Green Infrastructure Grant Program
Applicant Workshop
San Francisco Public Utilities Commission
SFPUC Grant Programs

**Floodwater Management Grant Assistance Program**

The grant is based on the commitment of the City to offset costs for property owners to install projects to help minimize floodwater entering their properties.

**Grant Assistance for Water Efficient Equipment Retrofits**

Pilot grant assistance program for non-residential retail water service customers who can significantly reduce use of potable water with upgrade or replacement of existing onsite indoor water using equipment.

**Large Landscape Grant Program**

The SFPUC periodically offers grants to retail water service customers with 2.5 acres or more of irrigated landscape and who can implement a water-saving project.

**Pilot Community Garden Irrigation Meter Grant Program**

Designed to help urban agriculture, community, and demonstration gardens in San Francisco track and manage irrigation water use through the installation of a dedicated irrigation water service.

**Green Infrastructure Grant Program**

This program provides grants to large public and private property owners to manage their stormwater onsite and improve collection system performance during wet weather.

**Urban Watershed Stewardship Grants**

This grant offers non-profit organizations funding for community-based projects to help manage stormwater using ecologically based strategies known as green infrastructure.
Workshop Goals

• Understand the basics of green infrastructure and why it is important
• Understand the eligibility requirements of the Green Infrastructure Grant Program
• Prepare to apply for the Green Infrastructure Grant Program
• Learn how to access additional resources and the SFPUC’s technical assistance program
• Answer any questions on the Green Infrastructure Grant Program
Workshop Agenda

Introduction
1) What is Green Infrastructure?
2) Program Summary
3) Important Information
4) Questions

Determining Your Eligibility & Getting Ready to Apply
1) Pre-Application Steps
2) SFPUC Technical Assistance
3) Questions
INTRODUCTION
Why Do We Care About Stormwater?
What is Green Infrastructure?

Green Infrastructure is a set of engineered, sustainable stormwater management tools that slow down, clean, and route stormwater to keep it from overwhelming the City's sewer system.
What is Green Infrastructure?

- Bioretention Planter
- Rainwater Harvesting
- Permeable Pavement
- Vegetated Roof
How Does Green Infrastructure Work?

**Green Infrastructure** collects stormwater runoff from an impervious surface, or Drainage Management Area (DMA).

- **Drainage Management Area (DMA)**: 122,700 ft²
- **GI Area**: 17,300 ft²

Sizing Ratio = GI Area / DMA = 14% (standard sizing ratio 5%)
PROGRAM SUMMARY
Green Infrastructure Grant Program

- Encourages San Francisco property owners to design, build, and maintain performance-based green infrastructure projects.
- Targeted towards large, highly impervious parcels
- SFPUC funds design and construction of green infrastructure
- Property owner is responsible for ongoing maintenance

Before

After

RL Stevenson Elementary Stormwater Schoolyard, San Francisco
Green Infrastructure Grant Program

Minimum Eligibility Criteria:

1. **Location**: Projects must be on a parcel connected to a SFPUC-owned and operated sewer system service area
2. **Size**: Projects must manage runoff from a minimum of 0.5 acres of impervious surfaces
3. **Performance**: Capture 90th percentile storm (0.75-inch depth)
4. **Co-Benefits**: Demonstration of at least 2 of the approved co-benefits
5. **Experience**: Grant team must have experience designing or constructing green infrastructure
How big is 0.5 acres?
Green Infrastructure Grant Program

**Co-Benefits** - Projects must demonstrate at least two of the following co-benefits:

- Located within or serving Environmental Justice/Disadvantaged Communities
- Recharges groundwater
- Project site is publicly accessible
- Reuses stormwater
- Provides opportunities for education/curriculum
- Provides job training opportunities
- Increases biodiversity/native habitat
Green Infrastructure Grant Program

Application Review:

• **Rolling**: *first-come, first-serve*
• Grants awarded based on completed application and satisfaction of 5 eligibility criteria
• Grant amount determined by concept design and budget

Maximum Grant Amount:

• $765,000 per impervious acre managed
• Up to $2,000,000 in funding per project
Green Infrastructure Grant Program

Eligible Costs:
• Planning and Design (capped at 20% of total grant amount)
  - Project management/admin
  - Survey and Geotech
  - LA/PE fees
• Direct construction costs for GI features
• Impervious surface removal
• Educational signage

Ineligible Costs:
• Maintenance
• Non-green infrastructure elements
  - Decorative items
  - Benches
  - Play equipment
  - Lighting
• Artificial turf fields
• Monitoring or research
The GIGP has a **20-year maintenance requirement**

