

Local Stormwater Management Assistance Fund

A Grant Funding Opportunity to Promote Sustainable Communities



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Create a Local Stormwater Management (SWM) Fund

Seeking Board recommendation to pursue creation of a fund

Localities may create, by ordinance, a fund to assist private property owners or Common Interest Communities (CICs) with:

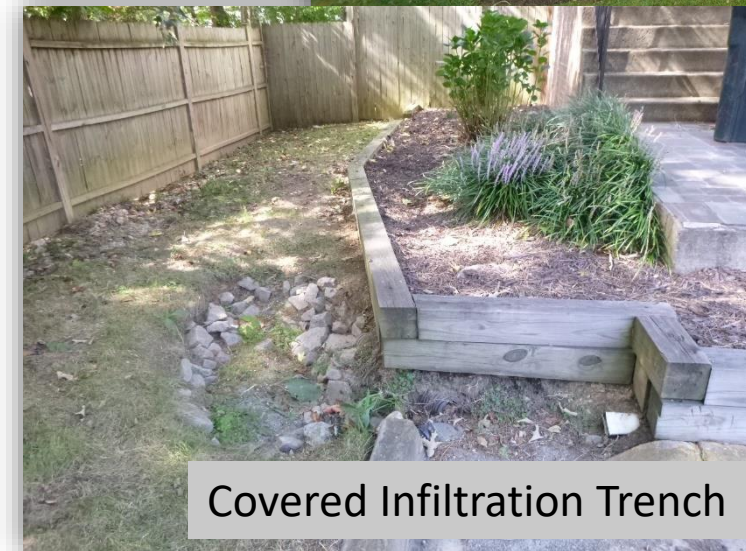
- The construction, improvement, or repair of SWM facilities
- Erosion and sediment control
- Flood mitigation and protection measures

(2021 Va. Code § 15.2-2114.01)



Develop a Private SWM Facility Assistance Grant Program

- Partner with private owners to support the long-term functionality of the SWM program
- Deliver financial assistance and technical guidance to private property owners and CICs for the repair of privately owned SWM facilities
- Administered by Northern Virginia Soil and Water Conservation District (NVSWCD)
- Initial funding of \$250,000 for the first year



This Grant Builds on Two Existing SWM Facility Programs



Conservation Landscaping



Millwood Wet Pond

- Conservation Assistance Program Supplement
 - Approved by the Board in 2021
 - Supplements the NVSWCD Conservation Assistance Program
 - Provides cost-share and technical assistance for the voluntary installation of stormwater best management practices by individual private property owners
- Private to Public Pond Pilot Program
 - Initiated by Board direction in 2017
 - Pilot program to move selected private dry and wet ponds to public maintenance

Grant Limited to SWM Facilities That Meet Specific Criteria

Eligibility criteria for why the facility failed:

- Design/construction flaws
- Defunct and/or purged Homeowners Association (HOA)
 - Require reestablishment as a part of the grant
- No private maintenance agreement (PMA)
 - Require PMA as part of grant
- “Other” category for programmatic discretionary use of funds to capture unique situations
 - Example- HOA increases dues but is still lacking funds to maintain facility



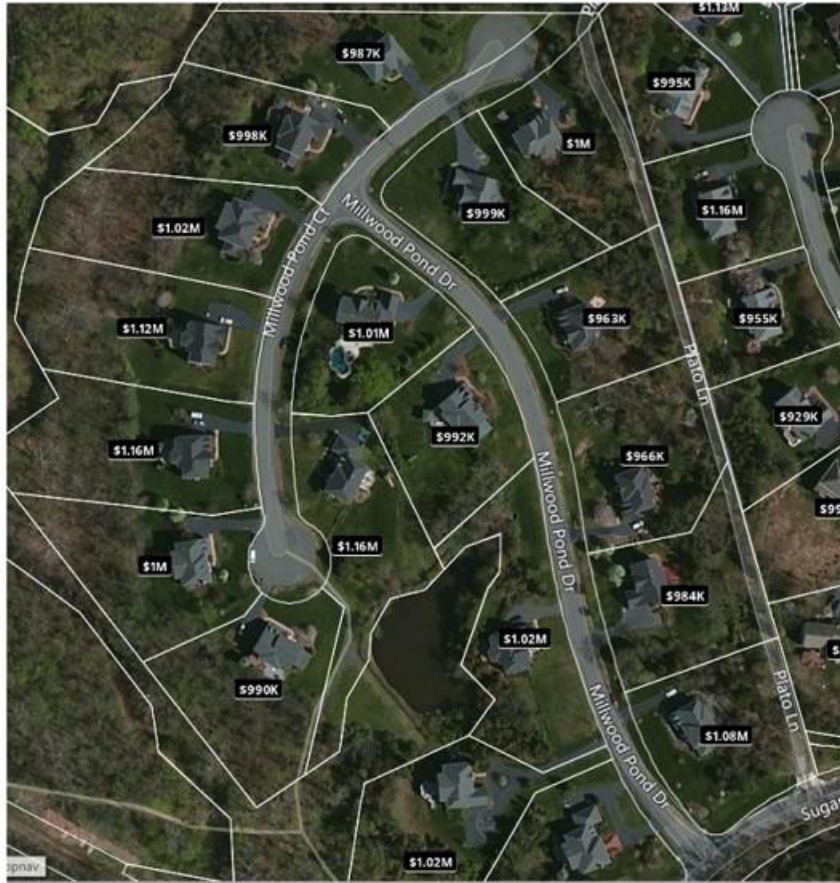
Bioretention Missing Mulch/Plants



Sediment in Detention Pipe

Private to Public Pilot Status

Property Values in Millwood Pond Subdivision



(image source: www.zillow.com)

Four pilots moved forward:

- Millwood – Complete
 - No capital funding required
- VA Center – Construction Underway
 - Estimated project cost 1.5M, County Share = 97%; HOA Share 3%
- Green Trails – Construction Planned for CY23
 - Estimated project cost 550k, County Share = 46%; HOA Share 54%
- Gunston Corner – Agreement Under Negotiation
 - Estimated project cost 750k, County Share = 75%; HOA Share 25%

Note: If maintenance is needed at the time of application, the community is responsible for a fractional share of the maintenance costs based on the drainage area served by the community and the county pays for the offsite drainage area portion.

Private to Public Pilot Comparison

	Private to Public	SWM Fund *
Maintenance agreement (frequently includes cost share)	Yes	No
Grant agreement	No	Yes
Permanent easements	Yes	No
Limited to wet ponds and detention basins that serve residential areas	Yes	No
Meet minimum PFM requirements for public maintenance (e.g. safety improvements, permanent access, etc.)	Yes	No
Facility must be functional	Yes	Yes
Significant Capital Investment	Yes	TBD
Significant amount time to go through the process	Yes	No

* These are anticipated and would be determined after further development of a program.



Recommendations

- Create the Fund by amending Appendix O (Fairfax County Stormwater Service District) of the County Code
- Continue 'Private to Public' pilot and share the results with the Board



Next Steps

If the Board approves the creation of the Fund, staff will:



Prepare an amendment to Appendix O for the Board's consideration



Develop a program framework document to support grant distribution to private SWM facility owners and operators



Present the program framework document to the Board in Spring 2023

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