



**Stormwater Utility Community  
Advisory Group**  
Meeting One: Orientation

# How to Participate

- Please participate actively and respectfully
- Please mute when not speaking
- Click "raise hand" icon to enter the discussion queue; click again to lower your hand after speaking
- You can also share comments and questions using webinar chat
- There will be public comment session at the end of the meeting for members of the public.

*This webinar will be recorded for future reference and be posted to the Project Webpage*





# Agenda

- :00 Welcome and Introductions
- :15 SUCAG Charter and Roles
- :30 Project Overview and Schedule
  - Project drivers and goals
  - Overview of a stormwater utility
- :60 Communications Plan Overview
- 1:10 Public Comment
- 1:15 Adjourn

# Introductions

Say Hello!

# Project Stakeholders

COUNTY OF  
**ARLINGTON**

**PROJECT SPONSORS**

Greg Emanuel

Mike Moon

Demetra McBride

Tyler Smith

**TEAM  
LEAD**

**Krista Abele**

**PROJECT  
MANAGER**

**TBD**

**RAFTELIS CONSULTANTS**

**Henrietta Locklear, PM**

**Brittany Baporis (Rates)**

**Sam Villegas (Communications)**

**COMMUNICATIONS & OUTREACH**

**Katie O'Brien**

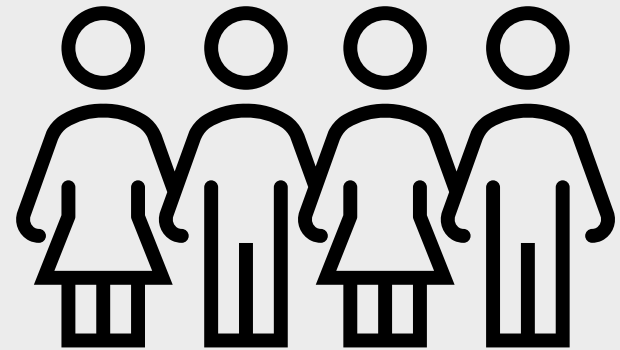
**Aileen Winqvist**

**Stakeholders**

# Stakeholder Group (SUCAG)

Area of Interest	Organization	Member
Residential: Single Family Homes	Civic Federation (CivFed)	John Ford
Residential: Multi-Family	Tenant Landlord Commission APAH Commission on Aging	Christopher Wimbush Jordi Fabian Herschel Kanter
Residential/ Commercial	Apartment & Office Building Association (AOBA)	Scott Pedowitz
Commercial	Chamber of Commerce will nominate	TBD
Development Community	Commercial Real Estate Development Assoc. (NAIOP)	Regina Boston
Environmental Community	Climate Change, Energy, & Environment Comm. (C2E2) EcoAction Arlington	Stephen D'Alessio  Jenn Yates
Fiscal	Fiscal Affairs Advisory Committee (FAAC)	Peter Robertson
Non-profits	AFAC	Charles Meng
Places of Worship	Mount Olivet Faith Alliance for Climate Solutions	Jim McElfish Michael Shapiro
Institutional	Virginia Hospital Metropolitan Washington Airport Authority	Rich Krumenacker John Pearson

# SUCAG Charter and Roles



# SUCAG Purpose

- 10 to 15 community members, representing different customer segments
- Provides two-way info exchange
- Helps bring issues to light, early on
- Provides input, serves as a sounding board
- Does not vote or make decisions
- Facilitated by Raftelis
- Four meetings March - September



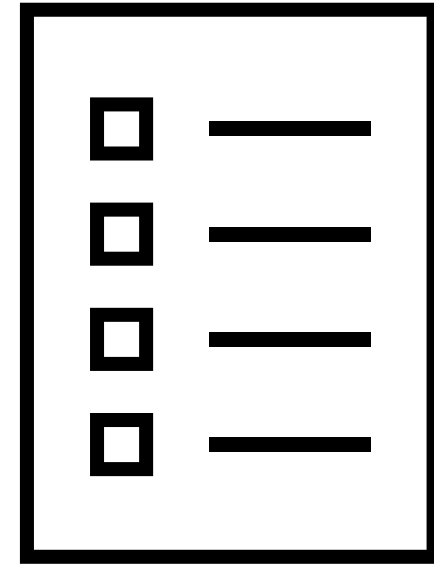


# SUCAG Expectations and Roles

- Attend all meetings, review information in advance, when possible
- Provide space for all to equally participate
- Civil discourse, respectful
- Assume goodwill
- Share information with your network, and share questions and feedback with us



# Project Overview and Schedule



# Project Overview

Implement a Stormwater Utility as a more fair and equitable funding mechanism for the County's Stormwater program.



