



Options for Improving Local Streets and Alleys

Property owners have three primary options for improving or maintaining the streets adjacent to their properties. This fact sheet is intended to provide a general overview of those options and provide greater detail on the option to improve the road to City standards.

Street and Alley Improvement Options:

- Improve the road to City standards – a paved street with curbs, gutters, storm drains, and sidewalks. When a residential street is initially improved to City standards, adjacent property owners are expected to participate in the cost of the work through assessments. Once a street has been improved to City standards, long-term maintenance of the street is provided at no additional cost to adjacent property owners.
- Temporary Surface Permit – Property owners may join together to obtain a temporary surface permit and hire a contractor to overlay or rebuild the street at their own expense. The owner/applicant accepts all responsibility to maintain the surface and related improvements in a safe condition. The City of Eugene assumes NO responsibility for maintenance of this improvement. For more information on Temporary Surface Permits, contact Deborah Dickson at the Maintenance Division at 682-4903.
- Stay the Course – Property owners may decide to do nothing at this time. City crews do not patch unimproved gravel or asphalt mat streets for motorist comfort, but they will continue to repair hazardous potholes 3" or more in depth on asphalt mat streets. You may report the location of hazardous potholes to the Maintenance Division at 682-4800.

Road repairs and maintenance

Once streets have been improved to City standards, maintenance of the street is provided at no additional cost to adjacent property owners. Maintenance priorities are determined by the type and condition of the street and the amount of available funding. Street repair and preservation work normally are paid for through the City's road fund.

What is an "improved" local street or alley?

An improved local street is a street brought up to City standards. This includes curbs, gutters, storm drains, sidewalks, and an asphalt or concrete surface built to handle the traffic load. The street width may accommodate parking, depending on the on-street parking needs.

An improved alley has a concrete surface built to accommodate the traffic load and has been designed to handle stormwater runoff.

Funding Street Improvements

General fund property taxes are not used to finance street construction. Eugene's local street network has been predominately financed through direct assessments to abutting property owners.

For both streets and alleys, assessments are based, in part, on actual construction costs. Generally, the costs of street and alley improvements are apportioned as described below:

Streets

Costs are assessed to residential property owners according to the number of residences served by the street and to nonresidential property owners based on lot frontage and area. The costs for sidewalks and adjusting driveways to match the new street are additional.

Alleys

Improvement costs are assessed to adjacent property owners according to four factors: zoning, land use, footage abutting the improvement, and the square footage of the lot. Adjustments to match existing parking areas and driveways are additional costs and are based on the needs of each parcel.

Design Options

City staff evaluates the existing conditions such as traffic volume, parking needs, terrain, private improvements and landscaping to determine the practical range of design options for a particular street or alley.

Sidewalks are an integral part of the transportation system and are required on all improved streets. Typically, sidewalks are located on both sides of a local street and are "set back" from the curb to provide pedestrians a buffer from vehicle traffic. Occasionally, conditions such as terrain and existing landscaping call for special accommodations such as meandering sidewalks, curbside sidewalks, or sidewalk only on one side of the street. The width and placement of sidewalks is in addition to the street width options listed below.

Typical street width options:

20'	2 travel lanes, no parking
21'	1 travel lane, parking on one side
28'	1 travel lane, parking two sides
34'	2 travel lanes, parking two sides

Alley width options:

12'	1 travel lane
16'	2 travel lanes

Income Subsidy Program

During the construction process but prior to Council adopting the assessment ordinance, property owners will be notified about the low-to-moderate income subsidy program. This program is available to assist local property owners with payment of their assessments for street and alley paving on designated projects. The City will pick up a portion of the assessable costs of a project for qualifying property owners who occupy a single-family home or duplex.

The subsidy applies only to properties served by street and alley improvements that meet the following criteria:

Properties must be - -

- Residentially zoned
- Owner occupied
- Developed as a single-family dwelling or duplex.

The project must be initiated by the City Council or by a petition of the majority of property owners, as outlined in the municipal code, and property owners must meet income eligibility limits. The program may be limited due to funding availability. To estimate the amount of street assessment subsidy you may qualify for, review the chart below to find the income for your family size. If your income is on line "A", the City pays 5/6 of the street assessment. If your income is on line "B", the City pays 2/3 of the street assessment. If your income is on line "C", the City pays 1/3 of the street assessment.

Income Guidelines for Program Eligibility

	Number of Dependents in Household								For each add'l Person
	1	2	3	4	5	6	7	8	
A) Very Low	\$20,020	\$22,880	\$25,740	\$28,600	\$31,460	\$34,320	\$37,180	\$40,040	\$2,860
B) Low	\$31,460	\$34,320	\$38,896	\$43,472	\$48,048	\$52,624	\$57,200	\$61,776	\$4,576
C) Moderate	\$42,900	\$45,760	\$51,480	\$57,200	\$62,920	\$68,640	\$74,360	\$80,080	\$5,720

Some additional eligibility criteria related to property ownership and other assets may apply. The income scale is based on Eugene-Springfield median family income for federal fiscal year 2008. Program income limitations will be adjusted annually to match federal guides, so check with Public Works Engineering at 682-5291 for current income criteria.

Paying for street and alley improvements

When a residential street or alley is initially improved to City standards, adjacent property owners are expected to participate in the cost of the work through assessments (or through the cost of the parcel when the lot is part of a new development). *Property taxes are not used to pay for road improvements.*

Paying for Street and Alley Improvements

When the assessment is adopted by the City Council, property owners have 10 days to pay the assessment in full or sign a Notice of Assessment to pay the assessment in monthly or semi-annual installments, including administrative fees and interest, over a ten year period. Owner shall pay an interim interest rate until the interest rate on the long-term debt is known. Both the interest rate and administrative fees are subject to change. In addition, when a property owner finances with the City, a lien is placed against their property. The assessment balance may be paid in full at any time without penalty.

Some typical monthly payments based on today's interim interest rate and administrative fees are listed below:

<u>Amount to be Financed</u>	<u>Administrative Fees¹</u>	<u>Estimated Monthly Payment²</u>
\$5,000	\$450	\$67
\$7,000	\$460	\$92
\$10,000	\$476	\$129
\$15,000	\$501	\$191
\$20,000	\$526	\$252
\$30,000	\$577	\$376

¹Administrative fees include; \$420 plus 1 ½% of amount financed

²The interest rate of 8% was used to calculate the estimated monthly payment

Property owners who are assessed for street improvements have the following financing programs available:

- City long-term financing
- Senior deferral
- Owner-occupied deferral until sale or transfer
- Extension/modification of payments
- State of Oregon age deferral

FOR MORE INFORMATION

Other Information Resources

Design and Construction of New and Improved Streets

Public Works Engineering
99 E. Broadway, Ste. 400
Eugene, OR 97401
(541) 682-5291

Street Repair and Maintenance

Public Works Maintenance
1820 Roosevelt Boulevard
Eugene, OR 97402
(541) 682-4800

Assessment Questions

City of Eugene Finance Office
100 West 10th Avenue, Suite 400
Eugene, OR 97401
(541) 682-5037

www.eugene-or.gov