\$ 1,078,526
Fire				
Fire	022	Park Ajo Communication Center Expansion	4004 S. Park Avenue - 85714	1,507,964
Fire	032	Impact Fee Program Update - Shared Cost at 4.90%	N/A	4,675
		Park Ajo Communication Center Expansion	4004 S. Park Avenue - 85714	194,601
Fire Total				\$ 1,707,240
Grand Total				\$ 3,857,458

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.

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

STREETS – All Service Areas

LAND USE	Fees per 1000 sq. ft. building area
General retail/commercial	\$4,282 per 1000 sq. ft.
Office	\$3,797 per 1000 sq. ft.
Industrial	\$ 806 per 1000 sq. ft.
Church	\$1,485 per 1000 sq. ft.
Schools, private	\$ 711 per 1000 sq. ft.
Nursing home/assisted living	\$ 897 per 1000 sq. ft.
Hospital	\$2,629 per 1000 sq. ft.
Hotel/motel	\$1,296 per 1000 sq. ft.

PARKS – All Non-Residential Uses

SERVICE AREA	Fees per 1000 sq. ft. building area
Central	\$38
West	\$51
East	\$23
Southeast	\$36
Southlands	\$3

POLICE – All Non-Residential Uses, All Service Areas

\$321 per 1000 sq. ft. building area

FIRE – All Non-Residential Uses, All Service Areas

\$157 per 1000 sq. ft. building area

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.

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

STREETS – All Service Areas

LAND USE	Fees per 1000 sq. ft. building area
General retail/commercial	\$6,507 per 1000 sq. ft.
Office	\$3,797 per 1000 sq. ft.
Industrial	\$ 806 per 1000 sq. ft.
Church	\$2,052 per 1000 sq. ft.
Schools, private	\$3,202 per 1000 sq. ft.
Nursing home/assisted living	\$ 897 per 1000 sq. ft.
Hospital	\$2,629 per 1000 sq. ft.
Hotel/motel	\$2,831 per 1000 sq. ft.

PARKS – All Non-Residential Uses

SERVICE AREA	Fees per 1000 sq. ft. building area
Central	\$38
West	\$51
East	\$23
Southeast	\$36
Southlands	\$3

POLICE – All Non-Residential Uses, All Service Areas

\$321 per 1000 sq. ft. building area

FIRE – All Non-Residential Uses, All Service Areas

\$157 per 1000 sq. ft. building area