

# HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

REPORT TO THE COMMISSIONERS

DATE: APRIL 11, 2012

REGARDING: APPROVAL OF PARTNERSHIP WITH THE CAPITAL REGION WATERSHED DISTRICT (CRWD)

## **Requested Board Action**

1. Authorization to enter a Cooperative Agreement with Capital Region Watershed District to design and implement stormwater best management practices on NSP properties in the City of Saint Paul in the following neighborhoods: Dayton's Bluff, District 4; Payne-Phalen, District 5; North End, District 6; Thomas-Dale, District 7; Summit-University, District 8; West Seventh, District 9
2. Approve Budget Amendment to accept reimbursement from CRWD for NSP activities.

## **Background: NSP Program**

The HRA approved Resolution 08-1270 authorizing a plan and acceptance of \$4.3 million of NSP 1 HUD funding, Resolution 09-103 authorizing a plan and acceptance of \$6.3 million of NSP 1 MHFA funding, Resolution 10-3/21/3 authorizing a plan and acceptance of \$18.0 million of NSP 2 funding, and Resolution 11-721 authorizing a plan and acceptance for \$2,059,877 of NSP 3 HUD finding, and Resolution 11-623 authorizing a plan and acceptance for \$744,640 of NSP 3 MHFA funding. Through NSP, the City is acquiring and redeveloping foreclosed and vacant properties within targeted areas of the City of Saint Paul. Each of the above resolutions included a commitment to explore opportunities to utilize MN Green Communities, LEED, and other sustainable development tools. (See Attachment C for map of NSP target areas)

## **Background: CRWD Stewardship Grant Program**

The Mississippi River is impaired for both sediment and total phosphorus, which means that these pollutants are too high in the river and impact the use of the river. Phosphorus in excess causes the overgrowth of algae and aquatic plants which reduces dissolved oxygen levels and increases turbidity in the river. Sediment also increases turbidity and impairs aquatic habitat. It

is also the substrate that other pollutants adhere to including phosphorus. Reducing stormwater volumes is the most effective means of reducing pollutant loads especially for phosphorus.

To achieve reduction in stormwater volumes, the CRWD created a Stewardship Grant Program for Saint Paul residents or other entities residing or working in CRWD. However, there have been limited applicants to the Stewardship Grant Program in NSP target areas (see Attachment C).

### **Description of Cooperative Agreement:**

The Cooperative Agreement between the HRA and CRWD seeks to integrate the City of Saint Paul Comprehensive Plan goals and CRWD 2010 stormwater management strategies into the NSP program at no additional cost to the NSP program.

The NSP program has an existing standard to regrade sites and provide gutters to ensure basements are dry, provide garden beds that maximize curb appeal, and to ensure all bare soil is covered with turf. During the pilot phase of the program from August 2011 – December 2011, CRWD provided complementary, professionally designed site plans for 15 NSP projects to implement stormwater best management practices (BMPs). As a component of the pilot phase of the program, CRWD agreed to cover all labor and material costs related to stormwater BMPs not to exceed \$1,000 per property. As a result of the cooperative agreement, additional costs related to implementing stormwater BMPs are reimbursed through both the complementary professional landscaping plan and the reimbursement for BMP related costs.

As an additional component of the cooperative agreement, CRWD and NSP staff have agreed to work in partnership with the City of Saint Paul Forestry department to ensure that NSP site plans integrate City of Saint Paul Tree Canopy enhancement goals. As a component of the integration, Forestry staff conduct a site visit of the NSP property and provide comments regarding strategies for existing trees as well as recommendations for new trees. CRWD and NSP staff then incorporate Forestry department recommendations into the site plan and scope of work for the NSP house. (See Attachment C for maps of tree canopy objectives)

**Impact:**

It is projected that the NSP program will touch 250-300 properties over the course of the program. The following table measures the impact of the CRWD program for the initial 55 houses (2011 pilot of 15 and 2012 projection of 40). If the cooperative agreement is renewed annually, it is expected an additional 225 projects can be impacted; data for that projection is also reflected below.

