

City Manager's Proposed FY 2022  
Operating and Capital Improvement Budget

March 25, 2021

# BUDGET WORK SESSION #3

## CAPITAL IMPROVEMENT PROGRAM

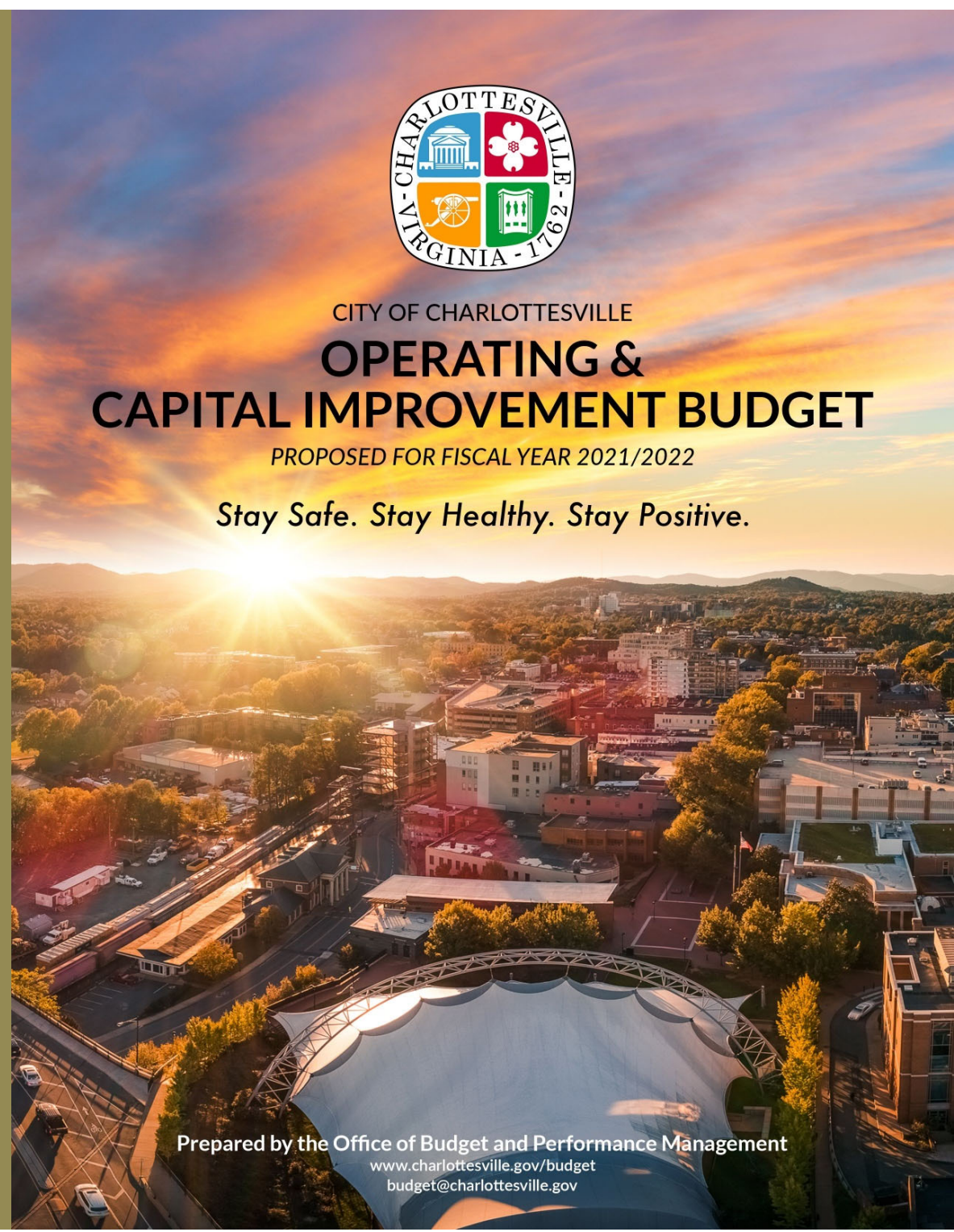


CITY OF CHARLOTTESVILLE

# OPERATING & CAPITAL IMPROVEMENT BUDGET

PROPOSED FOR FISCAL YEAR 2021/2022

