



# Stormwater Funding and Financing Webinar Series

Affordability and Customer Assistance Programs for Stormwater  
Services

December 1, 2021, 2:00 – 3:00 PM EST



# Zoom Tips



- All participants will be muted during presentations
- Ask questions via the Q&A function or live:
  - Submit questions any time during presentations via the Q&A function
  - Raise your hand to ask a live question during Q&A (time permitting)
- For tech support, please note your problem via the Q&A function

# Agenda



- Welcome and introductions
- Background on the Water Finance Center
- Featured speakers on affordability and customer assistance programs
  - Christina Clark, Office of Community Services – Health and Human Services
  - Anne Fritzel, Housing Programs Manager – State of Washington Department of Commerce
  - Danon Lawson, Stormwater Utility Administrator – City of Gastonia, NC
- Q&A

***This webinar will be recorded and made available on the EPA website at a later date.***



**Office of Community Services  
Low-Income Household  
Water Assistance Program  
(LIHWAP)**

## **LOW INCOME HOUSEHOLD WATER ASSISTANCE PROGRAM**



# Authorizing Legislation

- Consolidated Appropriations Act of 2021- \$638M
- American Rescue Plan Act (ARP) of 2021- \$500M

\*Obligation period through FY 2023 (expenditure deadline: 12/31/2023)



# Low Income Household Water Assistance Program (LIHWAP)

- Grant awards to states, territories and eligible tribes
- To assist low-income households with water and wastewater bills by reducing arrearages and rates charged for drinking water and wastewater services
- Benefit payments are made directly to public water service providers, on behalf of low-income households,
- Use existing processes, procedures, policies, and systems in place to provide assistance to low-income households.



# OCS Priorities

1. **Restoration of services** to households that have had drinking water and/or wastewater services disconnected due to arrearages.
2. **Prevention of disconnection** for households at risk of disconnection due to arrearages.
3. **Reducing rates** charged to low-income households where possible to help ensure affordable household water.

# Use of Funds/Cost Categories

- Administrative Costs
- Outreach & Eligibility/ Intake Costs
- Benefits to Households:
  1. Arrearages
  2. Reconnection and late fees
  3. Reduction in rate charges





# Household Eligibility

- Categorical Eligibility:
  - Low-Income Home Energy Assistance Program (LIHEAP),
  - Means-tested Veterans Programs,
  - Supplemental Security Income (SSI),
  - Supplemental Nutrition Assistance Program (SNAP),
  - Temporary Assistance for Needy Families (TANF)
- Income Eligibility:
  - an amount equal to 150 percent of the poverty level for such state; or
  - an amount equal to 60 percent of the state median income



# Vendor Agreements

- Grantees should enter into vendor agreements with public water utility provider. LIHWAP terms and Conditions identify the following requirements for working with water vendors
- If there is not an agreement in place, grantees must develop rigorous procedures to ensure the information outlined in terms and conditions 11h.
- **LIHWAP IM-2021-02 Vendor Agreement FY2021**



# Current LIHWAP Status

- All funds awarded
- 49 States, just over 100 tribes, 5 territories, the District of Columbia
- Grantee plan review- Over \$1B in funding released for implementation
- FRN for LIHWAP Data Reports: [60-day Federal Register Notice](#)



# Resources/Links

- [LIHWAP Website](#)
- [Information Memorandum](#): Vendor Agreements, Renter Households, Benefits Policy, Use of Funds FAQ,
- [Dear Colleague Letters](#): Funding Release, Alternative Utilities Funding, CSBG Coordination
- [World Water Week](#): Partnering to Increase Availability, Affordability, and Access to Quality Water and Wastewater Services
- [Training Resources](#): Use of Funds, Information for Water Vendors
- [Contact Information](#)



# Connecting (*affordable*) Housing to Infrastructure Program (CHIP)

Washington State 2021-2023 Capital Budget SSB 1080, Sec 1074

## Growth Management Services

Anne Aurelia Fritzel, AICP

HOUSING PROGRAMS MANAGER

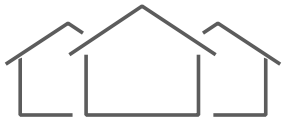
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Washington State  
Department of  
**Commerce**