# Project Overview

The scope of the project includes:

- Conduct stakeholder outreach and engage public
- Finalize rate models and rate structure
- Launch a Stormwater Utility
  - › Update impervious GIS surface layers
  - › Design a credit program
  - › Implement processes
  - › Implement billing
  - › Develop technology tools to manage the utility accounts
  - › Draft policies and procedures

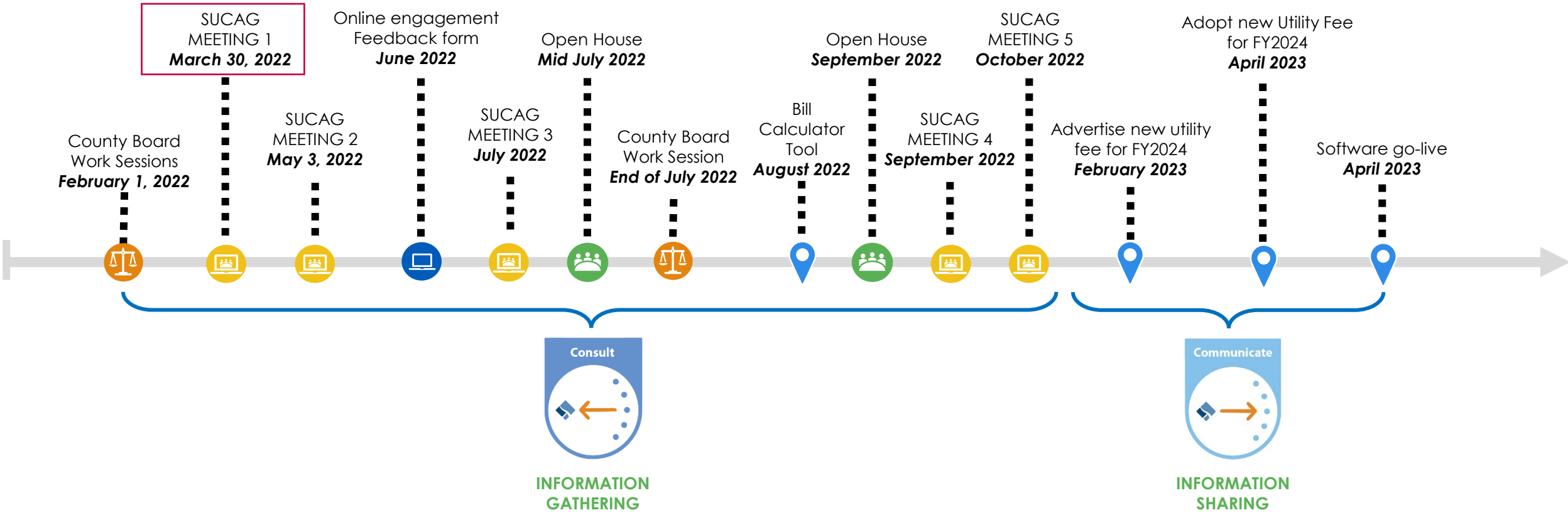


# Stormwater Utility Fee – Public Engagement Timeline

**Project Contact:**  
Aileen Winquist  
Awinquist@arlingtonva.us

**Project Funding:**  
\$1.2m

Stormwater Utility Community Advisory Group (SUCAG)



**Online Feedback**  
(e.g. questionnaire, feedback form, etc.)

**In-Person Engagement and Pop-Ups**  
(e.g. community meeting, roundtable, tabling, walking/bus tour, deliberative dialogue, etc.)

