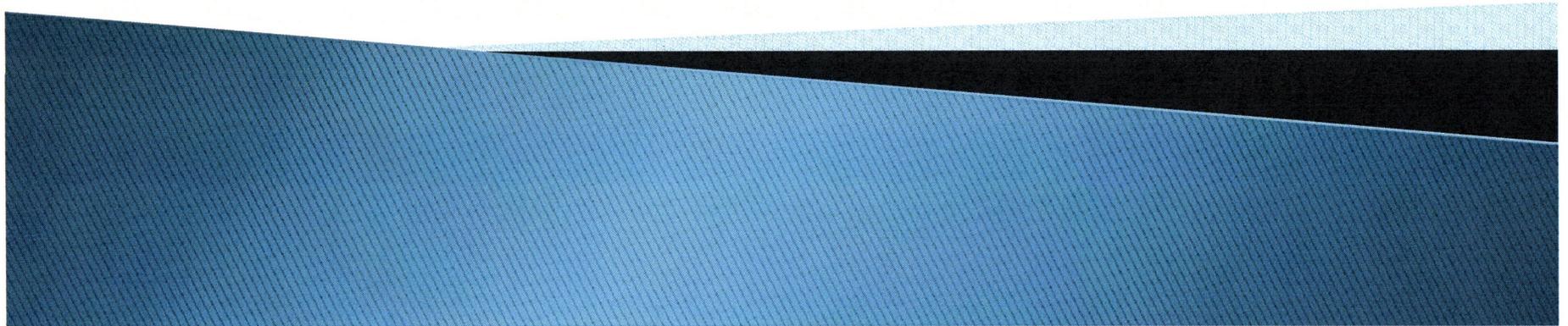




Vista Terrace Area LID Open House & Project Update

Department of Public Works
Bill Bullock, P.E.
October 6, 2014



Presentation Outline

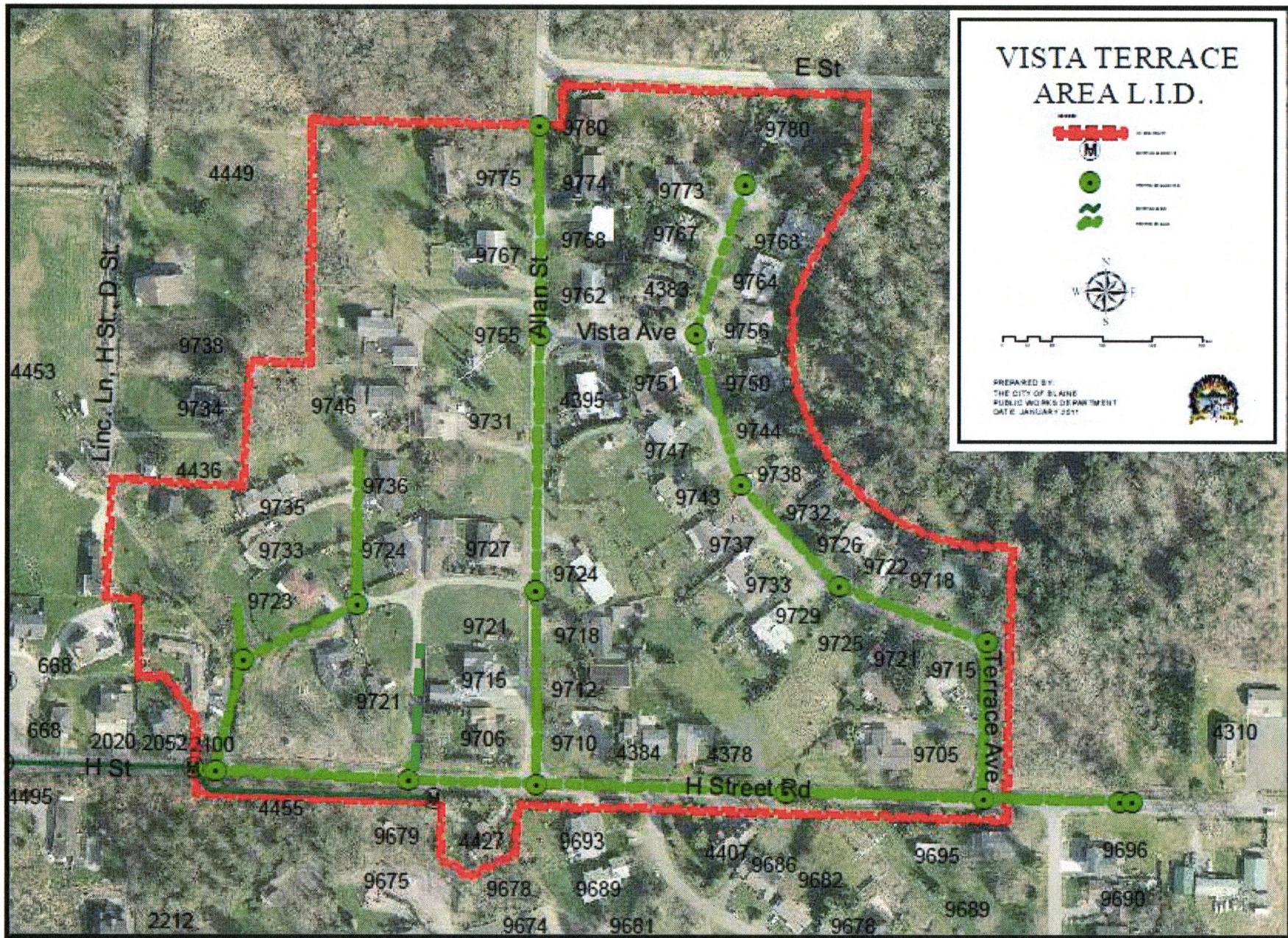
- ULID Recap & Project Schedule
- Project Costs & Funding
 - Grant & Loans Acquired
 - Hook-up Assistance (DOH)
 - Fixed Income Options
 - Deferral Process
- Project Options
- Decisions Today
- Next Steps