	55 properties (2011-2012)	225 properties (2011-2016)
Volume of water infiltrated (cu-ft/yr)	87,486	357,896
Total Phosphorous reduction (lbs/yr)	2	7
Total Stormwater Sediment reduction (lbs/yr)	664	2,715

The additional integration of the Saint Paul Forestry’s goals related to the City of Saint Paul tree canopy will result in the removal of unhealthy trees, maintenance of existing trees, and installation of new trees at each NSP property. As a component of NSP site improvements, we can ensure that each house will have at least 1-2 trees: a potential impact of 100 – 400 new trees in the areas that are the most in need of tree canopy enhancements.

**Budget Action**

Funds to pay for the best management practices designed by CRWD are already authorized under the NSP 1, NSP 2, and NSP 3 programs. Costs related to implementing BMPs at the sites will be reimbursed by CRWD.

A budget action to allow receipt of reimbursement funds from CRWD is necessary. Anticipated amount for 2011-2012 is \$55,000 (\$1,000 per property for 55 properties).

**Future Action**

Annual renewal of the cooperative agreement.

**Financing Structure**

Initial financing for implementation of BMPs will be through the NSP program and must comply with NSP requirements. Upon implementation of stormwater BMPs at a project site, staff will provide CRWD with documentation of landscaping expenses and request reimbursement.

### **PED Credit Committee Review**

Not applicable.

### **Compliance**

Implementation of stormwater BMP site plans and designs created by CRWD will be bid competitively and comply with the following requirements:

1. Affirmative Action/Equal Employment Opportunity
2. Vendor Outreach
3. Section 3
4. Limited English Proficiency
5. NSP Affordability Covenants
6. Fair Housing Opportunities
7. Saint Paul Sustainable Development Policy
8. Two Bid Policy

### **Green/Sustainable Development**

The Cooperative Agreement with CRWD enhances NSP program compliance with the Saint Paul Sustainable Development Policy by incorporating stormwater BMPs, native landscaping, and tree canopy implementation into NSP site plans.

### **Environmental Impact Disclosure**

For the existing NSP program, the Tier 1 environmental review determined that all activities were either exempt or categorically excluded.

### **Historic Preservation**

Each property was subject to a Tier 2 environmental review, which included consultation with the State Historic Preservation Office. All properties have received the appropriate sign-offs.

## **Public Purpose/Comprehensive Plan Conformance**

The NSP program supports all three strategies of the Housing Chapter of the City of Saint Paul's Comprehensive Plan: 1) build on Saint Paul's strengths in the evolving metropolitan housing market; 2) preserve and promote established neighborhoods; and 3) ensure the availability of quality and affordable housing across the City.

The City Council has also adopted as part of its Comprehensive Plan the following strategies related to water resources management, each of which are addressed as a component of the proposed partnership with CRWD:

- 1.7 Promote and advocate ways to reduce indoor water use through better fixtures and appliances and also by changing personal habits.
- 1.9 Advocate for reduced lawn watering needs through the use of native plants, rain barrels, gray water for irrigation, drip irrigation systems, etc.
- 2.14.1 Explore ways to reduce stormwater runoff and improve water quality from existing sites.
- 2.12 Reduce the negative impacts of rooftop runoff on water quality and water resources.
- 2.13 Ensure delivery of public education programs on water quality in collaboration with other organizations.
- 2.18 Encourage the use of native vegetation for appropriate land uses.
- 2.19 Promote tree planting and improved tree planting strategies to reduce runoff by increasing the survival rates and lifespans of trees.

## **Recommendation:**

The Executive Director and staff recommend approval of the cooperative agreement with the Capital Region Watershed District in accordance with the attached Resolution.

**Sponsored by: Commissioner Thune**

**Staff: Roxanne Young (651-266-6581)**

## **Attachments**

- **Attachment A -- Resolution**
- **Attachment B -- Background Attachment**
- **Attachment C -- Map/Address of Project**
- **Attachment D -- Public Purpose Form**
- **Attachment E -- Census Facts**