**Virtual Meeting**  
(e.g., TEAMS, TEAMS live, Zoom, etc.)

**County Board Engagement**  
(e.g. public hearing, Board work session, open door Monday, commission meeting etc.)

**Key Milestone**



# How Did We Get Here?



## Feasibility Study of a Stormwater Utility (Complete)

- [Interim Deliverable provided in May 2020](#)
  - Focused on policy considerations
- [Final Report](#) provided November 2020
  - Report by Raftelis recommended moving to Utility User Fee model

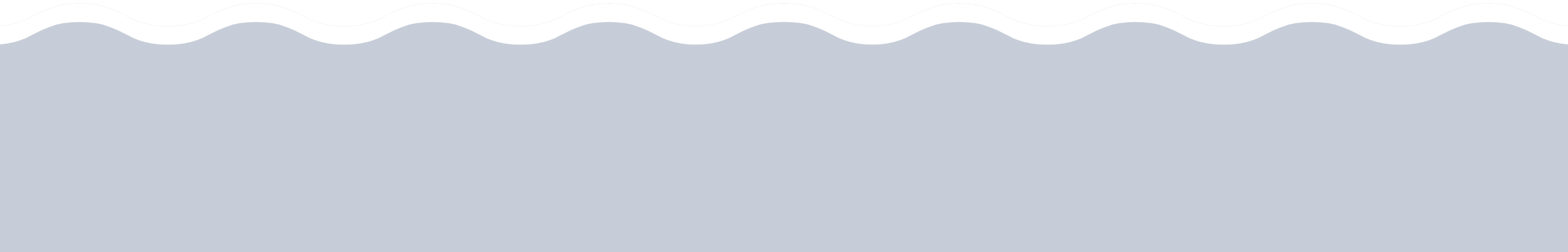
## Feasibility Study and Rate Refinement (Complete)

- Recommend billing on Real Estate Tax Bill
- Proposed options for changes to the rate structure to ease burden on middle- and low-income housing
- Reviewed credit program options

## Engagement and Implementation (Underway)

- [Project Page:](#)  
[www.arlingtonva.us/Government/Programs/Sustainability-and-Environment/Stormwater/Stormwater-Utility-Feasibility-Study](http://www.arlingtonva.us/Government/Programs/Sustainability-and-Environment/Stormwater/Stormwater-Utility-Feasibility-Study)

# What is a Stormwater Utility?



# What is a Stormwater Utility?

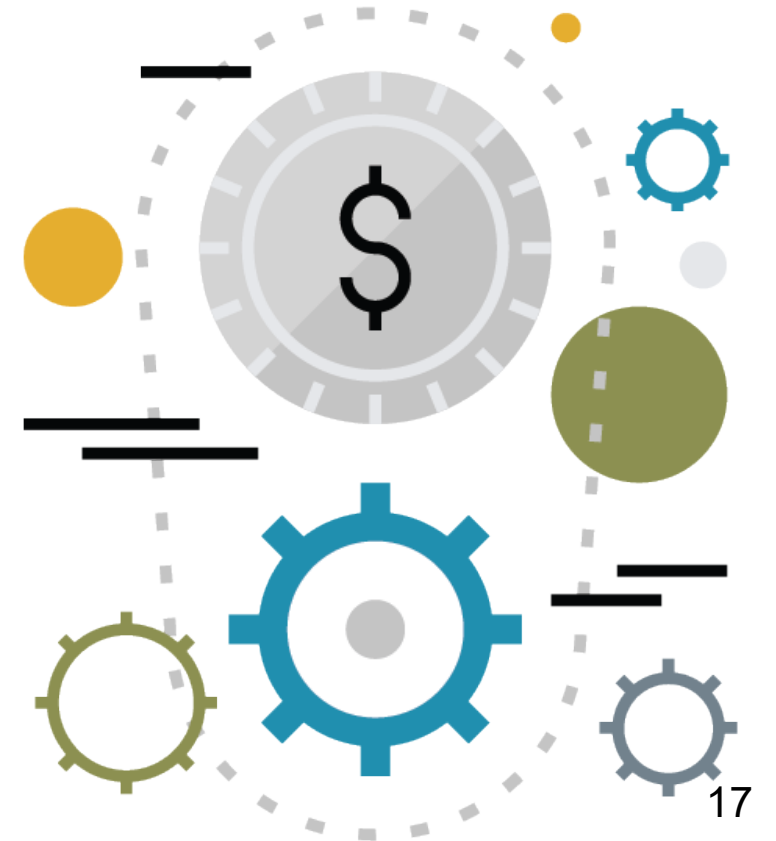
- The stormwater program is currently funded through the Sanitary District Tax, based on a property's assessed value.
- A Stormwater Utility would be an **alternative** way to pay for the County's Stormwater Management Program, based on the amount of hard surfaces (impervious area (IA)) on a property.
- Like electric, gas, or water utility bills, the stormwater utility would charge properties a user fee based on its use of the County's stormwater system
- A property's usage of the county's stormwater system closely correlates with how much stormwater runoff each property generates