ULID Recap

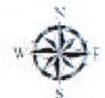
- ULID Formed by ordinance 11-2786
- ULID funds construction of sewer mains
- Serves 53 homes and 57 properties
 - Vista Terrace Cul-de-sac
 - Allan Street
 - H Street
 - Lincoln Lane
- Five homes already connected (H Street)
 - Still fair share members of ULID





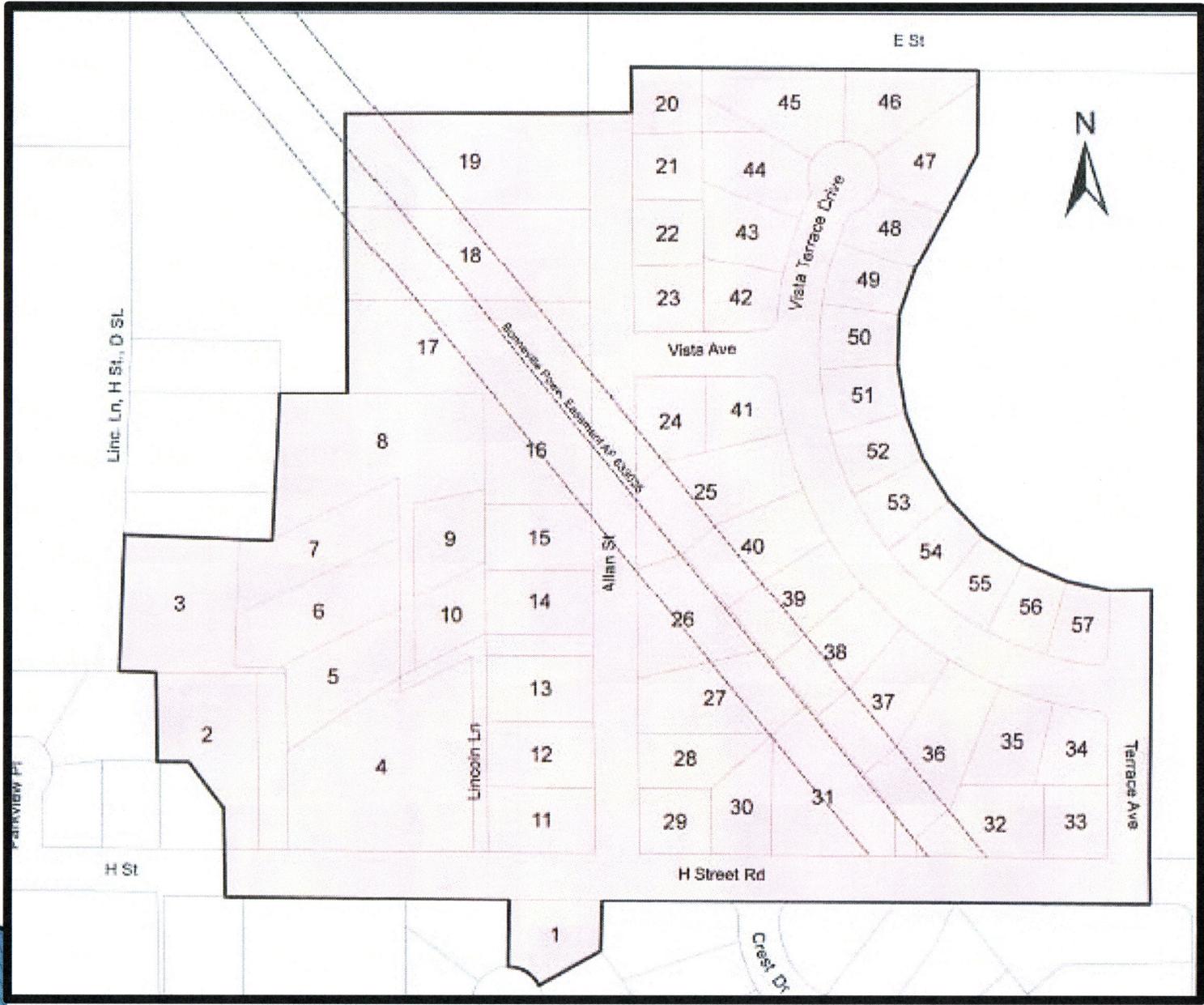
VISTA TERRACE AREA L.I.D.

