

San Jacinto Neighborhood Sidewalk Cost-Share Program Policy

Approved by the San Jacinto Neighborhood Association Board on May 3, 2022

By Amarillo City Code (Sec. 4-6-187), property owners are responsible for the maintenance and repair of damaged sidewalks. These unmaintained sidewalks can be considered a public nuisance and dangerous to pedestrians.

The San Jacinto Neighborhood Plan identified a sidewalk partnership program “where the City would complete sidewalk repairs and offer a payment plan to property owners” as one of the high priorities for implementation. In addition, housing-related goals focus on supporting and increasing homeownership including developing programs to support existing homeowners in San Jacinto. Sidewalk maintenance can be costly so the Neighborhood Association, in partnership with the City of Amarillo, has established a cost-share pilot program for San Jacinto residents to provide funding assistance from the neighborhood plan bond money.

Eligible Properties and Cost-Share Information

SJNA is prioritizing owner-occupied residences in the neighborhood with the first round of funding released April 2022. Property owners with three or fewer tenant-occupied residences may also be considered. The program is intended to help low-income, owner-occupied households first. Please note: income-based assistance is contingent on funding availability and applications are reviewed on a first come, first serve basis by SJNA.

PRIORITY 1: OWNER-OCCUPIED RESIDENCES

Criteria for Assistance:

- The property must be in the San Jacinto Neighborhood Plan boundary.
- Applicant must be the legal property owner as recorded with the Appraisal District or through other legal documentation.
- **Owner-occupied households are eligible for a minimum cost-share of 50%. Low-income households are eligible for a higher share based on HUD’s FY 2021 Household Area Median Income for Amarillo. See table below for details.**
- Sidewalk must be damaged and or in disrepair to the extent that it is a nuisance.

Income Assistance Criteria¹:

Annual Household Income <i>(Documentation required)</i>	Neighborhood Assistance <i>(Maximum \$5,000)</i>
Below \$28,350	100%

Annual Household Income <i>(Documentation required)</i>	Neighborhood Assistance <i>(Maximum \$5,000)</i>
Between \$28,350 – \$56,640	75%

Annual Household Income	Neighborhood Assistance <i>(Maximum \$5,000)</i>
No limit, documentation not required	50%

¹ Income calculations use HUD’s FY 2021 Adjusted HOME Area Median Income limits for 8-person households. 30% AMI = \$28,350; 50% AMI = \$47,200; 60% AMI = \$56,640; and 80% AMI = \$75,550.

PRIORITY 2: TENANT-OCCUPIED RESIDENCES

Criteria for Assistance:

- The property(ies) must be in the San Jacinto Neighborhood Plan boundary.
- Applicant must be the legal property owner as recorded with the Appraisal District or through other legal documentation.
- The property owner shall own no more than three tenant-occupied residences in the San Jacinto Neighborhood Plan boundary.
- **Property owners of tenant-occupied residences are eligible for a 25% cost-share.**
- SJNA reserves the right to prioritize owner-occupied households.
- Sidewalks must be damaged and or in disrepair to the extent that it is a nuisance.

How to Apply and Payment Information

A Notice of Funding Availability will be posted on both the City of Amarillo's website and the San Jacinto Neighborhood Association website. Preliminary applications will be available through the San Jacinto Neighborhood Association online at sjnamarillo.org. The completed application should be returned to SJNA for review. After SJNA approval, the application along with cost-share percentage, will then be forwarded to the City of Amarillo to complete the cost estimate. After the cost estimate is shared with the property owner, the property owner has 30 days to sign and return the application acknowledging the agreement.

Important things to consider throughout the application process:

- The estimate of cost-share portion is valid for 30 days from date it is provided to the property owner by the City.
- Property owners are not obligated to proceed once they receive the estimate. If they choose to participate, they must sign the agreement within 30 days and make the first payment/deposit.
- It may take up to 90 business days from time of payment for work to commence.
- Property owners may make a written request for a refund before reconstruction begins. No refunds will be made after the City begins work.
- 12 or 18 month payment plans are available.
- Monthly payments will not begin until work is finished.
- Tree roots may need to be removed and the City will not be responsible for any damage or replacement of trees.

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Contact

If you have any further questions about the cost-share partnership, please contact the San Jacinto Neighborhood Association or the City of Amarillo Planning Department at (806) 378-6290.