Stormwater Management Agreement:

- Documents grant obligations – design, construction and maintenance
- Must be signed before first payment can be made
- Must be signed by the grantee and the property owner (if different)
- Includes a Declaration of Deed Restrictions recorded against property
- Includes annual reporting requirements
Maintenance Requirements

- Maintenance activities depend on the type of BMPs selected
- Maintenance can be performed by anyone, but property owner is legally responsible
- Annual self-inspection reports + SFPUC inspection

<table>
<thead>
<tr>
<th>Activity</th>
<th>Schedule</th>
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<tbody>
<tr>
<td>Regularly water during the first three months as vegetation</td>
<td>Post-construction</td>
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<td>establishes roots.</td>
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<tr>
<td>Trim vegetation as needed to maintain desired appearance.</td>
<td>Monthly or as needed</td>
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<tr>
<td>Remove visible contaminants, debris, and trash from inlets and outlets</td>
<td>Semi-annually (beginning and</td>
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<tr>
<td>to avoid clogging.</td>
<td>end of rainy season)</td>
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<tr>
<td>Add mulch to bare areas and remove any mulch that has become fouled</td>
<td>Semi-annually (beginning and</td>
</tr>
<tr>
<td>with sediment, oil and grease, or other hazardous material.</td>
<td>end of rainy season)</td>
</tr>
<tr>
<td>Prune vegetation obstructing line of site at roadway or intersection.</td>
<td>Quarterly</td>
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<tr>
<td>Replace dead, damaged, or diseased plants and provide weed control.</td>
<td>Annually</td>
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<tr>
<td>Regrade soil surface if erosion or scouring has occurred.</td>
<td>Annually</td>
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<tr>
<td>Till or aerate soil and replant if the system does not drain within the</td>
<td>As needed (expected to be 3 to 5 years)</td>
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<td>design drain time.</td>
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<tr>
<td>Repair or replace damaged or detached impermeable liners, if applicable</td>
<td>Semi-annually or as needed</td>
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<tr>
<td>Consult with a licensed professional pest control service if rodent</td>
<td>Annually or as needed</td>
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<tr>
<td>or animal damage is observed.</td>
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<tr>
<td>Utilize Integrated Pest Management (IPM) strategies to safely and</td>
<td>As needed</td>
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<tr>
<td>effectively minimize pest damage and hazard.</td>
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Stormwater Management Ordinance

GI Grants are intended for retrofits – they cannot pay for compliance.

Parcels undergoing new development or redevelopment that trigger the Stormwater Management Ordinance are not eligible for grant funds through this program.

The Stormwater Management Ordinance requires new and redevelopment projects to manage stormwater using green infrastructure, and applies to:

- New development and redevelopment projects that create and/or replace:
  1. ≥5,000 square feet of impervious surface in separate and combined sewer areas; or
  2. ≥2,500 square feet of impervious surface in separate sewer areas.
Stormwater Management Ordinance

A separate and fully independent system that manages an otherwise unmanaged portion of a project with may be eligible.

For projects complying with the SMO, the following conditions must be met to be eligible for a GI Grant:

1. The proposed green infrastructure must be an entirely separate and fully independent system (“Addition”) that manages an otherwise unmanaged portion of a project with documented SMO compliance (“Baseline”); and

2. The separately managed Addition to a project site must not be connected to, or dependent on, a green infrastructure facility required for Baseline SMO compliance; and

3. The Project must receive Preliminary SCP approval for the corresponding Baseline stormwater management system before a GI Grant can be awarded.
Stormwater Management Ordinance

Example: Adjacent project/drainage areas.

New building addition subject to SMO

Remaining area eligible for grant funds
Example: Separate and fully independent system within project area.

“Baseline” SMO compliance

Separate and fully independent “Addition”
Important Program Milestones

Following selection of your application, you will have:

• **90 days** to submit the following to the SFPUC:
  1. Completed W-9 tax form
  2. Required insurance documentation
  3. Registered Bidder and Supplier Number

• **2 years** to start construction
Environmental Review and Permits

CEQA

• Most construction projects will be required to complete environmental review with SF Planning Dept.

Additional Permits

• Construction projects in San Francisco may trigger additional permitting requirements by SF Public Works, Dept of Building Inspection, and/or Dept of Public Health.