# We strengthen communities

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**HOUSING  
HOMELESSNESS**



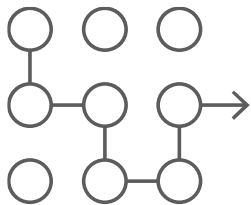
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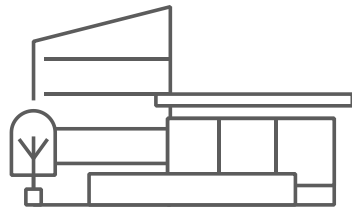
**BUSINESS  
ASSISTANCE**



**ENERGY**



**PLANNING**



**COMMUNITY FACILITIES**



**CRIME VICTIMS &  
PUBLIC SAFETY**



**COMMUNITY  
SERVICES**

# Responsibly charging for development

## Developers create majority of local stormwater systems

- Including swales, green infrastructure, or part of a regional system in more urban areas (See *Building Cities in the Rain*)
- Requirement varies according location and local requirements

## Optional one-time impact fees authorized for system-wide impacts (roads, parks, schools, fire )

- Can be waived up to 80% for affordable housing developments.

## Optional one-time “tap-in charges” or “connection fees” authorized to connect to regional systems (water, sewer, stormwater) or for local stormwater utility.

- Fee varies according to locality for an “equitable share of the cost of such systems”, mostly based on impervious area, some density considerations.
- Authority exists to waive or reduce fees for low income units.

## Monthly utility charge in larger communities

- Can be prorated for low-income households.

## Bonds, state and federal grant and loan programs, or emergency response



# CHIP reimburses local governments and public utility districts for utility connections

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**Must have passed a local housing sales and use tax**

**Must be for a new affordable housing project**

- **80% AMI, affordable for 25 years**
- **At least 25% affordable units encourages private sector**

**For utility extensions**

- **Sewer, water, stormwater connections**

**And system development charges**

- **Local governments must have waived the fees**





# What CHIP funds:



## 1. Utility extensions

- Must be in place before the building permit is granted.
  - \$500-\$700/foot

## 2. System development charges

- Must be paid before a project can connect. Typically:
  - \$1,500 - \$6,000 / unit for water
  - \$3,500 - \$15,000 / unit for sewer
  - \$500 - \$3,000 / unit for stormwater



