

IMPACT STATEMENT

Legislation title: Authorize a competitive solicitation and contract with the lowest responsible bidder and provide payment for construction of the SE Claybourne Street at SE 135th Avenue Sanitary Sewer Extension, BES Project No E10873, for an estimated cost of \$3,148,000. (Ordinance)

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Presenter name: Joe Dvorak/Raechel Frogner

Purpose of proposed legislation and background information:

As part of this project, sewer extensions will be constructed in SE 140th Ave, SE 135th Ave, SE 134th Ave, SE 131st Ave, SE Claybourne St, and SE Foster Place. The project will provide sanitary service to 81 properties and install approximately 4,100 linear feet of gravity sewer main that will connect to the existing 8-inch PVC sanitary sewer in Foster Road between 134th and 140th Avenues.

Financial and budgetary impacts:

This project is part of the Sewer Extensions for High Risk Septic Program, which is funded through FY 2021. The proposed project estimate has been assigned a high confidence level.

This project will neither generate nor reduce current or future revenue. No new City positions will be created.

Community impacts and community involvement:

Community Description:

The project area is in the Pleasant Valley neighborhood and is roughly bordered by Foster Road to the North, Johnson Creek to the South, SE 128th Avenue to the West, and SE 140th Avenue to the East. The entire project area is zoned as R5 residential and is characterized by single family homes, some of which are located on large lots with the potential for future lot division and development.

Per 2017 ACS Census information, the census block group east of 134th has a median income of \$82,600 per household. This is above the Multnomah county median income of \$63,974 per year. The block group west of 134th has a lower household median household income of \$49,200 per year. The block group east of 134th is 62.7 % White, and 27.3% Asian. The block group west of 134th is 72% White, 12.12% Black, and 9.1% Hispanic.

Outreach:

Environmental Services has conducted extensive community outreach and public involvement activities in the SE Claybourne Street and SE 135th Avenue Sewer extension project area with property owners and occupants and neighborhood associations that will be affected by the project. During the design phase of this project, a variety of outreach methods and public involvement initiatives have been utilized to achieve this, including:

- Multiple project mailings and informational flyers sent to homes throughout the area
- Web, email, and social media updates
- Multiple personal letters sent directly to impacted properties
- Multiple on site-visits and consultations with impacted properties
- Community workshops and on-site tabling events

- Distribution of sewer lateral branch maps to coordinate locations of sewer service laterals to every impacted resident.
- Russian translation of project materials for impacted residents. Additionally, we have made a Russian translator (Svetlana Pell) available to answer project questions as needed

Aaron Abrams and Brooke Flahaven of Environmental Services have been the primary contacts for community outreach and public involvement during design and will remain the contacts through construction.

Significant Concerns:

Per 17.33.030, Sewer Connection Mandated, properties that generate sanitary waste must within 3 years decommission onsite sewer disposal systems whenever a public sewer becomes immediately available and a sewer branch has been provided. Property owners must pay or finance the sanitary sewer system development charge as well as the sewer line and branch charges prior to connecting. For a typical 5000 sq. ft lot the charges total approximately \$24K. The average in Claybourne is higher because the lots are larger – approximate \$27K. The fees assessed because of this project to homeowners have been significant and a great cause for concern among the impacted residents.

In order to address the concerns of residents regarding the fees, BES has made an effort to distribute information regarding our financial assistance loan programs that can be used to finance sewer connection fees and private plumbing costs. Additionally, BES will consider potential connection deferrals as allowed under 17.33 for applicant or property related criteria.

During the predesign and initial outreach phases of this project, impacted residents have expressed significant concerns. Primarily, local residents were concerned about the public and private costs of the project. Some property owners are facing tens of thousands of dollars of charges from the City, as well as private plumbing costs associated with decommissioning their old septic systems and rerouting plumbing to connect to the new sanitary sewer. Other concerns expressed included worry about the project triggering development and gentrification in the area and construction impacts.

Several residents contacted their State Representative Janelle Bynum. Representative Bynum sent a staff member to public outreach events and BES outreach staff and the Commissioner's Representative had several discussions with her. There was some discussion about a state bill to provide support for people facing large sewer connection charges, but this bill has not moved forward to our knowledge. As this project moves forward, BES outreach staff will connect with Rep. Bynum's office to ensure open communication and identify any concerns or issues.

Positive Outcomes:

Although there is a financial impact to the affected residents, conversion of the area from on-site septic to public municipal sewer service will also provide many positive benefits. On-site septic systems are a threat to public health, groundwater, and watershed health. This area is very close to Johnson Creek, and removing on-site systems will be a protective measure for the watershed. Additionally, public sewer service will make it more feasible to promote future development and economic growth for the neighborhood. Finally, in cases where septic systems may not be able to be replaced, failure of the existing systems may put residents at risk of having to extend and pay for the public sewer extensions out of their own pockets through the public works process. This can be an extremely expensive prospect for an individual homeowner.

100% Renewable Goal:

- This action will neither increase nor decrease the City’s total energy use.
- This action neither contributes nor takes away from the City’s goal of meeting 100 percent of community-wide energy needs with renewable energy by 2050.

Budgetary Impact Worksheet

Does this action change appropriations?

- YES:** Please complete the information below.
- NO:** Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount