

Orphan Roads

Board of Commissioners Growth and Economic Strength Committee

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Background

- March – presentation to Growth and Economic Strength Committee
 - Basics of Wake County Orphan Road Program
 - Challenges: cost of projects, emerging housing concerns, legislative actions needed
- BOC Committee direction:
 - Outreach to developers to encourage and incentivize turning roads over to NCDOT



Updates

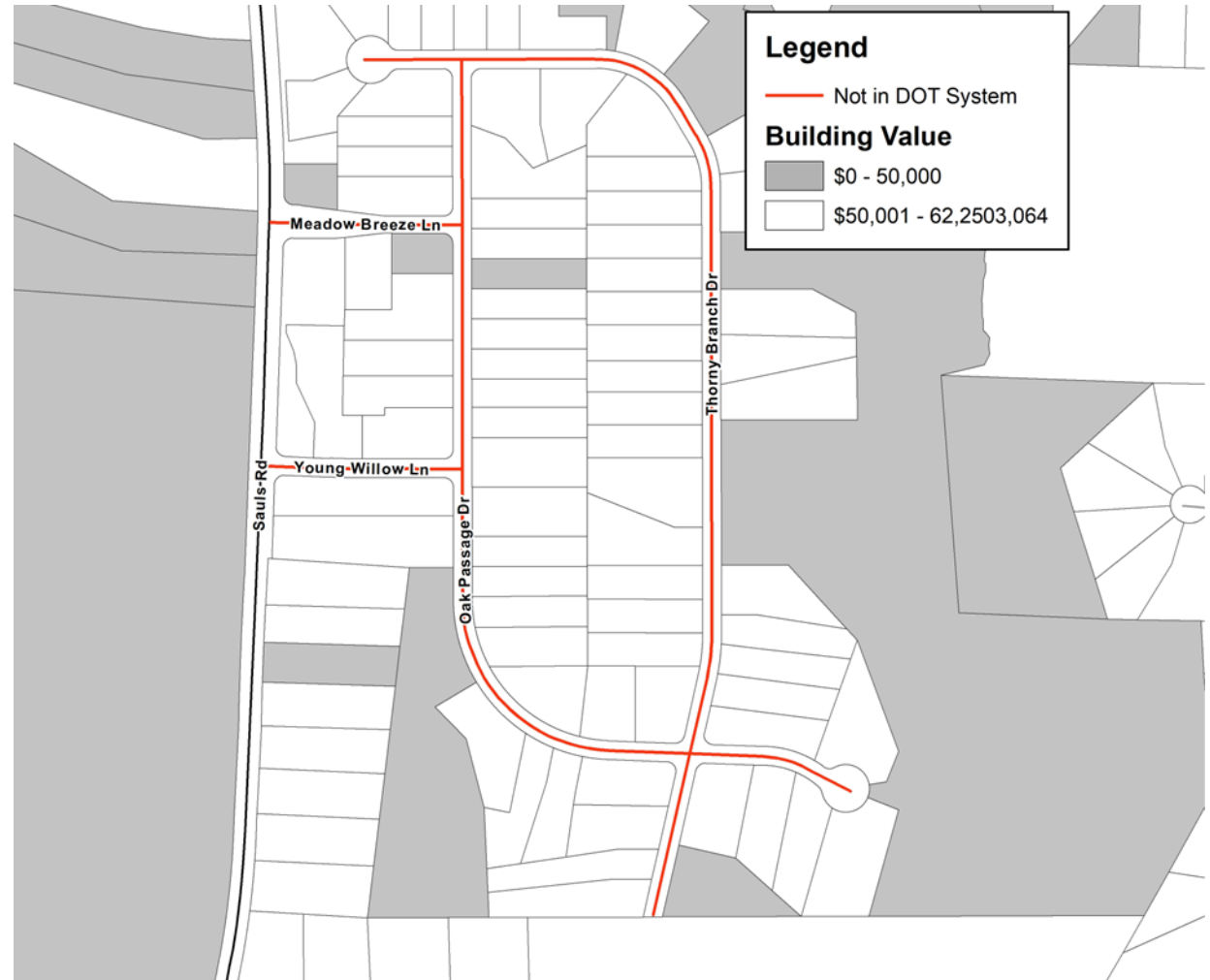
Outreach and Strategy

Homebuilders Outreach

- Homebuilders need consistency and reliability from NCDOT.
- Homebuilders are OK with legislation restoring county bonding authority or other tools ***if*** the legislation includes timelines for adoption into the system.