*Stay Safe. Stay Healthy. Stay Positive.*



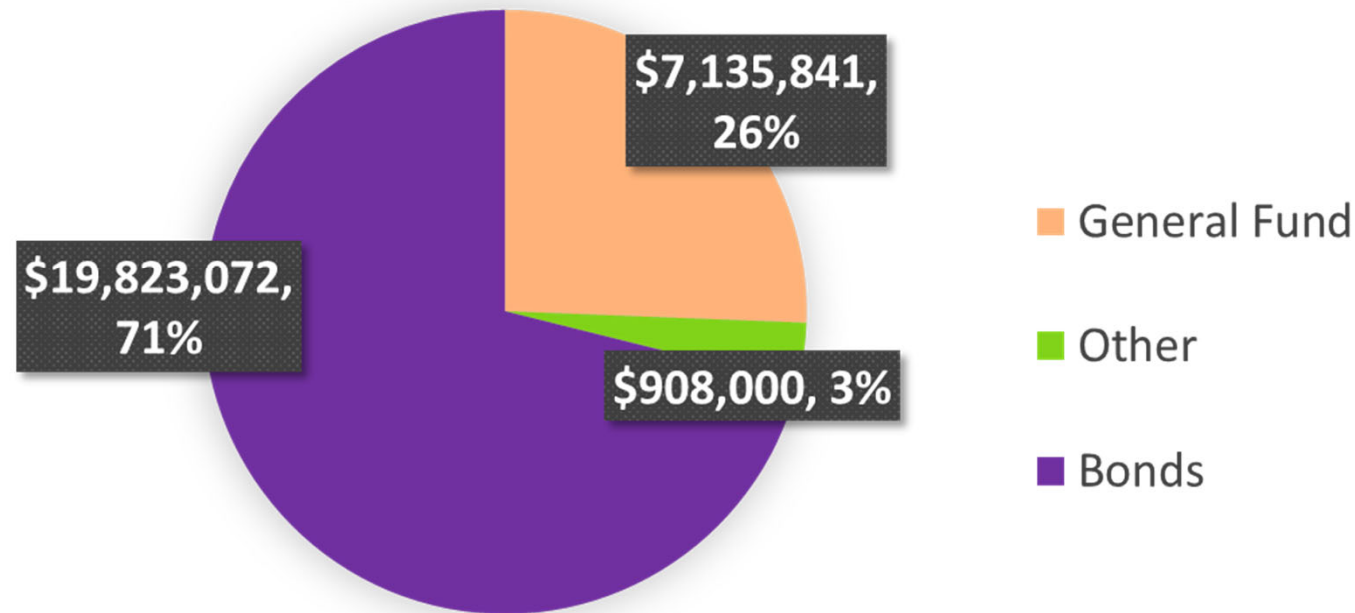
Prepared by the Office of Budget and Performance Management  
[www.charlottesville.gov/budget](http://www.charlottesville.gov/budget)  
[budget@charlottesville.gov](mailto:budget@charlottesville.gov)

