



City of Tucson

Annual Development Impact Fees Report

FY 2018

(Unaudited)

September 28, 2018

City of Tucson
Annual Development Impact Fees Report
Fiscal Year Ended June 30, 2018

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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, 2018 (Unaudited)

Program Area	Fund1	FY 2017 Beginning Balance	Impact Fees Revenues	Interest and Other Revenue	Total Revenue	Capital Expenditures	Ending Balance
Streets							
West District	063	-	-	(1,538)	(1,538)	-	(1,538)
East District	064	27,460	-	(55,043)	(55,043)	-	(27,583)
Central District	065	4,776,533	-	33,298	33,298	4,809,831	0
Southeast District	066	125,351	-	1,386	1,386	14,493	112,244
Southlands District	067	2,724,443	-	32,489	32,489	-	2,756,932
West District	033	3,052,263	1,270,134	35,116	1,305,250	1,407,442	2,950,071
East District	034	53,299	1,429,947	44,621	1,474,568	631,176	896,691
Central District	035	6,658,020	2,402,228	92,453	2,494,681	1,339,271	7,813,430
Southeast District	036	5,474,209	1,420,347	69,982	1,490,329	466,449	6,498,089
Southlands District	037	2,602,225	224,810	30,758	255,568	-	2,857,793
		25,493,803	6,747,466	283,522	7,030,989	8,668,662	23,856,129

Parks							
West District	063	29,617	56,115	(64)	56,051	2,532	83,136
East District	064	752,348	-	59,317	59,317	408,033	403,632
Central District	065	403,011	-	(2,156)	(2,156)	59,455	341,400
Southeast District	066	262,062	-	3,174	3,174	-	265,236
Southlands District	067	1,514,680	-	18,063	18,063	-	1,532,743
West District	033	586,128	277,946	10,820	288,766	63,736	811,158
East District	034	453,612	535,744	(28,849)	506,895	367,210	593,297
Central District	035	1,570,420	768,602	20,862	789,464	215,030	2,144,854
Southeast District	036	1,883,934	478,031	20,561	498,592	454,713	1,927,813
Southlands District	037	199,400	6,203	2,297	8,500	-	207,900
		7,655,212	2,122,641	104,025	2,226,666	1,570,709	8,311,169

Police	031	3,158,154	730,839	41,471	772,310	70,457	3,860,007
Fire	032	1,531,207	495,559	20,771	516,330	9,776	2,037,761
Public Facilities	023	1,314,837		15,680	15,680		1,330,516
TOTALS		\$ 39,153,213	10,096,505	465,469	10,561,975	10,319,604	39,395,584