Total funds: \$34.6M

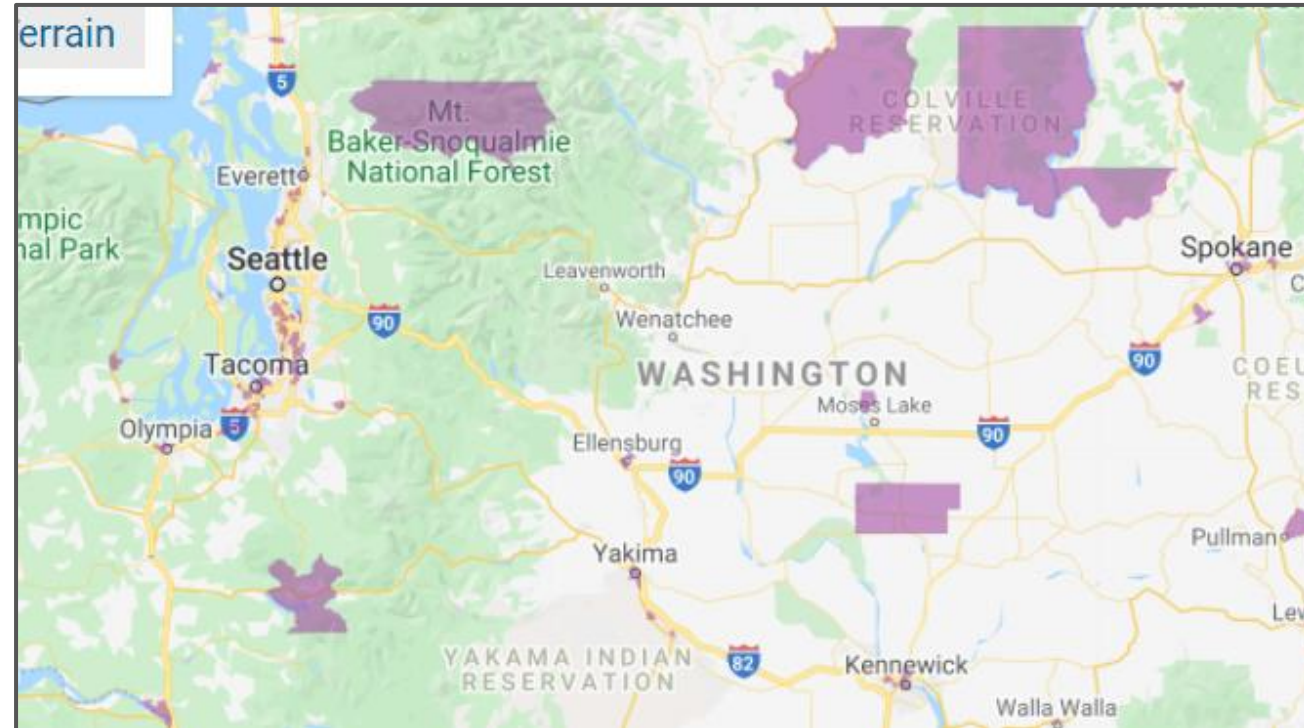
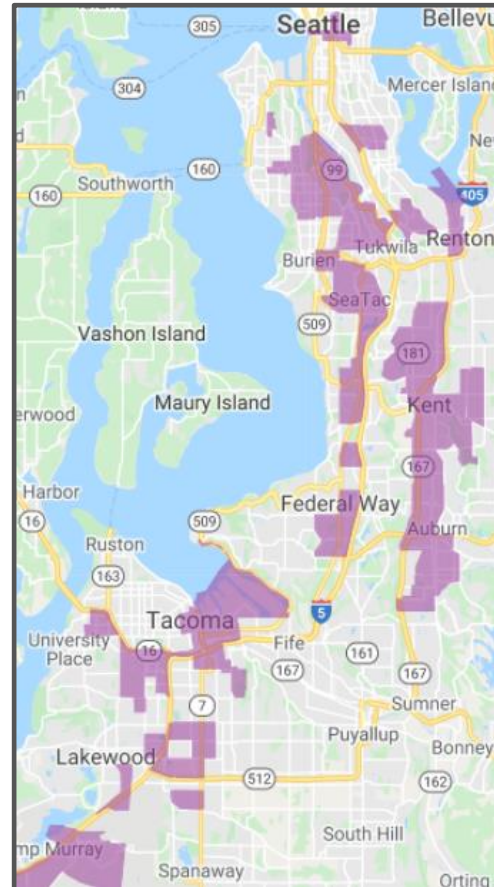
Max grant \$2.5 M

Amount	Eligible Applicants	Prioritization
<b>\$16.3 million</b> ARPA	Cities, counties, public utility districts that imposed a sales and use tax	Prioritized for utility improvements within a Qualified Census Tract (QCT), but available to any location.
<b>\$10.7 million</b> ARPA	A city or county with a population of 150,000 or less, and that imposed a sales and use tax	Prioritized for utility improvements for projects located within a QCT, but available in any location
<b>\$7.6 million</b> STATE CAPITAL FUNDS	All cities, counties, public utility districts that imposed a sales and use tax	Prioritized for <ul style="list-style-type: none"><li>• Waived system development charges</li><li>• Creation of new fee waiver programs</li></ul>

# Program is prioritized in federally designated Qualified Census Tracts, but can be used anywhere.

## QCTs = portions of:

- |              |             |
|--------------|-------------|
| Bellingham   | Spokane     |
| Auburn/King  | Renton      |
| RTA          | Federal Way |
| Marysville   | Spokane     |
| Ellensburg   | Valley      |
| Bremerton    | Spokane     |
| Mount        | Forks       |
| Vernon       | Tukwila     |
| Kent         | Tacoma      |
| Burien       | Lakewood    |
| SeaTac       | Yakima      |
| Olympia      | Vancouver   |
| Des Moines   | Longview    |
| Snohomish    | Seattle     |
| Port Angeles | Lynnwood    |
| Everett      |             |



# Significant interest in the grant program

## Timeline

- Grant opened: Monday, November 8, 2021
- Zoom Q&A session: December 2, 2021
- First round closes: January 7, 2022

## Benefits

- Leverages federal funds to help support housing projects as construction costs rise, leaving gaps in construction budgets
- Helps local governments to gain more affordable housing
- One more tool for local governments and fills a gap

[www.commerce.wa.gov/serving-communities/growth-management/growth-management-grants/](http://www.commerce.wa.gov/serving-communities/growth-management/growth-management-grants/)



