

2010 Survey of local communities using SAD for construction/maintenance work (City Council request)

Community	County	Population	Projects SAD used for (Y/N):						Funding Match (%city/%private)	How long using SAD (yrs)	Remarks
			Water	Sewer	Roads	Other	New Constr.	Rehab			
City of Auburn Hills	Oakland	20,850	N	N	N	Weed mowing	N	N			Not really a SAD, like R.H. Weed Ord. 84-17
Commerce Charter Township	Oakland	39,749	Y	Y	Y		Y	Y	0/100%	Since Chartered	Fund w/bonds, or general fund if small amount.
City of Farmington Hills	Oakland	78,986	Rarely	Rarely	Rarely		Y	Y	W&S 0/100, Rd 20/80		They don't encourage SAD's.
Lyon Charter Township	Oakland	13,742	Y	Y	Y		Y	Y	0/100%	Since Chartered	Deduct Grants or other money rec'd from cost.
City of Rochester Hills	Oakland	69,337			Y	Blvd. lighting					Case by Case Basis.
Shelby Charter Township	Macomb	71,277	Y	Y	Rarely	Street lighting			Case by Case Basis	15 years or more	Mostly used for W&S. No roads since 1998.
City of Southfield	Oakland	75,389	Possible but often City projects			Sidewalk/St. light			0/100%	A long time	Mostly used for sidewalk rehab.
City of Sterling Heights	Macomb	127,349	Y	Y	Y	Blvd. lighting	Y		0/100%	At least 10 years	
City of Troy	Oakland	80,553	Y	Y	Y	Sidewalks	Y		0/100%	At least 10 years	No formal policy

Community	Method of Assessments
Commerce Charter Township	Separate tax bill. Amount determined by total cost divided by number of lots & spread over 10 years. Different terms for developers.
City of Farmington Hills	Use Declining Benefit Rate Method by add all front footages & divide by number of lots (equiv. lots for large parcels). Lots that are equal to or less than average equals 1 unit. Larger lots assessed up to max. 30% increase. Add 1% to bond interest rate. Water & sewer spread over 15 years, road paving over 10 years, paid with summer tax. Lots not abutting road projects but must use it for ingress/egress are assessed for an Indirect Benefit.
Lyon Charter Township	Use formulas set forth by MTA (Michigan Townships Assoc.). Paid with winter tax.
City of Rochester Hills	Use same formulas as Farmington Hills. Continuing Assessments for operation & maintenance of boulevard lighting.
Shelby Charter Township	Bonds paid back in up to 10 years. Payments due in June.
City of Southfield	Unit Cost Method or Front Foot Method. Debt spread over up to max. 20 years. Mostly used for Sidewalk Rehab Program & can setup pymts at 3-6% interest if large cost. Plus annual DTE energy cost for street lighting, until service is removed, and is handled with W&S billing procedure.
City of Sterling Heights	Determined by percent of front footage to total footage except for intersections & city-owned property. Paid on taxes. City Council decides if initial funding w/cash or bonds. Funding can be assessed on a case by case basis with a portion paid by city. Debt spread over up to max. 30 years.
City of Troy	Use front footage or per lot depending on which method is determined most equitable by the Assessing Dept.

Misc. Notes:

Most of the above communities have a formal written policy for SAD. Petitions must be signed representing at least 51% of the property to be served (60% in Southfield). Southfield notifies & educates the public on their website, but most communities do not actively announce SAD's. They just present info to homeowners when approached for work.

1/29/2010

I:\Eng\ aides\DH\SAD Research\Summary Table.xls