-  WATER MAIN
-  STORM SEWER
-  SANITARY SEWER
-  MANHOLE



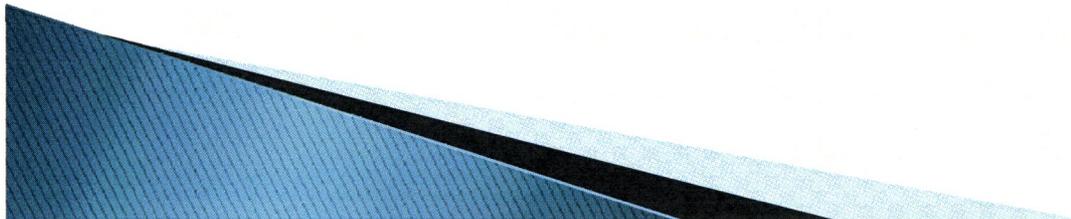
PREPARED BY:
THE CITY OF BLAINE
PUBLIC WORKS DEPARTMENT
DATE: JANUARY 2011

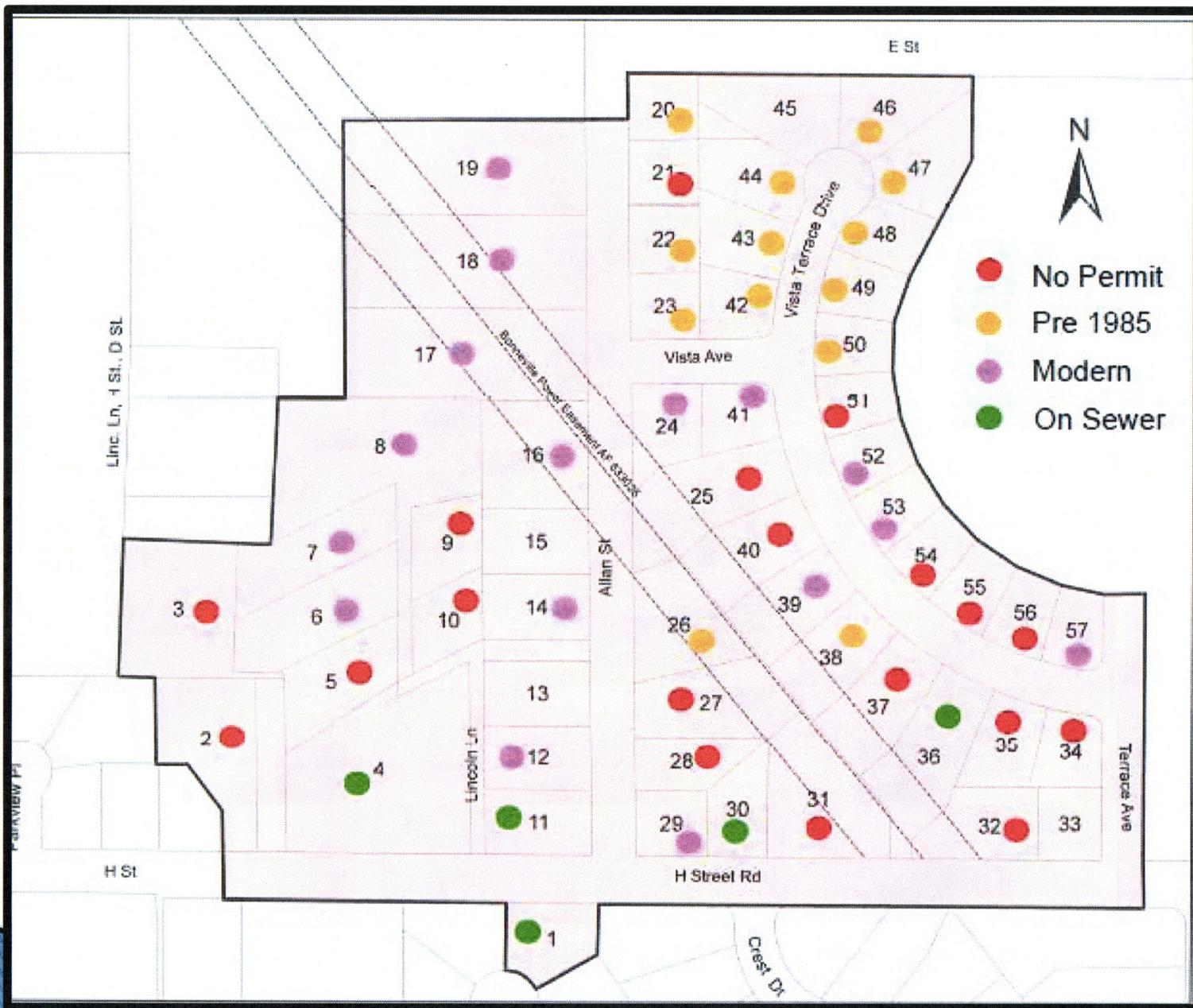




Septic Status

- Total Properties: 57
- Total Homes: 53
- Total Septics: 48
 - Pre Permit: 18
 - Pre 1985: 13
 - Modern: 17
 - On Sewer: 5
 - Vacant: 4

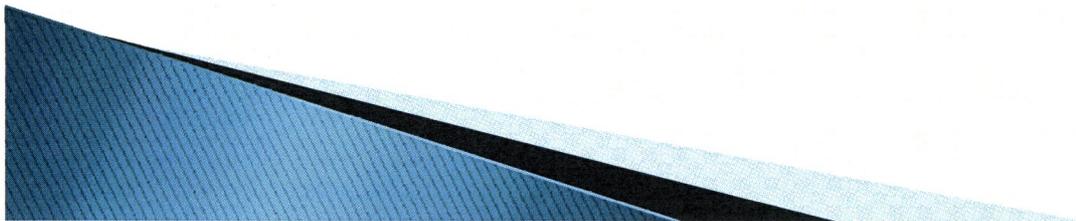




Project Recap

Grant & Loans Acquired

- PWTF = \$536,000 Loan – 18 years @ 0.5%
 - DOE = \$405,281 Loan – 20 years @ 1.8%
 - DOE = \$395,719 Grant – no payback
-
- PWTF for use on sewer mains only
 - DOE Loan use on sewer mains first
 - DOE Grant for public & private infrastructure



Costs of Converting to Sewer

- Sewer mains: ULID (\$56 to \$88*/month)
- General Facility Fee (GFF): Single lot (\$7,024)
- Hook-up/Decommissioning: (\$2,000-\$5,000)
- Monthly Sewer Rate: (\$99/month/residence)
- Note: Originally ULID was to be funded with traditional bonding (sewer mains only)
 - Approx \$130 to \$150 /month