# Agenda

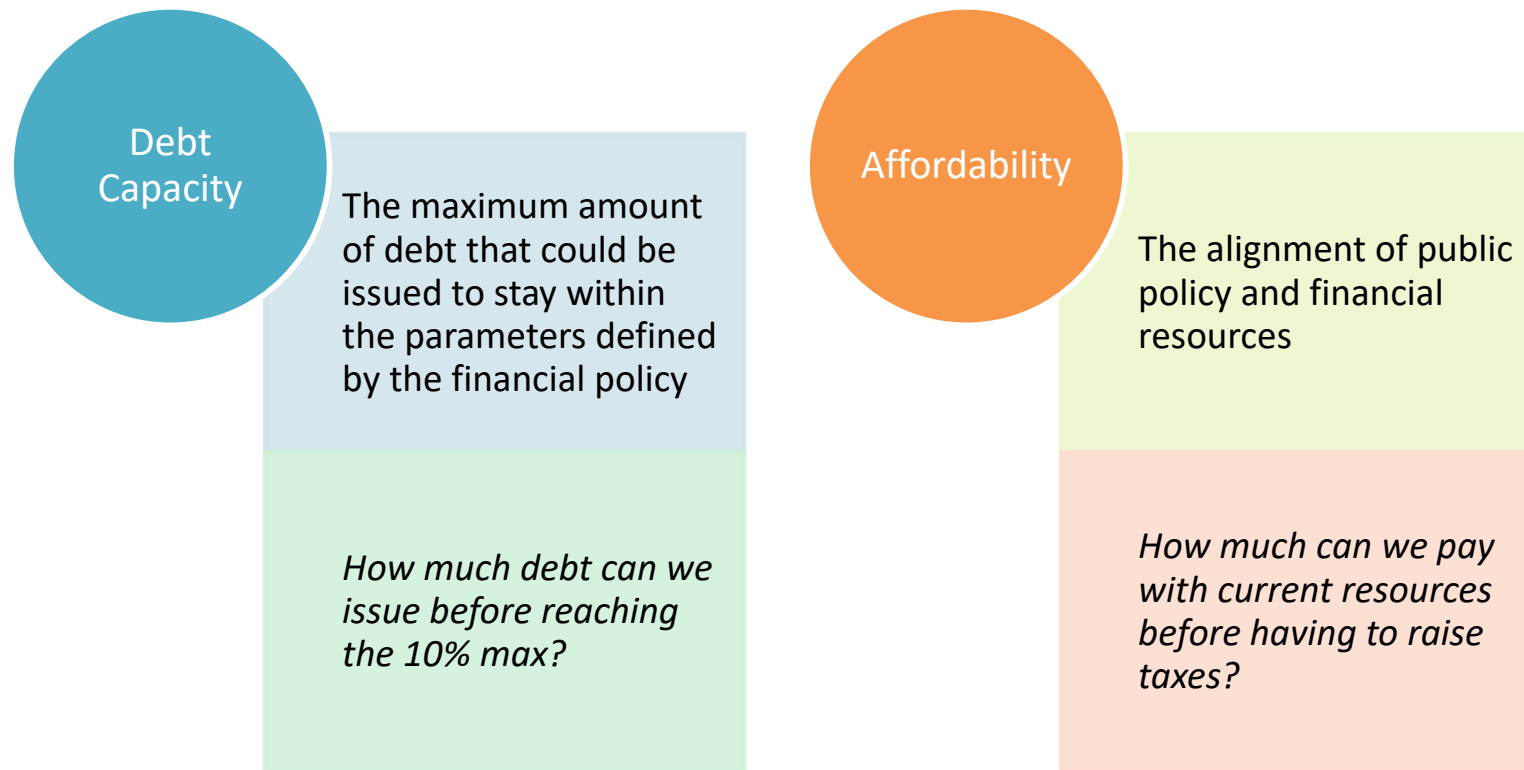
1. FY22 Proposed CIP Budget
2. Follow-Up
  - Budget Adjustments
  - VCF
3. Wrap Up and Staff Follow Up
4. Public Comment

# How are We Paying for the CIP?

CIP Revenue Sources - FY22



# CIP Balancing Act



# The Debt Projection

## KEY POINTS

Existing Capacity	\$ 185,000,000
Existing Projects (ABNI)	\$ 74,000,000
FY 22-26 CIP Draft	\$ 121,117,452
<b>Total Projects</b>	<b>\$ 195,117,452</b>

