

Sidewalk Improvement Program

Purpose

The City of Falls City will implement a Sidewalk Improvement Program to assist in repairing hazardous sidewalks and provide for the installation of new sidewalks in areas currently without them. While property owners are responsible for maintaining the sidewalks adjacent to their property, this program is intended to assist in providing for pedestrian safety, improving the appearance of neighborhoods, and increasing property values.

Eligibility

This program is available for all property (residential, commercial, and industrial) located in the City of Falls City. A project funded by this program must be for the repair, replacement, or installation of a minimum of sixteen (16) linear feet to be eligible. New construction where sidewalks are required is not eligible. Owners of undeveloped properties are eligible to receive funding under this program so long as the property remains undeveloped for the next calendar year, commencing upon completion of the sidewalk project. Should such property be developed within this specified one-year period, then the recipient of funds from this project shall reimburse the City for the full amount of funds received as a grant; and where the recipient received funds in the form of a loan, the entire loan amount shall become due and payable. Driveway approaches, aprons and sidewalks to house entries and mailboxes are not eligible. For a sidewalk repair or installation to be eligible for this program, all necessary permits must be obtained, and the work must be completed in accordance with all City, State, and Federal codes and regulations, including the Americans with Disability Act (ADA). Any sidewalk replacements or installations occurring after May 1, 2023 shall be eligible to participate. A project funded by this program must be completed within six (6) months of applying to the program. Application for this program must be filed prior to commencement of the project to be eligible for reimbursement.

Funding

The program will be initially allocated a total of \$50,000.00 from the American Rescue Plan Act Funds. Upon utilization of the initial funding, the city will maintain funding through the annual budgeting process as needed by demand and available allocation. The City shall pay up to a maximum of \$1,500.00 for grants, or \$5,000.00 for loans pursuant to this program. Such a total is based on total reimbursement or loan not to exceed \$5.00 per square foot of sidewalk replacement.

Description of Program

A property owner or tenant may participate in this sidewalk improvement program in one of two ways; partial cost reimbursement or a loan.

Partial Cost Reimbursement - A property owner makes application to the City for the sidewalk replacement denoting cost reimbursement accompanied by a Light Remodeling and Accessory Permit Application. After receiving approval from the Building Department, the property owner self-performs or hires their own contractor to repair and/or install the sidewalk. Upon completion, the property owner submits for final inspection to the building inspector. Upon approval of final inspection by the Building Inspector, the city will reimburse the cost up to a maximum of \$1,500.00.

Loan - A property owner makes application to the City for the sidewalk replacement denoting for a loan accompanied by a Light Remodeling and Accessory Permit Application. After receiving approval from the building department, the city will issue a zero interest-bearing loan to the property owner at the rate of \$5.00 per square foot with no single loan exceeding \$5,000.00. The property owner self-performs or hires their own contractor to repair and/or install the sidewalk. Upon completion, the property owner submits for final inspection to the building inspector. The loan will be required to be paid back within four (4) years of issuance and require monthly payments. Failure to pay the loan back in accordance with the loan agreement or failure to meet the eligibility standards will result in default of the loan.

Participation

All properties located in the City of Falls City shall be eligible for participation in this program. Participation in this program will be based upon the order in which requests are made, first received, first funded basis. A property is only eligible for funding under this program once per calendar year.