# What will the Stormwater Utility fund?

A Utility would fund the same Stormwater Programs funded by the Sanitary District now:

- Approximately 400 miles of storm sewer pipe
- Tens of thousands of culverts, inlets, outlets and other elements
- Water quality and regulatory programs
- Funding to ensure increased capacity
- Green infrastructure and restoration projects
- Flood plain management
- Education and training
- Stream water quality monitoring



# Plus it will fund...

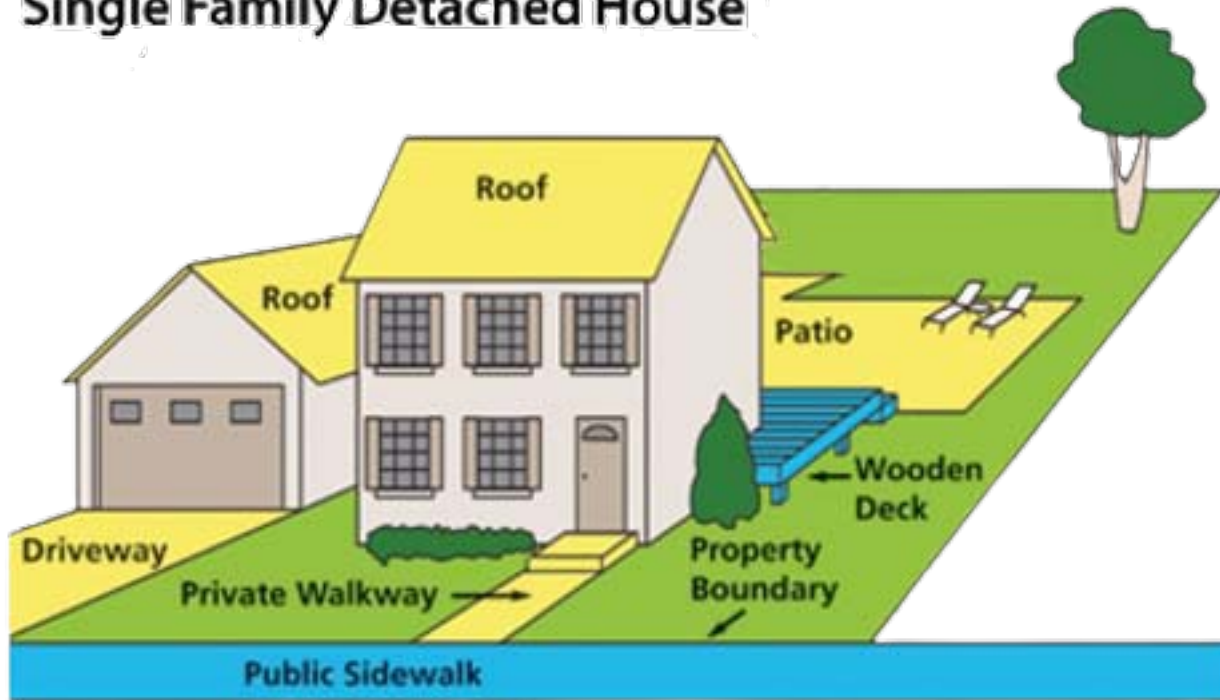
- Operating costs to run the Utility, estimated at \$320k per year and 2.5 full time employees.
- A Credit Program, required under State Code, estimated to cost under \$200k, but will depend on credit program design.