Fiscal Year	"Planning"				"Consequences"		
	Bond Issue Amount <sup>(1)</sup>	Annual Debt Service <sup>(2)</sup>	General Fund Expenditure Budget <sup>(3)</sup>	Ratio of Debt Service to Total General Fund Expenditures	General Fund Transfer <sup>(4)</sup>	\$ Increase	Debt Service Fund Balance <sup>(5)</sup>
2016	11,125,466	9,128,798	156,391,435	5.84%	9,279,578	-	11,962,480
2017	11,140,000	10,103,067	162,018,737	6.24%	9,817,330	537,752	11,880,013
2018	4,610,000	10,615,335	171,657,127	6.18%	10,371,750	554,420	11,905,368
2019	9,520,000	10,375,167	179,725,535	5.77%	11,003,348	631,598	12,830,074
2020	-	10,771,937	188,863,920	5.70%	11,049,584	46,236	13,255,398
2021	13,455,000	10,465,180	191,195,873	5.47%	10,251,550	(798,034)	13,178,415
2022	25,000,000	10,983,075	190,232,749	5.77%	10,285,365	33,815	12,605,932
2023	25,000,000	12,732,218	193,086,240	6.59%	12,019,857	1,734,492	12,005,848
2024	25,000,000	14,128,519	195,982,534	7.21%	13,755,038	1,735,181	11,731,734
2025	60,000,000	15,541,933	198,922,272	7.81%	15,490,923	1,735,885	11,767,101
2026	25,000,000	19,760,790	201,906,106	9.79%	17,227,526	1,736,603	9,307,263
2027	25,000,000	21,351,167	204,934,698	10.42%	18,964,861	1,737,335	6,979,699
2028	-	22,419,071	208,008,718	10.78%	19,102,943	138,082	3,685,599
2029	-	21,344,164	211,128,849	10.11%	19,241,786	138,843	1,612,592
2030	-	20,107,983	214,295,781	9.38%	19,381,406	139,620	900,700
2031	15,000,000	19,100,717	217,510,218	8.78%	19,521,818	140,412	1,321,801

## KEY POINTS

- ✓ Debt Service Doubles - \$10M to \$22M
- ✓ Significant New Revenue Enhancements Required
- ✓ Balance in Debt Service Fund Essentially Exhausted



# Proposed FY 2022 CIP Budget

	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>Totals</b>
<b>Sources of Funds:</b>						
General fund transfer	\$ 7,135,841	\$ 6,737,940	\$ 7,549,378	\$ 6,580,400	\$ 8,580,400	\$ 36,583,959
Year- End Surplus	-	-	-	-		\$ -
Bond issues	19,823,072	19,235,491	12,287,907	59,885,491	9,885,491	\$ 121,117,452
Other	908,000	380,500	318,000	318,000	318,000	\$ 2,242,500
<b>Total sources</b>	<b>\$27,866,913</b>	<b>\$26,353,931</b>	<b>\$20,155,285</b>	<b>\$66,783,891</b>	<b>\$18,783,891</b>	<b>\$159,943,911</b>
<b>Uses of funds:</b>						
<b>Education</b>	<b>\$3,520,000</b>	<b>\$4,600,000</b>	<b>\$3,400,000</b>	<b>\$52,150,000</b>	<b>\$2,150,000</b>	<b>\$ 65,820,000</b>
Economic development	\$0	\$150,000	\$150,000	\$150,000	\$150,000	\$ 600,000
Facilities Capital Projects	\$1,370,491	\$1,370,491	\$1,370,492	\$1,370,491	\$1,370,491	\$ 6,852,456
Public safety and justice	\$6,889,581	\$265,000	\$1,417,415	\$265,000	\$265,000	\$ 9,101,996
<b>Transportation and access</b>	<b>\$8,462,000</b>	<b>\$11,563,440</b>	<b>\$4,662,378</b>	<b>\$4,443,400</b>	<b>\$4,443,400</b>	<b>\$ 33,574,618</b>
Parks and recreation	\$865,000	\$790,000	\$790,000	\$790,000	\$790,000	\$ 4,025,000
<b>Affordable Housing</b>	<b>\$6,469,841</b>	<b>\$7,325,000</b>	<b>\$8,075,000</b>	<b>\$7,325,000</b>	<b>\$9,325,000</b>	<b>\$ 38,519,841</b>
General government	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$ 1,450,000
<b>Total uses</b>	<b>\$27,866,913</b>	<b>\$26,353,931</b>	<b>\$20,155,285</b>	<b>\$66,783,891</b>	<b>\$18,783,891</b>	<b>\$159,943,911</b>