# Thank you!



Washington State  
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[www.commerce.wa.gov](http://www.commerce.wa.gov)

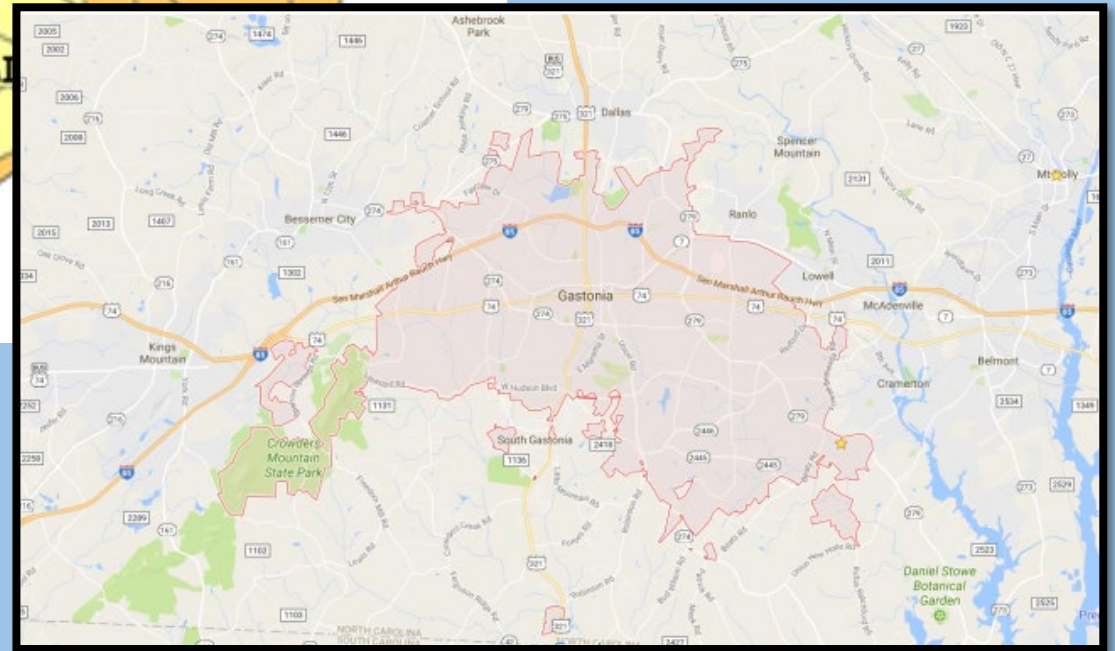
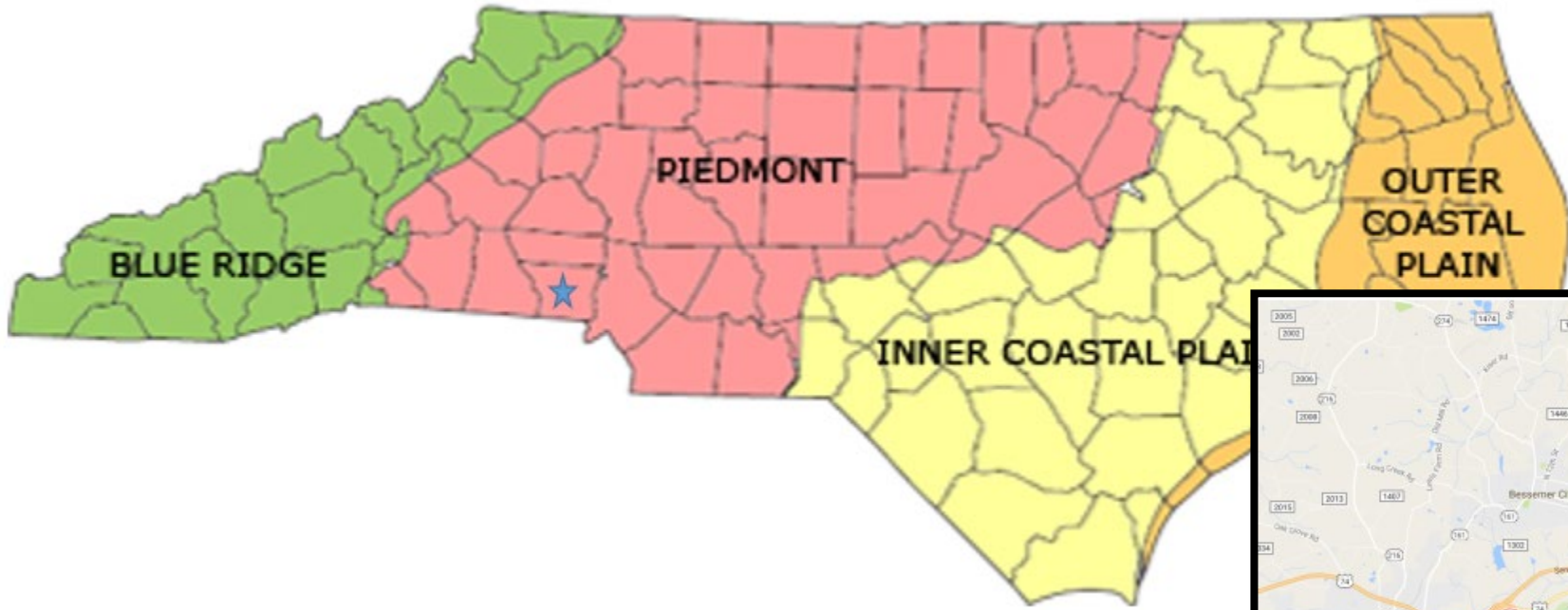