What Can We Do?

- Use available data to identify new subdivisions with roads ready to be turned over to NCDOT.
- Send letters to developers reminding them of their responsibility to maintain the roads and turn them over to NCDOT.



Monitoring and Quantifying

- Letters contain information on who to contact at NCDOT and that we stand ready to assist them with coordination as needed.
- In July we sent letters to 4 developers.
- Continue this outreach program.



Real Estate Outreach

- Transactions sometimes fall through when the home is on an orphan road.
- Buyers end up “shopping around” for a lender to finance a mortgage.
- Buyers agree to take on liability, which can be extremely risky.
- Staff continue to educate realtors on orphan roads.

Other Thoughts

- Comprehensive state legislation is needed to address deteriorating orphan roads as well as prevent new ones.
- Any state-wide funding assistance needs to be distributed fairly. A local cost share is likely.
- There are opportunities for county staff to provide technical assistance to communities DIY'ing their roads.
- Wake County's Orphan Road Program is a model for other counties.

Discussion



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Background Slides

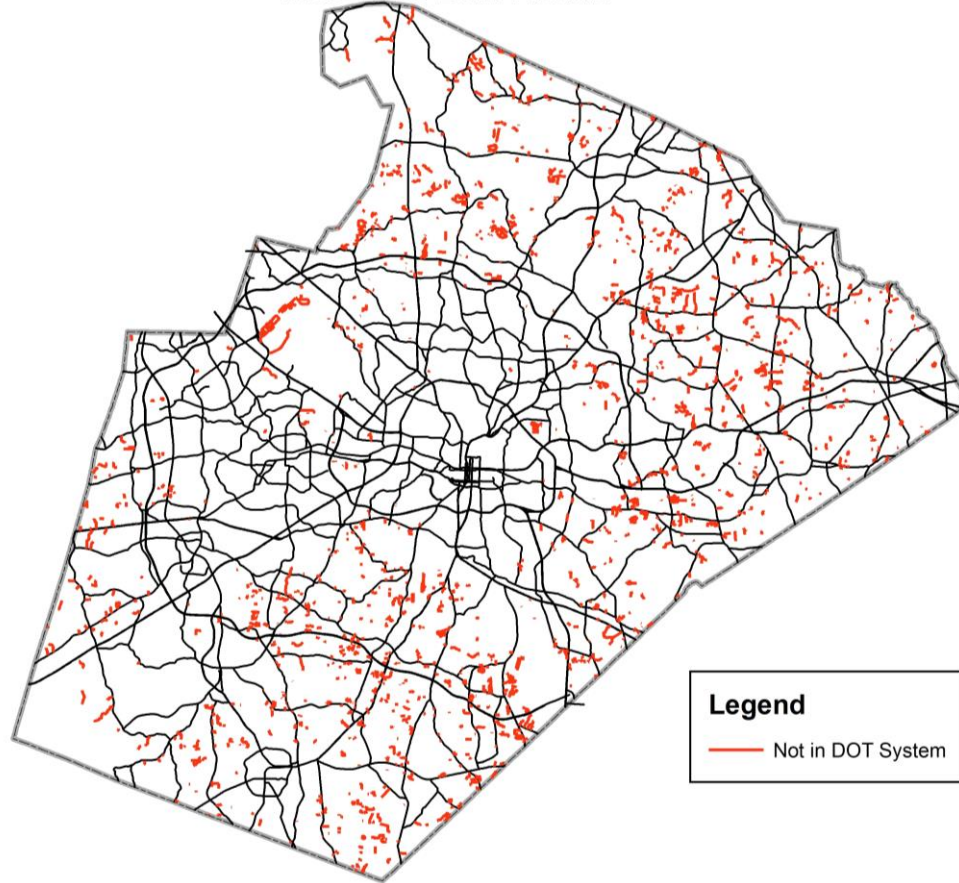


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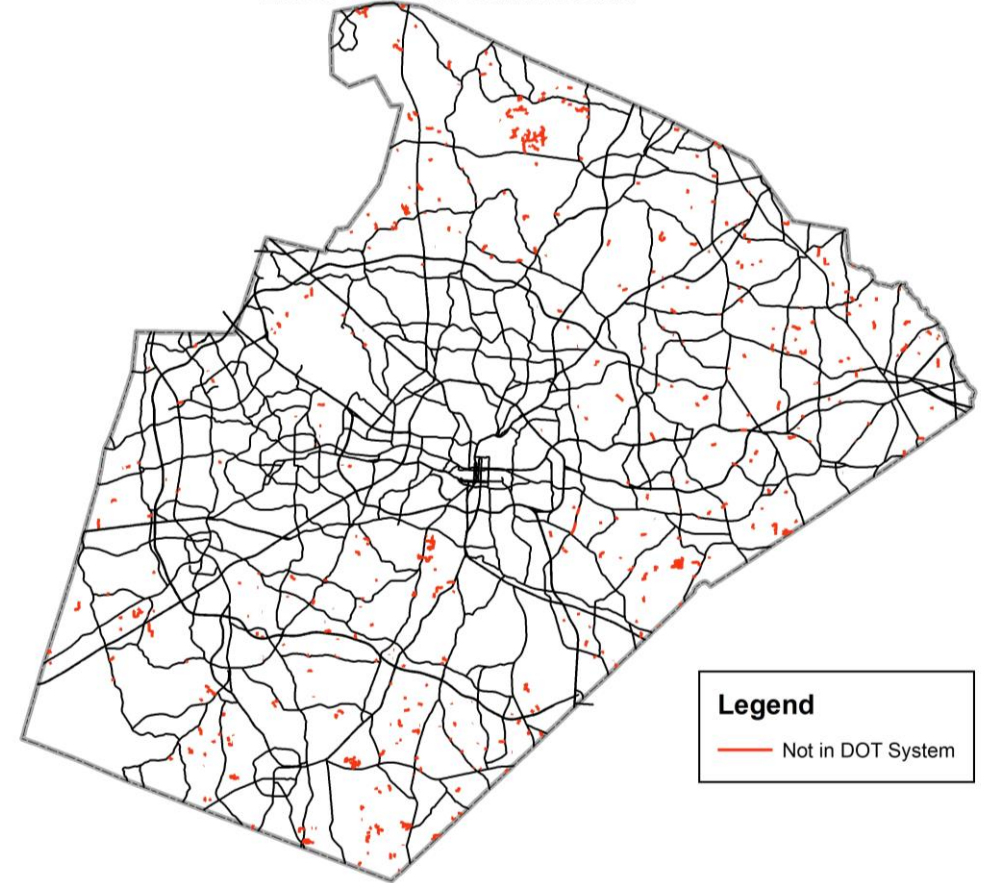
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Road Building Over the Years