# Responding to the challenge

To accomplish Council's goals and priorities, the Proposed CIP is presented with the following recommendations:

- **West Main Streetscape** no additional funding being added (beyond the \$18.25 million previously committed).
- **Schools Reconfiguration** is included with a \$50 Million placeholder in FY25.
- **Real estate property taxes** are proposed to be increased by 2 cents annually beginning in FY23 for a total of 10 cents over five years. Council and the School Board will need to build community support for these investments.
- **The School funding formula should be recalibrated to recognize the new debt service requirements.** A once in a generation project to reconfigure the schools will require a new approach to the school transfer calculation starting in FY23.
- While the CIP, operational budgets, and tax rates are all reviewed and adjusted annually, once the school project commences, future Councils will be obligated to complete the work.

# Key Messages

- **Strategic Focus** – The Proposed CIP focuses on Council’s key priorities
- **Affordability** - This plan is not affordable without the significant revenue enhancements
- **Reallocations** – Funds already committed but not spent in previous plans can still be reallocated
- **Future Needs** - Additional or new CIP funding would likely not be available for quite some time. Cash funding would be the only option and would also be competing with the additional funds needed to cover the debt service.
- **Limited reserves** – Even with additional tax revenues, the reserve funds are depleted



# FY 2022 Operating Budget Changes

<b>Manager's Recommended FY 22 Revenue Estimates</b>	<b>\$ 190,689,839</b>
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***Increase Revenues***

Business and Professional Licenses	950,000
Reimbursement for Constitutional Officers	73,004

<b>Total Amended FY 22 General Fund Revenue Estimates</b>	<b>\$ 191,712,843</b>
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<b>Manager's Recommended FY 22 Expenditures</b>	<b>\$ 190,689,839</b>
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***Decrease Expenditures***

Transfer to the Capital Improvement Program	(255,000)
Police Budget Reduction for School Crossing Guards transitioned to CCS	(55,307)

<b>Total Amended FY 22 General Fund Expenditures</b>	<b>\$ 190,379,532</b>
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<b>Budget Surplus/(Gap)</b>	<b>\$ 1,333,311</b>
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# Decision Points for Recommended Adjustments

<b>Beginning Budget Surplus</b>	<b>\$1,333,311</b>
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2% COLA for City Employees	1,060,000
Contractual Adjustments Associated with COLA	38,043
Deputy City Manager (fully fund in FY22)	59,271
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<b>Remaining Balance</b>	<b>175,997</b>
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## *Other Consensus Items*

Personnel to Support Climate Action Plan - up to **\$105,000**

Vibrant Community Fund - to level fund consensus agencies from FY21 amounts **\$147,043**

# Vibrant Community Fund

## Unfunded Amounts

### FY22 VCF Unfunded Amounts

	Essential	Important	Helpful	No direct connection
Exemplary Quality	15 Programs \$64,665	4 Programs \$80,145	1 Program \$40,000	
Solid Quality	9 Programs \$162,925	12 Programs \$266,263	4 Programs \$233,364	
Fair Quality	1 program 98,627		5 Programs \$65,082	
Poor Quality			2 Programs \$320,000	

Arts and Culture

**72,687**

Capacity Building Grants

**60,000**

**TOTAL SUM**

**\$1,463,758**



# Vibrant Community Fund

## Consensus Agencies

<u>Agency</u>	<u>FY22 Requested</u>	<u>FY22 Proposed</u>	<u>Difference</u>	<u>Level Funding from FY21</u>
OAR Drug Court	75,947	30,379	45,568	37,973
OAR Therapeutic Docket	60,500	36,905	23,595	17,545
Legal Aid - Civil Legal Services	100,000	40,000	60,000	20,000
Legal Aid - Support for Community Advocacy on Racial Equity	100,000	0	100,000	37,500
PHAR Internship	75,000	0	75,000	21,000
CRHA	98,627	0	98,627	0
Computers 4 Kids	<u>40,000</u>	<u>0</u>	<u>40,000</u>	<u>13,025</u>
<b>TOTAL</b>	<b>550,074</b>	<b>107,284</b>	<b>442,790</b>	<b>147,043</b>

