



City of Tucson

Annual Development Impact Fees Report

FY 2016

(Unaudited)

September 16, 2016

**City of Tucson**  
**Annual Development Impact Fees Report**  
**Fiscal Year Ended June 30, 2016**

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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, 2016 (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	\$ 4,550,570	\$ (401,430)	\$ 22,662	\$ (378,768)	\$ 2,003,875	\$ 2,167,926
East District	064	218,472	-	1,817	1,817	245,089	(24,800)
Central District	065	4,942,367	-	53,568	53,568	166,893	4,829,042
Southeast District	066	125,341	-	1,356	1,356	1,778	124,919
Southlands District	067	2,686,079	-	29,123	29,123	-	2,715,202
West District	033	1,903,101	1,043,662	25,782	1,069,444	-	2,972,545
East District	034	2,435,688	533,380	27,667	561,047	1,338,755	1,657,980
Central District	035	3,419,752	747,250	40,911	788,161	1,631	4,206,282
Southeast District	036	2,578,538	1,644,922	37,024	1,681,946	10	4,260,474
Southlands District	037	501,405	112,318	5,662	117,980	-	619,385
<b>Parks</b>							
West District	063	33,893	3,870	214	4,084	-	37,977
East District	064	1,000,034	-	10,040	10,040	237,073	773,001
Central District	065	427,030	-	4,600	4,600	9,649	421,981
Southeast District	066	261,142	-	2,827	2,827	-	263,969
Southlands District	067	1,493,351	-	16,191	16,191	-	1,509,542
West District	033	178,785	171,375	2,483	173,858	30,708	321,935
East District	034	116,123	91,120	1,965	93,085	-	209,208
Central District	035	1,107,946	216,425	13,507	229,932	5,284	1,332,594
Southeast District	036	1,028,776	565,134	11,789	576,923	239,782	1,365,917
Southlands District	037	178,812	3,716	2,256	5,972	-	184,784
<b>Police</b>							
Police	021	183	(183)	-	(183)	-	-
Police	031	1,889,391	374,154	23,025	397,179	-	2,286,570
<b>Fire</b>							
Fire	022	-	-	-	-	-	-
Fire	032	764,162	249,081	10,507	259,588	4,404	1,019,346
<b>Public Facilities</b>							
Public Facilities	023	1,296,657	-	13,721	13,721	-	1,310,378
<b>Totals</b>		<b>\$ 33,137,598</b>	<b>\$ 5,354,795</b>	<b>\$ 358,697</b>	<b>\$ 5,713,492</b>	<b>\$ 4,284,932</b>	<b>\$ 34,566,157</b>

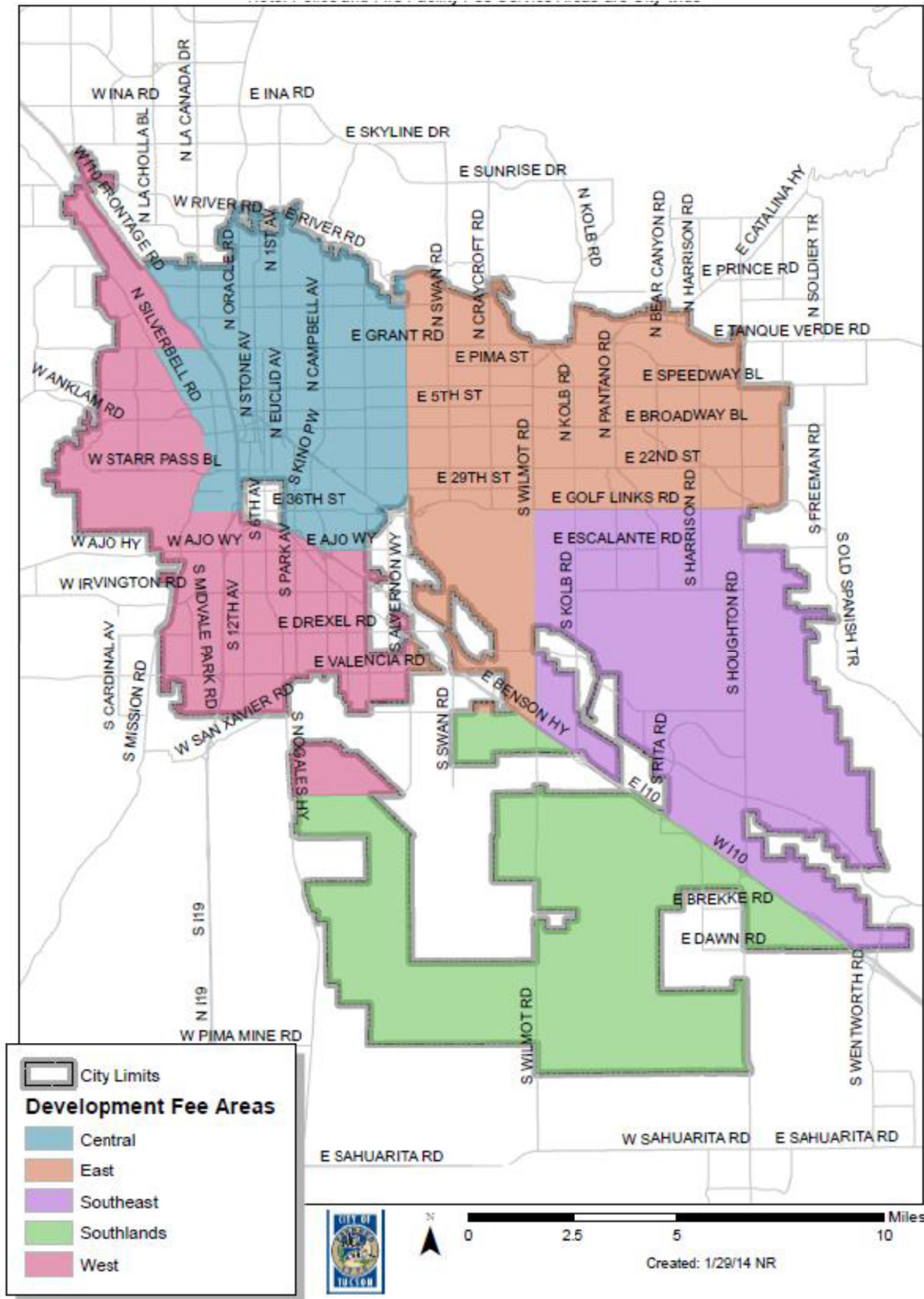
<sup>1</sup> Funds 031 - 037 were established in order to comply with SB 1525 and reflect development impact fees collected effective January 1, 2012.