1 Funds 031 - 037 were established in order to comply with SB 1525 and reflect development impact fees

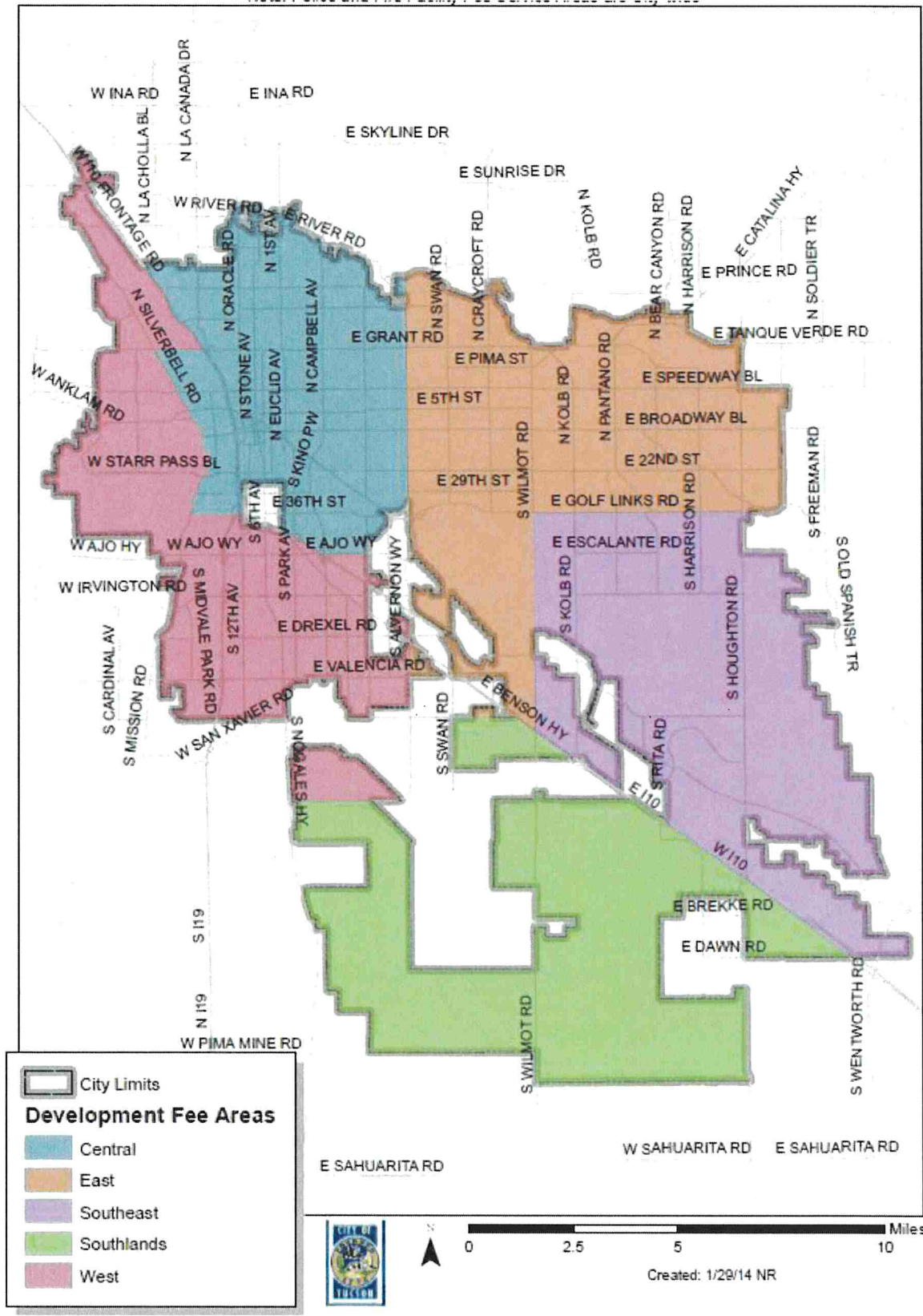
collected effective January 1, 2012.

City of Tucson
Development Impact Fees
Schedule B: Schedule of Project Expenditures - Budget Basis
Fiscal Year Ended June 30, 2018 (Unaudited)

Program Area	Fund	Project	Location	Expenditures
Streets				
West District	063	Silverbell Road: Grant to Ina Sunset: Silverbell to I-10 to River	Silverbell Road: Grant to Ina Sunset: Silverbell to I-10 to River	\$ 39,666
East District	064	Valencia; Alvernon to Kolb Houghton Road/Broadway Intersection Improvements	Valencia; Alvernon to Kolb Houghton Road/Broadway	19,134 7,134
		Houghton Road: 22nd Street to Irvington	Houghton Road: 22nd Street to Irvington	593,501
		Broadway Camino Seco to Houghton	Broadway; Camino Seco to Houghton	10,490
Central District	065			
		Broadway: Euclid to Country Club 22nd: I-10 to Kino	Broadway: Euclid to Country Club 22nd: I-10 to Kino	1,881,996 1,214,187
		Grant: Oracle to Stone	Grant: Oracle to Stone	2,080,701
Southeast District	066	Houghton Road: Union Pacific Railroad to I-10	Houghton Road: Union Pacific Railroad to I-10	584
		Houghton: Valencia to Mary Ann Cleveland	Houghton: Valencia to Mary Ann Cleveland	13,909
West District	033	Irvington Road - SCR to I-19 Silverbell Road: Grant to Ina	Irvington Road - SCR to I-19 Silverbell Road: Grant to Ina	646,262 721,514
East District	034	Houghton Road/Broadway Intersection Improvements	Houghton Road/Broadway	917
Central District	035			259,565
		Broadway: Euclid to Country Club Grant: Oracle to Stone	Broadway: Euclid to Country Club Arroyo Chico/ Tucson Blvd.	712,651
Southeast District	036	Valencia; Alvernon to Kolb Houghton Road: Irvington to Valencia	Valencia; Alvernon to Kolb Houghton Road: Irvington to Valencia	111,334 355,115
Streets Total				\$ 8,668,662