# Vibrant Community Fund

## Other Agencies

<u>Agency</u>	<u>FY22 Requested</u>	<u>FY22 Proposed</u>	<u>Difference</u>	<u>Level Funding from FY21</u>
OAR Pretrial	53,046	50,394	2,652	-
Sin Barreras	19,300	7,720	11,580	-
Bridge Ministry	300,000	0	300,000	0
Creciendo Juntos	<u>10,000</u>	<u>0</u>	<u>10,000</u>	<u>0</u>
<b>TOTAL</b>	<b>382,346</b>	<b>58,114</b>	<b>324,232</b>	<b>0</b>

<u>Capacity Building</u>	<u>FY22 Requested</u>	<u>FY22 Proposed</u>	<u>Difference</u>
Conscious Capitalist	10,000	0	10,000
PHAR	10,000	0	10,000
Creciendo Juntos	10,000	0	10,000
Bridge Ministry	<u>10,000</u>	<u>0</u>	<u>10,000</u>
<b>TOTAL</b>	<b>40,000</b>	<b>0</b>	<b>40,000</b>



# Decision Points for Recommended Adjustments

<b>Beginning Budget Surplus</b>	<b>\$1,333,311</b>
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2% COLA for City Employees	1,060,000
Contractual Adjustments Associated with COLA	38,043
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<b>Remaining Balance</b>	<b>175,997</b>
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## *Other Consensus Items*

Personnel to Support Climate Action Plan - up to **\$105,000**

Vibrant Community Fund - to level fund consensus agencies from FY21 amounts **\$147,043**

# Wrap-up and Staff Follow-up



# Budget Calendar

## **April 5: Public Hearing on FY 22 Budget, 6:30pm, Zoom Webinar**

- Smaller presentation with opportunity for Public feedback and Council discussion

## **TENTATIVE - April 8: Work Session, 6pm – 8pm, Zoom Webinar, Remaining budget issues and wrap up**

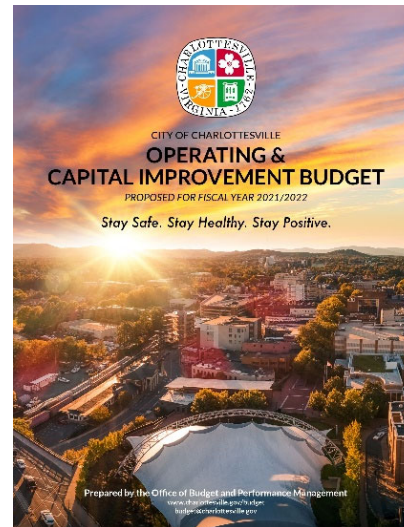
- Public invited. Opportunity for Council discussion with staff. Public comment at end.

## **April 13: Budget Approval by City Council, 5:30pm, Zoom Webinar**



# Budget Information

[www.charlottesville.gov/budget](http://www.charlottesville.gov/budget)



## Copies of FY 2022 Proposed Budget

City Manager's Office, City Hall, 8:00-5:00 PM M-F

Central and Gordon Ave. Library Branches

[budget@charlottesville.gov](mailto:budget@charlottesville.gov)  
[www.charlottesville.gov/budget](http://www.charlottesville.gov/budget)



Office of Budget and  
Performance Management

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## Capital Improvement Program Fund

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### Capital Improvement Program (CIP) Overview

The Capital Improvement Program (CIP) provides funding for streets, public buildings (both governmental and school facilities), land, and other capital assets. Capital improvement projects are projects, which generally have a life of 5 years, or more, cost more than \$50,000, and are non-operational in nature. City Council adopted budget guidelines and established a policy to allocate an amount no less than 3% of the General Fund budget for capital improvements.