# What is an Impervious Area?

## Single Family Detached House



 Impervious area

- **Impervious Area (IA)** is the portion of a property that is covered with hard surfaces that don't let rain runoff soak into the ground.
- Examples include patios, roofs, driveways and walkways.
- Properties with more hard surfaces contribute more stormwater runoff to the system and would therefore pay a higher rate under a stormwater utility.

# How Would This Utility Work?

- Impervious area is measured through GIS imagery is used to calculate the square footage of the impervious area.
- Properties would be charged based on a unit of measurement called an ERU or **Equivalent Residential Unit**– the median amount of impervious square footage specific to Arlington County.

**1 ERU = 2,400 sq. ft Impervious Area (IA)**



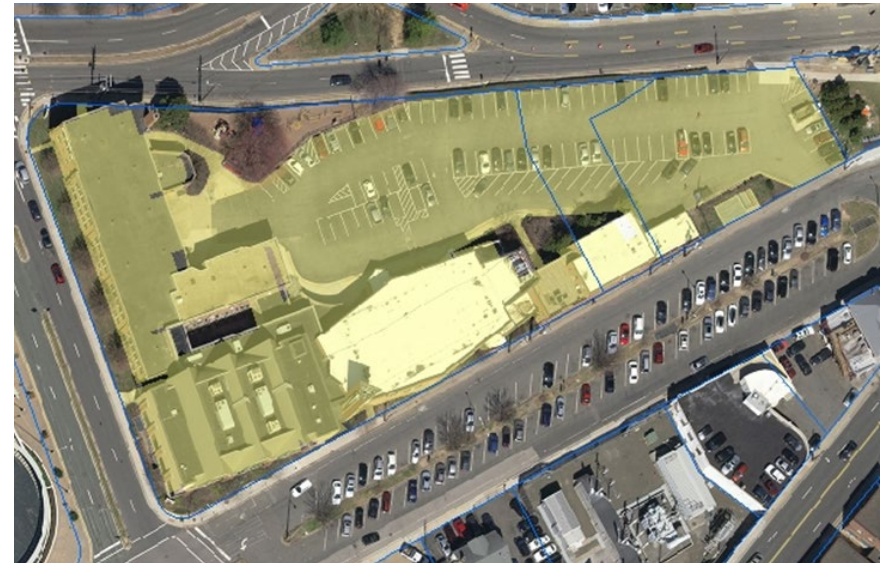
3,997 sq. ft.



1,465 sq. ft.



3,419 sq. ft.



88,198 sq. ft.

# Why Implement a Stormwater Utility Fee?

- ✓ **Demand-Based Fees:** Utility fees are based on property's "contribution" to the stormwater system.
- ✓ **Fairer basis for funding** the stormwater management program
- ✓ **Includes currently tax-exempt properties (non-profits, places of worship, and eligible federal properties)** which contribute runoff, but don't currently contribute to stormwater funding
- ✓ **Aligns with industry trend** of funding stormwater management programs with a user fee

Rate structure is not designed to be an incentive program, but as a cost recovery mechanism based on runoff contributed by each parcel. This results in an equitable way to distribute costs of stormwater management.

# Some Impacts

- ✓ **Shifts cost burden:**

  - Will pay more: single family residential, strip retail, and garden style properties

  - Will pay less: high rise commercial properties.

- ✓ **No-Longer exempt:** Non-profits, places of worship, and federal government

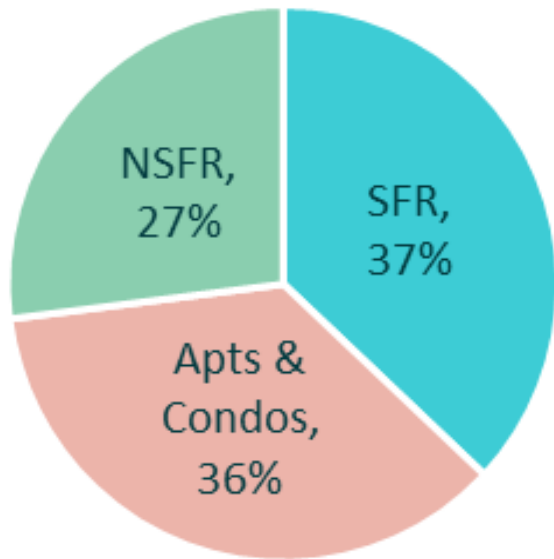
- ✓ **Exempted:** Properties that hold own MS4 permit

