



Street and Alley Assessment Payment Programs

Payment Options:

Property owners have 10 calendar days from the date the City Council adopts assessments to either pay the assessment in full, without interest, or apply for financing through the City.

Alternatives to City Financing

Interest starts to accrue 10 days from the date the City Council adopts the assessments. To avoid interest and administrative fees, property owners must pay within 10 days from the date the City Council adopts the assessment by:

- Cash, check, Visa, Master Card
- Drawing on personal resources
- Obtaining a personal loan
- Renegotiating their home mortgage to finance the assessment through the mortgage lender rather than the City.

Financing Programs

City Long-Term Financing Program

A "Notice of Assessment/Application to Pay Assessment in Installments" is mailed by regular first-class mail to property owners the day after the City Council adopts the assessments. Property owners may finance the assessment and all applicable administrative fees, with interest, through the City for up to 10 years by completing the application and returning it to the City Financial Services Division. The assessment is a lien against the property, not a personal obligation. The lien provides the security to fund the long-term financing.

Payment Programs: Property owners may choose either monthly or semi-annual payments. For semi-annual payments, the first payment is due six months from the date interest begins. For monthly payments, the first payment is due 60 days from the date interest begins. All applicable administrative fees will be included in the semi-annual or monthly installment. Property 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. The City charges a late fee if payment is received 10 days or more after it is due. When payments are missed, the City mails a late notice to the property owner. The assessment (principal, interest, administrative fees, and late fees [if any]) may be paid off any time during the assessment period without penalty.

The City begins foreclosure proceedings when Financial Services has not received a signed Notice

of Assessment/Application to Pay Assessment in Installments or payment in full within 60 days from the date interest begins or when an installment is one year past due. If a property owner is having financial difficulties, it is the property owner's responsibility to contact the City Financial Services Division to discuss a payment program.

Assumption: If a home is sold and the assessment is not paid in full at the time the property is transferred, the seller must notify the City of the change in ownership and provide information regarding the new owner. *The City allows long-term financing to be assumed if the account is current. However, the assumption must be agreed to by the seller, buyer and/or the lending institution.*

Financial Assistance Programs

The City currently offers several financial assistance programs for qualified property owners.

Financial Assistance Program Before Council Adopts An Assessment

Income Subsidy Program

During the construction process but prior to Council adopting the assessment, 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 adjacent to unimproved streets and alleys 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.

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Financial Assistance Programs After Council Adopts An Assessment

State Age/Income Deferral Program

Criteria is based on age (62 or older) and income. The State of Oregon pays the City assessment installments, and the State is paid back when the property changes ownership.

Deferral of Assessment Payments (Senior Deferral)

Any property owner or spouse over the age of 62 and who meets low income requirements is eligible. The City funds this program, which defers assessment payments as long as the property owner meets the criteria.

Deferral of Assessment Until Sale or Transfer

Any owner of residential property developed with an owner-occupied single-family or duplex dwelling may defer the assessment until sale or transfer of the property.

Extension/Modification of Assessment Payments

When a property owner or spouse with a current assessment reaches the age of 55 and meets the low-income criteria, the term of payment may be extended to twice the remaining term of the financing, reducing the installment payment.

Other Criteria

All deferrals, extension/modification, and subsidy programs

require that the *homeowner reside at the property* for which the deferral, extension/modification, or subsidy is sought, not own fee title or possessory interest in the property which has a deferral under the programs, *and meet other qualifications/criteria*. Deferrals, extension/modifications, and subsidies cannot be transferred or assumed, and eligibility must be verified periodically.

Payment and Termination

The interest rate during the deferral periods varies by program. Interest on deferred assessments may be paid either semi-annually or monthly during the deferral period, or in full at the end of the deferral. The deferral and extension/modification programs will be terminated if the owner defaults on the terms of the program agreement or the property is sold. At termination, the property owner may either pay the total amount assessed in full, including interest, administrative fees, and any other fees due, or may pay the assessment through the City's long-term financing program.

To Apply

After Council adopts the assessment, property owners may apply for a deferral or extension/modification programs through the City Financial Services Division and must sign a Notice of Assessment and a contractual agreement.

Program	Criteria	Who	Term	Interest
Income Subsidy	Family Income/Size	Qualifying Income Levels	The City will pay for a portion of the cost and the balance may be eligible for the above financing programs	No interest on City-paid subsidy; interest will accrue on balance eligible for above finance programs
City Financing Agreement	Financing	All	10 years sale rate <i>Depending on available funding, a 15 year financing option may be available</i>	Long-term debt rate
Deferral until Sale or Transfer	Owner-occupied Single-family & Duplex	Owners not using Income Subsidy	Until Sale or Transfer of Property	Long-term debt rate
State Age/Deferral	Age/Family Income	62 and over	As long as eligible	6% Annual, Simple
Senior Deferral	Age/Family Income/Size	62 and over	As long as eligible	3% Annual, Simple
Extension/Modification of Payments	Age/Family Income/Size	55 and over	Up to 20 years	Long-term debt rate for first 10 years; Less 3% for balance

FOR MORE INFORMATION

City Long-Term Financing & Financial Assistance Programs

City of Eugene Finance Office
Downtown Library
100 West 10th Avenue, Suite 400
Eugene, OR 97401
(541) 682-5022

Income Subsidy Program

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