The annual capital budget is part of the City's multi-year Capital Improvement Program, which is designed to coordinate the planning, financing, and construction of capital projects. Separate funding is adopted in the General Fund budget for the smaller maintenance projects, which are handled in the Facilities Repair Fund.

Many factors are taken into consideration during the development of the capital budget. For instance, the aging of public facilities and infrastructure, the need to accommodate a growing population, and enhancement of quality of life within the City. For these reasons, the City must respond to the capital needs of the community with investments aimed at improving, revitalizing, and maintaining the existing facilities and infrastructure of the City of Charlottesville.

### CIP Process and Timeline

The City's CIP process is designed to coordinate and align capital projects with Council's strategic priorities while also balancing capital investments with available financial resources. The process attempts to also capture the true-life cycle cost of the projects – including not only initial construction costs but also operational and replacement costs.

The City's 5-year capital improvement process typically begins in the fall when City departments receive the CIP submission request forms and related materials to use for the upcoming five-year plan. In addition to submitting requests for new projects, departments are also asked to provide financial updates for existing projects and any projects previously included in the multi-year CIP plan. All materials are submitted to the Office of Budget and Performance Management, which organizes and prepares the submissions for review and prioritization by the CIP **Budget Development Committee**. The CIP **Budget Development Committee** consists of the City Manager, Deputy City Managers, Finance Director and the Senior Budget and Management Analysts.

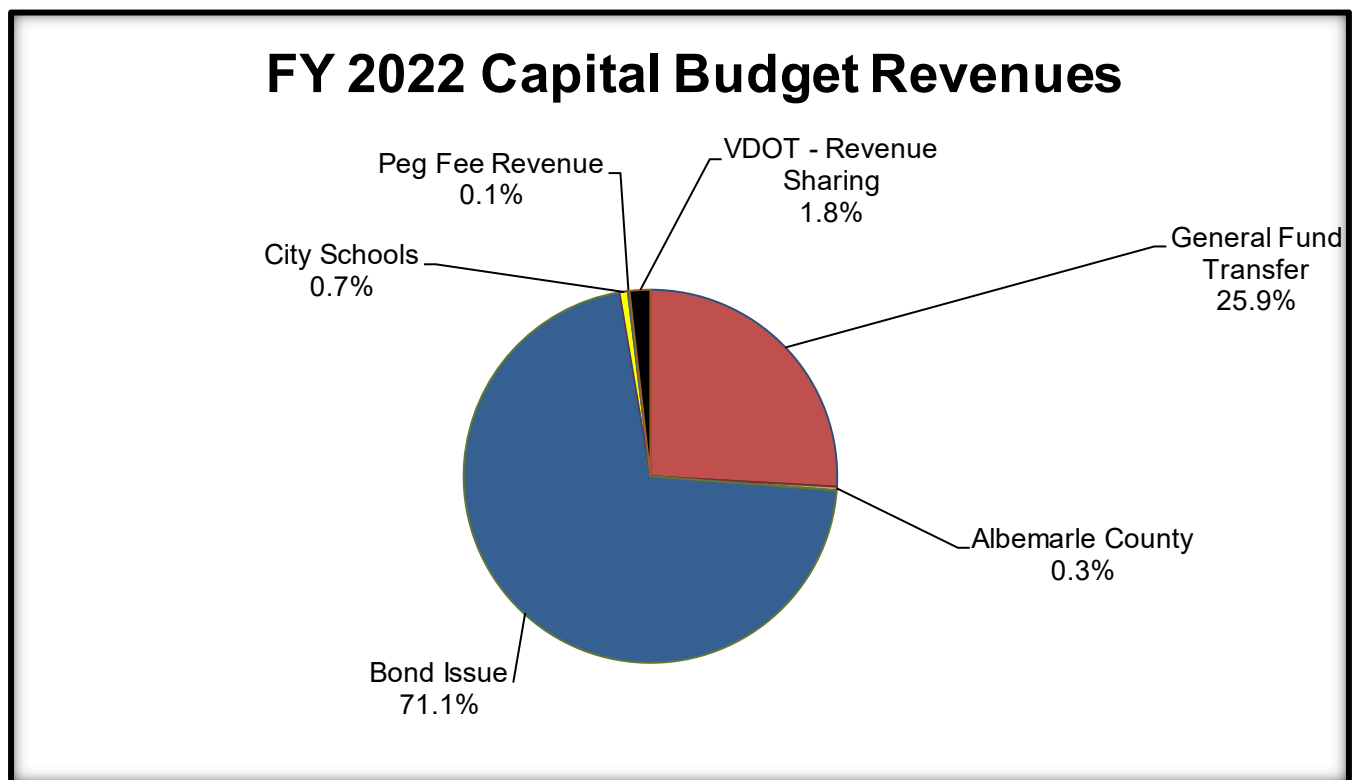
Beginning in November, a series of work sessions were held to engage and discuss the Council's priorities and the overall capital budget with the City Council. Input received from Council during these work sessions helped to guide the deliberations of the **Budget Development Committee** in their review of the CIP submissions. In February, a 5 year CIP plan recommendation was presented to the **Planning Commission** as part of a public hearing for feedback and approval. After the public hearing, the Planning Commission puts forth its own set of recommendations and proposed changes for City Council to consider.