**City of Tucson**  
**Development Impact Fees**  
**Schedule B: Schedule of Project Expenditures - Budget Basis**  
**Fiscal Year Ended June 30, 2016 (Unaudited)**

Program Area	Fund	Project	Location	Expenditures
<b>Streets</b>				
West District	063	Sunset; Silverbell to I-10 to River	Sunset; Silverbell to I-10 to River	\$ 500,000
		Silverbell Road: Grant to Ina	Silverbell Road: Grant to Ina	1,503,875
East District	064	Valencia; Alvernon to Kolb	Valencia; Alvernon to Kolb	731
		Houghton Road/Broadway Intersection Improvements	Houghton Road/Broadway	243,423
		Houghton Road: 22nd Street to Irving	Houghton Road: 22nd Street to Irving	591
		Speedway: Camino Seco to Houghton	Speedway: Camino Seco to Houghton	345
Central District	065	Campbell Avenue Revitalization	Campbell Avenue	166,746
		Broadway: Euclid to Country Club	Broadway: Euclid to Country Club	148
Southeast District	066	Houghton Road: Irvington to Valencia	Houghton Road: Irvington to Valencia	1,778
East District	034	Houghton Road/Broadway Intersection Improvements	Houghton Road/Broadway	1,338,755
Central District	035	Arroyo Chico, MUP, Tucson Blvd.	Arroyo Chico/ Tucson Blvd.	1,631
Southeast District	036	Valencia; Alvernon to Kolb	Valencia; Alvernon to Kolb	10
<b>Streets Total</b>				<b>\$ 3,758,032</b>

**City of Tucson**  
**Development Impact Fees**  
**Schedule B: Schedule of Project Expenditures - Budget Basis**  
**Fiscal Year Ended June 30, 2016 (Unaudited)**

<b>Program Area</b>	<b>Fund</b>	<b>Project</b>	<b>Location</b>	<b>Expenditures</b>
<b>Parks</b>				
East District	064	Parks Strategic Plan	N/A	\$ 237,073
Central District	065	Reid Park Expansion - Phase I	1100 S. Randolph Way - 85713	9,649
West District	033	Kennedy Park	3700 S. Mission Road - 85713	30,708
Central District	035	Quincie Douglas and Silverlake Park Expansion	1575 E. 36th Street - 85713	4,652
		Arroyo Chico Urban Path	Reid Park to Santa Cruz River Park	633
Southeast District	036	Purple Heart Park Expansion	10050 E. Rita Road - 85747	\$ 239,782
<b>Parks Total</b>				<b>\$ 522,496</b>
<b>Police</b>				
Police	021			\$ -0-
Police	031			-0-
<b>Police Total</b>				<b>\$ -0-</b>
<b>Fire</b>				
Fire	022	Park Ajo Communication Center Expansion	4004 S. Park Avenue - 85714	\$ 4,404
<b>Fire Total</b>				<b>\$ 4,404</b>
<b>Public Facilities</b>				
Public Facilities	023			\$ -0-
<b>Public Facilities Total</b>				<b>\$ -0-</b>
<b>Grand Total</b>				<b>\$ 4,284,932</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.

**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

**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. **This increase was voted against by the Mayor and Council on June 21, 2016. The Full Adopted Fee is on hold until further notice.**

**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

**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