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[www.commerce.wa.gov/serving-communities/growth-management/growth-management-grants/](http://www.commerce.wa.gov/serving-communities/growth-management/growth-management-grants/)



Citizen Stormwater Assistance Program – Customer  
Contribution Assistance



### The City of Gastonia – Data\*

- Current Population: 77,273 (and growing)
- Median Household Income: \$49,460
- Community at or below the poverty level: 16%

\*Data per 2019 US Census

# Stormwater Utility Fees

Total Utility Fee Billed  $\approx$  \$3.1 Million

(Percentage of utility fee)

CIP  $\approx$  65%

Off Right Of Way Assistance  $\approx$  35%





# Off Right of way Program

## Criteria for Government Assistance

- Stormwater From Municipal source MUST be present. (It is against City Policy to maintain open channels, ditches or waterways where municipal impact is NOT present)
- All candidates are taken first to a Stormwater Team Meeting, and then to the Stormwater Commission (Commissioners are appointed)
- Commissioners then vote on a one time repair based on 4 categories
  - No Action
  - Category 3 (Maximum Contribution \$10,000)
  - Category 2 (Maximum Contribution \$30,000)
  - Category 1 (Maximum Contribution \$50,000)
- All candidates must contribute 10% to the project and agree to maintenance

# Gastonia's Stormwater Citizen Contribution Assistance Program

- In 2015 the Citizen Contribution Assistance Program was created as a means of assisting those citizens who meet the qualifying criteria but still need fiscal aid in implementing. Those eligible must have an income below the **Maximum Qualifying Income**\*\*\*.

\*\*\*(The criteria used to determine the need for fiscal assistance is operated through our Community Development Department utilizing Housing and Urban Development Data)

**Maximum Qualifying Income**

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The income for the participant per year must be no more than the amounts shown in the following table:  
*(This means the combined earnings of all persons living at the approved project address)*

Percentage of median income	50%	75%	75% or Greater
Based on <b>2016</b> median income	26,800.00	46,900.00	46,901.00
City pays % of contribution	100%	75%	0%

# \*\*\*The HUD Data Used to Identify Qualifying Individuals.

The HUD data has been updated and the existing sheet shows the Very Low Income changing.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
STATE: NORTH CAROLINA

FY 2021 Income Limit Area	Median Family Income <a href="#">Explanation</a>	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area</b>	\$84,200	Very Low (50%) Income Limits (\$) <a href="#">Explanation</a>	29,500	33,700	37,900	<b>42,100</b>	45,500	48,850	52,250	55,600
		Extremely Low Income Limits (\$)* <a href="#">Explanation</a>	17,700	20,200	22,750	<b>26,500</b>	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) <a href="#">Explanation</a>	47,150	53,900	60,650	<b>67,350</b>	72,750	78,150	83,550	88,950

Effective Date: June 1, 2021

# Questions & Answers



# Thank you!



- For additional questions and more information, please contact the Water Finance Center: [waterfinancecenter@epa.gov](mailto:waterfinancecenter@epa.gov)

[www.epa.gov/waterfinancecenter](http://www.epa.gov/waterfinancecenter)