



Development Impact Fee Study Update

City Council Meeting
January 14, 2019

What are they?

Arizona Revised Statutes § 9-463.05

Describes the calculation, adoption, and administration of development impact fees

- One time fees charged to development
- Offset the costs of infrastructure
- Support new construction



What are the components of the study?

- Land Use Assumptions (LUA)
- Infrastructure Improvements Plan (IIP)
- Development Fee Report

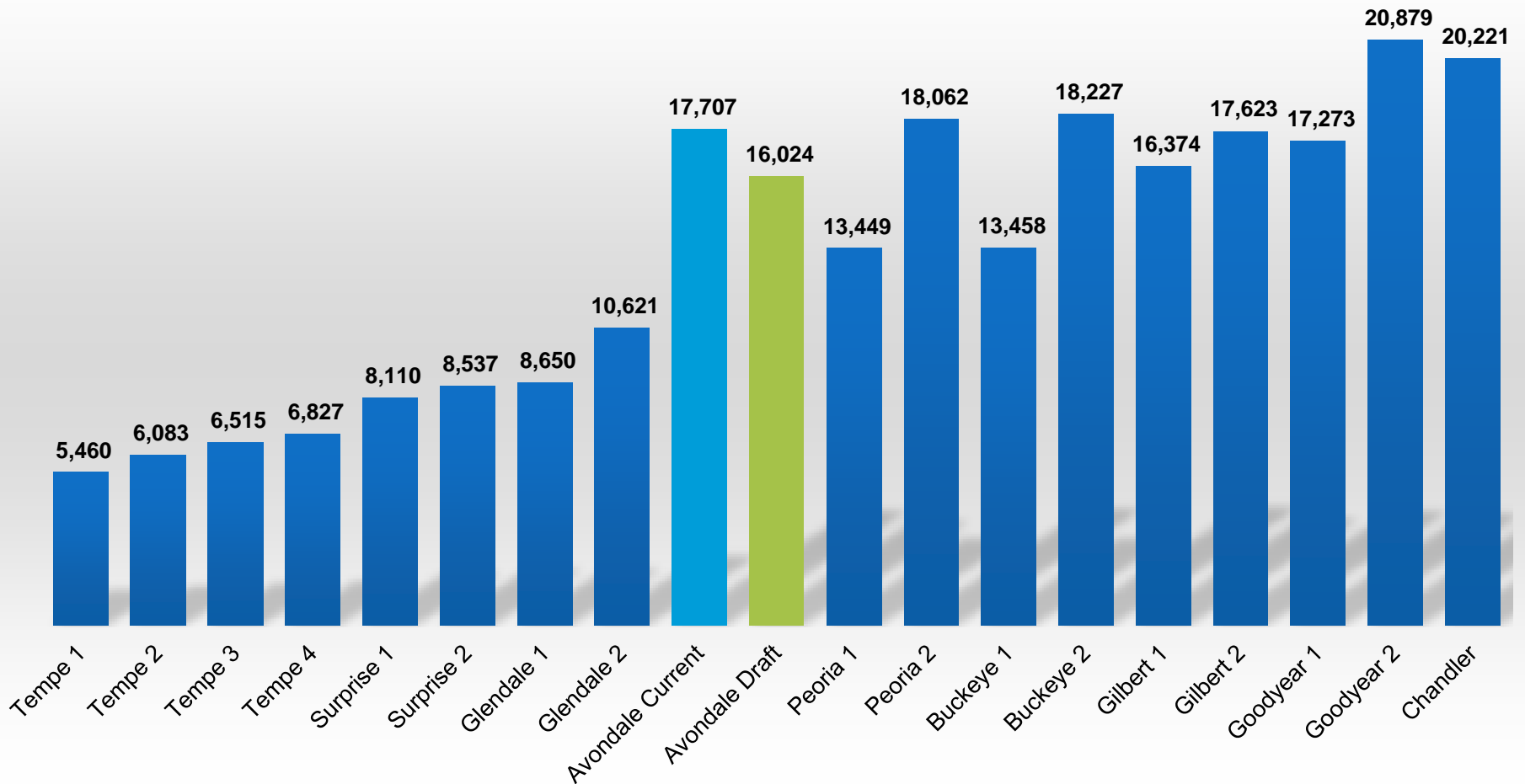


Maximum Supportable Fees

Single Family Residential Example

Category	Current	10/15 Draft	01/14 Draft	Increase/ (Decrease)
Fire	\$607	\$775	\$775	\$168
General Government	357	0	0	(357)
Library	179	119	119	(60)
Parks	796	1,497	1,497	701
Police	499	832	832	333
Streets	2,945	3,171	3,171	226
Wastewater	7,673	6,473	5,808	(1,865)
Water	4,651	4,495	3,822	(829)
Total	\$17,707	\$17,362	\$16,024	\$(1,683)

How does Avondale compare?



Development Impact Fees

What are the next steps?

Action	Date
IIP/LUA public notice and release	Nov 2018
IIP public hearing	Jan 2019
IIP adoption	Feb 2019
Fee public hearing	Apr 2019
Fee adoption	May 2019
Fees effective	Aug 2019

IIP: Infrastructure Improvements Plan

LUA: Land Use Assumptions





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Questions/Comments?