



City of Dallas

Paving Assessment Policy Evaluation

**Transportation and
Infrastructure Committee
February 23, 2021**

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Presentation Overview



- Background
- Issue
- Next Steps
- Discussion





Background



Background



- The State of Texas Transportation Code, Chapters 311 and 313, authorizes cities to improve streets and alleys and make assessments for those improvements.
- On May 3, 1965, the City of Dallas approved the Paving Assessment Policy by Resolution No. 65-2602, which applied to all paving projects funded for construction of unimproved streets.



Background



“Unimproved Street”

- Consists of asphalt, gravel and dirt (without existing curbs)



“Improved Street”

- Consists of concrete paving, sidewalks, drive approaches, and storm drainage



Background



- Many unimproved streets in the City of Dallas were constructed prior to the development of the City's Paving Design Manual.
- There are currently 808 lane miles of "Unimproved Streets;" estimated at \$1.6B to reconstruct to "Improved Streets."
- The City addresses unimproved streets utilizing the Assessment Program (Petition, Target Neighborhood and Thoroughfares).

COUNCIL DISTRICT	UNIMPROVED LM
1	36
2	36
3	54
4	90
5	90
6	113
7	56
8	155
9	53
10	12
11	13
12	11
13	80
14	9
TOTAL	808



Background



- The City's Paving Assessment Policy is applied to all unimproved street paving projects funded for construction through Resolution No. 65-2602 (*petition requires 2/3 approval by residents*).
- Alley Assessments are issued through Resolution No. 74-1272 (*petition requires 2/3 approval by residents*).
- Target Neighborhood Paving Project assessments issued through Resolution 90-4037 (*added to bond program through sitting Council Member*).



Background



- \$3.1M in revenues collected over the last 10 years.

FISCAL YEAR	TOTAL PROJECT COST	ASSESSMENT LEVIED	PERCENTAGE
2020	\$4,722,087.25	\$283,406.75	6.00%
2019	\$1,047,136.50	\$64,642.61	6.17%
2018	\$5,179,691.57	\$241,146.53	4.66%
2017	\$6,739,866.94	\$213,474.23	3.17%
2016	\$10,345,313.91	\$357,764.19	3.46%
2015	\$2,858,803.00	\$269,193.00	9.42%
2014	\$522,705.00	\$20,739.00	3.97%
2013	\$6,141,158.00	\$542,206.00	8.83%
2012	\$4,812,557.00	\$169,347.00	3.52%
2011	\$9,363,087.00	\$941,083.00	10.05%
TOTAL	\$51,732,406.17	\$3,103,002.31	6.00%

Note: The percentage represents the property owners' assessment costs based on the total project costs.



Background



- A typical residential assessment is as follow:
 - (50' Pvmnt.) x (\$128.29) = **\$6,414.50**
 - (40' Walk) x (\$11.46) = **\$458.40**
 - (10' Dr.(20.77 S.Y)) x (\$69.78) = **\$1,449.33**
- A standard 50' wide lot is **\$8,322.23** before the enhancement study.
- An enhancement study is conducted to determine any enhance value to each property based upon the proposed improvements.



Background



- After enhancement study, assessments may range from **\$2,080** to **\$4,161** for a standard 50' wide lot.
- Assessments are typically 3%-6% of project cost and shared by residents abutting the project.
- CDBG funding is available to cover assessments for residents in eligible census tracks.
- Collection of assessments begins 30 days after improvements are completed and monthly payment options are available.



Peer City Review – Levy of Assessments

Rank	Place name	2019 Census Estimates	Levying Assessments
1	Houston	2,320,268	Yes
2	San Antonio	1,547,253	No
3	Dallas	1,343,573	Yes
4	Austin	978,908	No
5	Fort Worth	909,585	Yes
6	El Paso	681,728	No
7	Arlington	398,854	Yes
8	Corpus Christi	326,586	Yes
9	Plano	287,677	No
10	Laredo	262,491	No

Background



- Over the last ten years, a total of \$3.1M of levied assessments for paving improvements.
- Funds collected from assessments are utilized to partially fund the Sidewalk Replacement Program and part of equity funds for Council Districts.





Issue



- On December 9, 2020, City Council voted to defer two assessment hearings until the Transportation and Infrastructure Committee could advise on the Paving Assessment Policy.
- Amend/Revoke the Assessment Policy, Resolution 65-2602 (and alley and target neighborhood assessment resolutions)?
- Continue with existing assessment processes?



Next Steps



Next Steps



- Council Action if recommended to repeal/revoke:
 - Based on recommendation it would take approximately two months for implementation.
 - If assessment policies are revoked, all previous assessment projects would not be amended.
 - Once levied and the improvements completed, collection of the assessment with interest is required.
 - If resolutions are recommended for amendment, subsequent resolution must be approved by City Council.





Discussion





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