**TIP**: Start the permit process early by meeting with SF Planning in person after receiving your first grant award.

*Green Infrastructure Permit Handbook coming soon!*
## Funding Disbursements

<table>
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<tr>
<th>Funding Disbursement</th>
<th>Required Documentation</th>
</tr>
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</table>
| **1: Non-construction Costs (20%)** | 1. Signed Stormwater Management Agreement  
                                2. Completed W-9 IRS form  
                                3. All required insurance documentation  
                                4. Bidder and Supplier Number |
| **2: Construction Costs (70%)** | 1. CEQA Determination or Exemption  
                                2. Proof of recording of Deed Restrictions  
                                3. SFPUC approval of 100% Design |
| **3: Final Payment (10%)**    | 1. SFPUC approval of final construction  
                                2. Completion of Final Report |

**Taxes:** A grant counts as income and therefore may be taxable.
QUESTIONS?
DETERMINING YOUR ELIGIBILITY & GETTING READY TO APPLY
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Determining Your Eligibility & Getting Ready to Apply

**Step 1:** Determine if Your Property is Eligible

**Step 2:** Assemble a Grant Team

**Step 3:** Evaluate Opportunities and Set Priorities

**Step 4:** Develop a Project Concept

**Step 5:** Schedule a Pre-Application Meeting
Step 1: Determine if Your Property is Eligible

Make sure your property is connected to a SFPUC-owned and operated sewer system service area

TIP: Use the interactive map located at sfwater.org/gigrants to see where your property is located
Step 1: Determine if Your Property is Eligible

Make sure your property has a minimum of 0.5 acres of impervious surface.
Step 2: Assemble a Grant Team

**Required Team Members***:
- Grant or project manager
- A licensed Professional Engineer or Landscape Architect registered in the State of California
- Property owner

**Optional Team Members**:
- Interested community members
- Additional project stakeholders

*TIP: Check out the GI Vendor List (coming soon!)

*At least one team member must have experience designing or constructing green infrastructure
Step 3: Evaluate opportunities and set priorities

What do you want to achieve through this project?

• Increase greening?
• Educational opportunities?
• New community space?
• Improve drainage or paving problems?

Chester Arthur Schoolyard, Philadelphia

Before

After

https://www.landscapeperformance.org/case-study-briefs/chester-arthur-schoolyard
Step 3: Evaluate opportunities and set priorities

Look for **opportunities** and **constraints** on your site

- Co-benefit opportunities
- Existing grading and drainage
- Underground utility locations
- Locations of roof downspouts
- Low soil infiltration rate
Step 3: Evaluate opportunities and set priorities

Select two project co-benefits:

- Located within or serving Environmental Justice/Disadvantaged Communities
- Recharges groundwater

Green Infrastructure Grant Program Web Map
Step 3: Evaluate opportunities and set priorities

Select two project co-benefits:

• Located within or serving Environmental Justice/Disadvantaged Communities
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Step 4: Develop a project concept
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Step 4: Develop a project concept

Size your green infrastructure to meet the performance requirement

Identify your Drainage Management Areas (DMAs)

Choose an approved BMP

Use the Application Calculator to appropriately size the BMP

Drainage Management Area (DMA)  GI Area

Sizing Ratio = GI Area / DMA (standard sizing ratio 5%)
Step 5: Schedule a pre-application meeting

Attendees:

- SFPUC Grant Administrator
- Grant project manager and lead designer(s)

**TIP:** Use the pre-application meeting to verify your stormwater performance assumptions and ask any questions you have on the application.
Grant Application

Excel workbook with 7 required tabs:

1. Applicant information
2. Project narratives
3. Budget template
4. Performance calculator, BMP sizing
5. Co-benefits
6. Schedule template
7. Maintenance tasks

Be sure to read the Instructions tab in the Grant Application and the Green Infrastructure Grant Program Handbook before filling out the application!
SFPUC TECHNICAL ASSISTANCE
SFPUC Technical Assistance

Pre-Application
• Grant Workshops
• Site Visits with SFPUC Engineers
• Opportunity and Constraints Evaluation
• GI Vendor List

Post-Application
• Contractor Training
• Maintenance Training
## Additional Resources

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<tr>
<td>Green Infrastructure Grant Program Website</td>
<td><a href="https://sfwater.org/gigrants">https://sfwater.org/gigrants</a></td>
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<tr>
<td>Green Infrastructure Construction Guidebook</td>
<td><a href="https://sfpuc.sharefile.com/share/view/sf2de19205e546769">https://sfpuc.sharefile.com/share/view/sf2de19205e546769</a></td>
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<td>Green Infrastructure Permit Process Guidebook</td>
<td>Coming Soon!</td>
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THANK YOU!

gigrants@sfwater.org
(415) 934-5709

www.sfwater.org/gigrants