



DeltaWood Phase I Local Improvement District
DeltaWood Phase II Local Improvement District
Final Assessment Hearing

**DELTAWOOD PHASE I LID
for Water Main Improvements**

**DELTAWOOD PHASE II LID
for Sanitary Sewer Improvements**

**Local Improvement District
Final Assessment Hearing**

**Portland Water Bureau
Bureau of Environmental Services**

October 10, 2012



**ENVIRONMENTAL SERVICES
CITY OF PORTLAND**
working for clean rivers

DeltaWood Phase I Local Improvement District
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Area Overview Map



Neighborhood Affiliation

- Unclaimed in 2009
- Now Part of East Columbia Neighborhood Association

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Local Improvement District Map (Both LIDs)



DeltaWood Homeowners' Association

- Received 2011 "Building a Better Community" Award
- Awarded by Oregon Chapter, Community Associations Institute

DeltaWood Timeline & Project Objectives

Timeline

- **41 Developed Lots; All Homes Built in 1941**
- **1 Vacant Lot**
- **Annexed to City of Portland in 1971**
- **LIDs Requested in 2008 and Approved by Council in 2009**

Objective of the LIDs

- **Get property owners on individual utility billings ...**
- **... Offer low income discounts for qualifying property owners**
- **Stop water leaks and reduce excessively high ongoing bills**
- **Stop sewage leaks**
- **Eliminate repairs to private utilities**

Utility Billing Balance

- **\$107K as of October 2008**
- **\$61K as of August 2012 (Includes \$44K credit in 2008)**

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Deltawood Comparison: 2009 vs. 2012

	2009	2012	Diff.
LID Cost Average Per Property	\$18,991	\$16,410	\$2,581
Per Mo. (20 yrs.)	\$152	\$120	\$32
LID Deferral	No	Yes	
Example of Daily Water Usage			
100 cubic feet = 748 gallons	0.39 ccf	0.15 ccf	0.24 ccf
Example of Utility Bill Per Month by Billing			
regular	\$141	\$60	\$81
<i>low income</i>	\$141	\$19	\$121