1990-2000 Built Roads

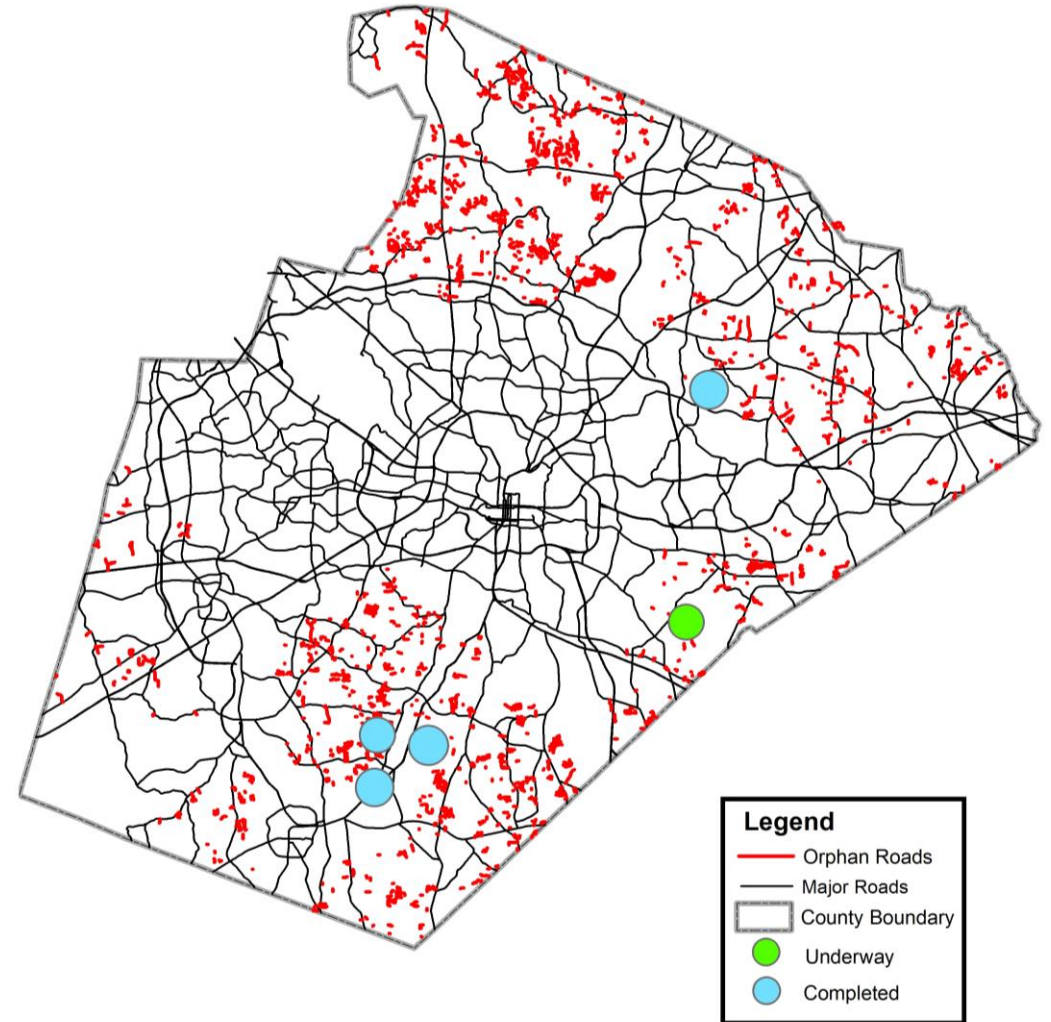


2000 to 2010 Built Roads



Orphan Roads Approach

- 150-200 miles of orphan road in Wake County.
- Staff meet with orphan road communities to discuss options.
- Staff share information honestly and objectively.
- Property owners decide which option is best.



County Program Projects

Name	Length of roads	# homes	Year of completion	Total Cost	Cost per property	per foot cost
Banks Pointe	7,655	89	2018	\$863,674	\$9,704	\$112.82
Mallard Crossing	2,400	58	2021	\$416,972	\$7,189	\$173.74
West Oaks	2,650	38	2021	\$350,755	\$9,230	\$132.36
Crooked Creek	2,430	41	2021	\$178,966	\$4,365	\$73.65
Preserve @ Long Branch*	2,400	41	2024	\$550,000 estimated	\$13,415	\$229.17
total	3.3 miles	267		\$2,360,367		

* Preserve at Long Branch costs are estimated

County Policy

- Individual Financial Hardship
 - Allows Tax Administration to set up an alternative payment schedule for a property owner struggling to pay.
- Community Financial Hardship
 - Recognizes community-level vulnerability.
 - BOC may ease cost burden through funding, discounts, alternative payback, etc.

Recent Legislative Efforts

Introduced in 2023

1. HB 733

- \$75,000,000 statewide appropriation for an orphan road fund.

2. SB 635

- Temporary maintenance and acceptance guarantees to address the problem going forward.

Introduced in 2024

3. HB 983

- Establishes a study committee.

For Orphan Road Inquiries

- Orphan Road webpage:
www.wake.gov/orphan-roads
- Staff contacts
 - Terry Nolan
 - Tim Maloney
- Tax Administration manages billing of property assessments