*\$88/month rate includes GFF, decommissioning

Hook-up Assistance

Administered by Department of Health

- Determine septic is non-compliant/failure
- ICU provides loan for those who qualify
 - General Terms: 6.25%
 - \$5000.00 60 month term \$100.00 a month
 - \$4000.00 60 month term \$ 80.00 a month
 - \$3,000.00 60 month term \$ 55.00 a month
- Opportunity Council funding available for those unable to qualify for a loan
 - Funding is repaid upon sale of home



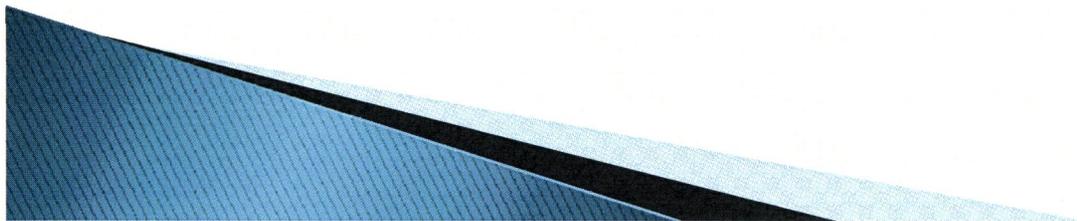
Fixed Income Assistance

- Assistance to qualified limited income owners RCW 84.36.381
- Similar to owners who qualify for property tax exemption:
 - Must be 60 years of age
 - Must be primary residence
 - Income below specified amount (\$40,000 single)
- Deferral provides up to 80% of special assessment
- Deferred balance becomes a lien on the property
 - Assessed interest rate: 8%



Sewer Connection Deferral Process

- Deferral Application - System assessed by Whatcom DOH
- If septic meets current state standards connection deferral is granted and connection is not required until:
 - Failure of the on-site septic system (no repairs are permitted)
 - Change in ownership of the property
 - Reconstruction or improvements are greater than 50% or addition of bedrooms (no system expansion permitted)

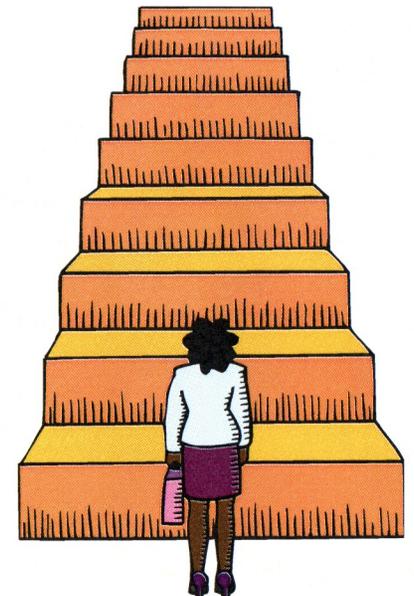
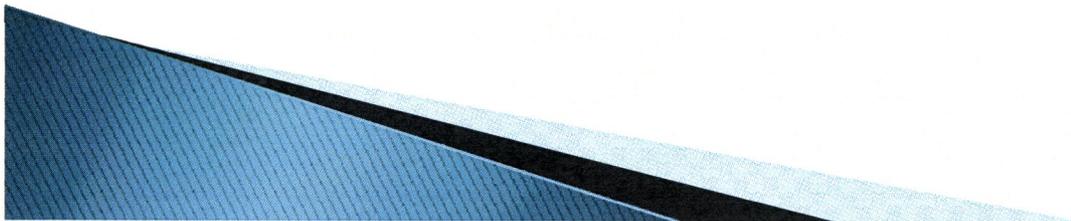


Project Options

- Total project costs are distributed on basis of one share per property – cost divided equally to each property
 - **Cost of ULID and septic decommissioning for connections**
 - Septic decommissioning cost: approx \$1,000
 - Total cost depends on number of hookups
 - Hook-up benefit limited to project duration
 - No benefit to post project hook-ups
 - ULID Terms: Approx \$56 per month
 - **Include GFF for all properties in the ULID no decomm**
 - ULID terms: approx \$86/month
 - **Include GFF and septic decommissioning**
 - ULID Terms: Approx \$88 per month
- 

Next Steps

- Phase 1 Construction – Allan Street
- Another Open House?
- Updates – Quarterly?
- Determine preferred project option
- Notice for Septic Status
 - Connections vs. Deferrals
 - Deferral Process
- Phase 2 construction





Questions?