- ✓ **Credit program:** Required by State Code

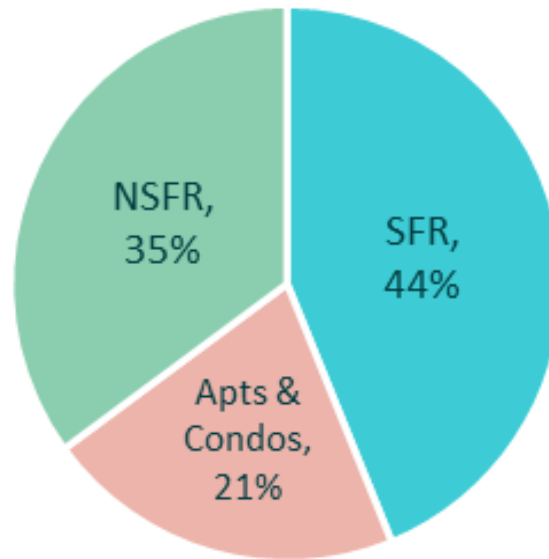
- ✓ **Adds costs:** Implementation and Ongoing Administrative

# Cost Burden Shifts

## Sanitary Tax



## Utility Fee

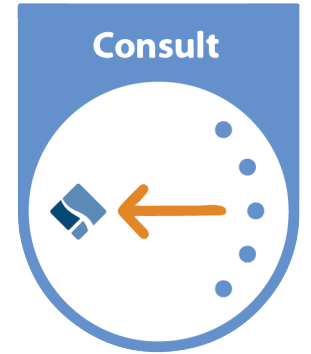


- Apartments and Condos pay more under the Sanitary Tax compared to Stormwater Utility due to high real estate value (increasing in current market)
- Switching to an impervious area-based fee reduces their burden while increasing the burden on Single Family Residences (SFR)
- Tiering SFRs distributes the increased burden more equitably within the class.



# Engagement & Communications Plan – Consult Level

- Stakeholder Advisory Group
  - Represent Key Groups/Interests
  - Provide Input on Process/Rate Structure/Outcomes
- Online Survey - Feedback from Public



# Engagement & Communication Plan – Consult Level

Messaging based on research, public feedback and stakeholder group input

Meetings with Key Constituent Groups

- Non-Profits/ Tax-Exempt
- Large property owners
- HOAs/ Civic Associations
- Developers



# Wrap-up and Next Steps

Meeting	Topics	Approximate Date
Costs	<ul style="list-style-type: none"> <li>• SW System Costs (O&amp;M, Capital)</li> <li>• How Costs recovered today</li> <li>• Pricing objectives</li> <li>• Impervious area vs Sanitary District Tax</li> </ul>	May 3, 2022
Rate Structure	<ul style="list-style-type: none"> <li>• Rate Structure Feasibility Study</li> <li>• Rate structure options: MFR option, Base charge option</li> <li>• Comparisons to VA neighbors</li> <li>• Review options and pros/cons</li> </ul>	July
Bill Impacts	<ul style="list-style-type: none"> <li>• Review of bill impacts to customer types</li> <li>• Share changes based on earlier input</li> <li>• Credit program review</li> <li>• Review of other jurisdiction credit programs</li> </ul>	September
Review (If needed)	<ul style="list-style-type: none"> <li>• Review recommendations</li> <li>• Plan Open Houses</li> <li>• Answer questions</li> </ul>	October

# Public Comment



# Questions

[www.arlingtonva.us/Government/Programs/Sustainability-and-Environment/Stormwater/Stormwater-Utility-Feasibility-Study](http://www.arlingtonva.us/Government/Programs/Sustainability-and-Environment/Stormwater/Stormwater-Utility-Feasibility-Study)