City of Tucson
Development Impact Fees
Schedule B: Schedule of Project Expenditures - Budget Basis
Fiscal Year Ended June 30, 2018 (Unaudited)

Program Area	Fund	Project	Location	Expenditures
Parks				
West District	063	San Juan Park	1665 S. La Cholla Blvd - 85713	\$ 2,532
East District	064	Jesse Owens Park	400 S. Sarnoff Drive - 85710	408,033
Central District	065	Limberlost Family Park ADA and Pathway Project	4255 N. 4th Avenue - 85705	3,418
		Reid Park Expansion - Phase I	1100 S. Randolph Way - 85713	56,038
West District	033	Christopher Columbus Park Expansion	4600 N Silverbell Rd - 85745	29,277
		San Juan Park	1665 S. La Cholla Blvd - 85713	32,987
		Lakeside Park Improvements	8201 E. Stella Road - 85730	347
		Cherry Avenue Improvements	5085 S. Cherry Avenue - 85706	1,126
East District	034	Jesse Owens Park	400 S. Sarnoff Drive - 85710	367,210
Central District	035	Silverlake Park	1575 E. 36th Street - 85713	8,694
		Reid Park Expansion - Phase I	1100 S. Randolph Way - 85713	46,472
		Limberlost Family Park ADA and Pathway Project	4255 N. 4th Avenue - 85705	125,037
		Himmel Park Improvements	1000 N. Tucson Blvd - 85716	34,459
		Arroyo Chico Urban Path	Reid Park to Santa Cruz River Park	368
Southeast District	036	Groves Park Playground Project	7400 E. Juniper Drive - 85730	172,467
		Lakeside Park Improvements	8201 E. Stella Road - 85730	15,921
		Lincoln Park Playground	4325 S. Pantano Road - 85730	211,778
		Purple Heart Park Expansion	10050 E. Rita Road - 85747	54,548
Parks Total				\$ 1,570,709
Police				
Police	031	Park Ajo Communication Center Expansion	4004 S. Park Avenue - 85714	70,457
Police Total				\$ 70,457
Fire				
Fire	032	Park Ajo Communication Center Expansion	4004 S. Park Avenue - 85714	9,776
Fire Total				\$ 9,776
Public Facilities				
Public Facilities	023			\$ -0-
Public Facilities Total				\$ -0-
Grand Total				\$ 10,319,604



W INA RD

E IN ARD

E SKYLINE DR

E SUNRISE DR

W FRONTAGE RD
N LA CHOLLA BL
N LA CANADA DR

W RIVER RD
E RIVER RD

N SWAN RD
N CRAYCROFT RD
N KOLB RD

N BEAR CANYON RD
N HARRISON RD
E CATALINA HY

E PRINCE RD
E TANQUE VERDE RD
N SOLDIER TR

WANKLAM RD
N SILVERBELL RD

N ORACLE RD
N STONE AV
N EUCLID AV
N 1ST AV
S KINO PLY
N CAMPBELL AV

E GRANT RD

E PIMA ST
E 5TH ST

N PANTANO RD
E SPEEDWAY BL
E BROADWAY BL

W STARR PASS BL

S 8TH AV
S 5TH AV
S 12TH AV
S PARK AV
S AVENION WY

E 29TH ST
E 22ND ST

E GOLF LINKS RD
E ESCALANTE RD

WAJO HY
WAJO WY

E 36TH ST
E AJO WY

S WILMOT RD
S KOLB RD
S HARRISON RD

S HUGHTON RD
SOLD SPANISH TR

W IRVINGTON RD

S DREXEL RD
E VALENCIA RD

E BENSON HY

S HARRISON RD

S CARDINAL AV
S MISSION RD

S MEDVALE PARK RD
W SAN XAVIER RD
S NOGALES HY

S SWAN RD
E 110

S HARRISON RD

S 119
N 119

W PIMA MINE RD

S SWAN RD

E BENSON HY

S HARRISON RD

E 110

W 110

E BREKKE RD

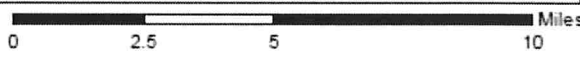
E DAWN RD

S WENTWORTH RD

E SAHUARITA RD

W SAHUARITA RD

E SAHUARITA RD



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