

De Anza Links HOA



Overview
Public Streets
Maintenance

What is the Situation

Pima County has inadequate revenue from gas taxes and transportation fees to pay for annual pavement preservation and to overcome the current maintenance deficit of 1,400 miles of unincorporated county roads rated as fair, poor or failed.

The County provides four primary reasons for the situation

- 1. Transportation revenues are not and have not been shared equitably within the State for years**
- 2. The Arizona Legislature has diverted highway funds for their own purposes, primarily to balance the State budget**
- 3. Transportation revenues have not been increased for 25 years while vehicle fuel efficiency has dramatically increased; meaning transportation revenues are stagnant and have actually declined dramatically in purchasing power for highway maintenance**
- 4. The County made a conscious decision in 1997 to invest in transportation capacity improvements to enhance regional mobility using HURF bonding**

What Does This Mean

**Other than Crack Filling, Pima County is only
maintaining primary roads**

**Secondary streets and roads
(i.e. those in HOAs)
are not being county maintained**

What is Long Term Projection

County roads located in HOAs will not appear on the list (repair priority list) for the foreseeable future

Don Weaver President GVC

It is unlikely the County will be in a position within the next four to five years to make any significant investment in local street repair

Chuck Huckleberry, PCo Administrator

Requires Additional Funding

Increase County's primary property tax & cut Budget

Impose a transportation specific property tax

Impose countywide half-cent sales tax

Statewide increase to the gas tax

What is the Condition of DAL Streets

De Anza Links





Pima County Geographic Information Systems

Street Segment Names, Addresses and Lengths

**2 street segments matched your search request. Lengths are estimated.
Streets are sorted by street name and direction.**

2900 to 2999 S ROYAL ABERDEEN LP	521 feet	0.10 miles	Road ID 194715 detail
500 to 599 W ROYAL TROON PL	917 feet	0.17 miles	Road ID 77131 detail
Totals	1,438 feet	0.27 miles	

Key	Route	From	To	Length	Width	Area [yd ²]	Condition Rating	Treatment	Unit Price	Engineer's Estimate
	De Anza Links	Subdivision		1,438	28	4,474	Good	Chip / Fog Seal or HA5	\$4.00	\$17,895

What is the Impact on Property Values?

Home values are greatly affected by the surrounding environment

Mountain views and Natural Spaces make De Anza Links desirable

The condition of streets can have a negative impact on this desirability

This in turn can impact property values and marketability

What are Likely Cost Estimates

Pima County

Crack Filling/Double Chip Seal

Fog Seal on Top

Engineer's Estimate For Sealing

\$17,895

Life expectancy 8 to 10 years

Note: *may require additional fog seal*

HOWEVER, after physical inspection, the condition is such that the estimate can be cut in half

What are Likely Cost Estimates

Holbrook Asphalt

HA5 High Density Mineral Bond

Five (5) year warranty - 6 to 8 year life

\$10,066 estimate 1

\$7,250 estimate 2

Emulsified Seal Coat Application

One (1) year warranty - 3 to 4 year life

\$5,000 – \$8,000 estimate

What are Association's Options?

Do Nothing

Create Community Improvement District

(CID)

Use portion of Reserve Fund

Do Nothing

Roads Continue to Deteriorate

?? Negative Impact on Property Values

**Estimated Cost to Reconstruct if Roads
are not Maintained**

\$120,000 to \$160,000

Create CID (What is it?)

A special taxing district for a limited Purpose

County can fund up to \$300,00 through advances

**Greater than \$300,000 requires sale of Bonds
generally requires large (millions \$\$) improvements**

**Advances plus interest paid back over time, i.e.
10 years or up front**

Requires fifty-one percent (51%) of lots to approve

Create CID

(How does Project Work?)

Pima County DOT designs the project

Project is competitively bid

Awarded to lowest bidder

Pima County DOT oversees the project

Upon completion, semi annual tax payments begin

Create CID (Repay Over Ten Years)

$$\text{\$10,666} / 39 = \text{\$273 per lot}$$

$$\text{\$273} / 10 = \text{\$27.30 / Year + Interest}$$

$$\text{\$7,250} / 39 = \text{\$186 per lot}$$

$$\text{\$186} / 10 = \text{\$18.60 / Year + Interest}$$

$$\text{\$5,000} / 39 = \text{\$128 per lot}$$

$$\text{\$128} / 10 = \text{\$12.80 / Year + Interest}$$

Use Reserve Funds

**Reserve Fund 2017 Beginning balance is
≈ \$5,500 positive**

**Analyze whether projected expenditures
can be delayed**

**Use funds to perform preventative road
maintenance**

Recast Reserve Fund projections in 2018

Input from Attendees