On March 1, 2021, a Proposed CIP will be formally presented to City Council as part of an overall Proposed City Operating and Capital Budget. Council will spend time deliberating the proposed plan and may make funding changes until the budget is formally adopted on April 13, 2021.

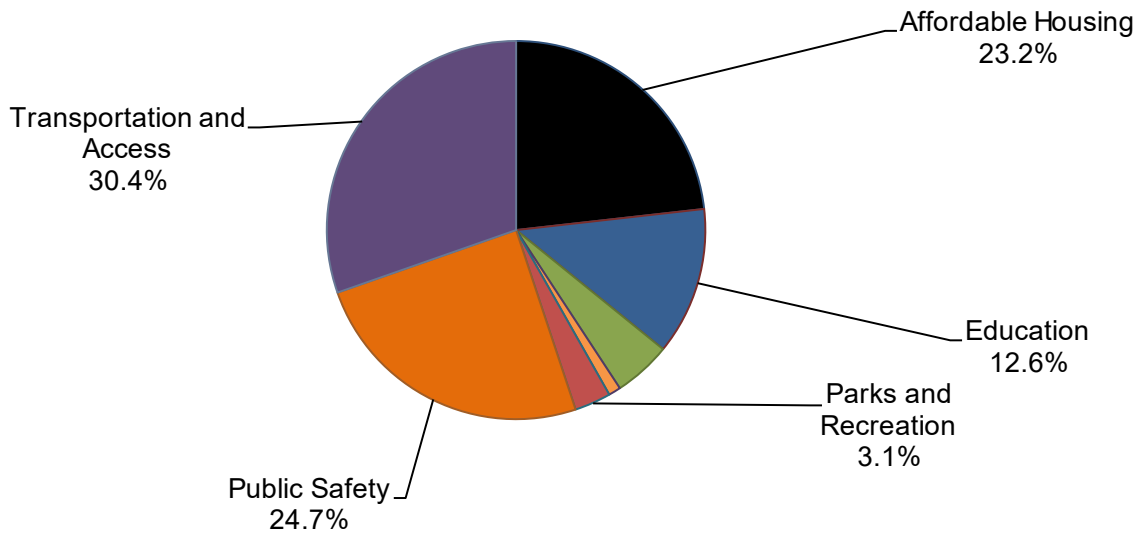
## FY 2022 Capital Improvement Program Revenues and Expenditures

The **FY 22-26** Capital Improvement Program recommends the use of approximately **\$121.1 million** in long-term debt to finance a portion of the **\$159.9 million** multi-year program. The balance will be funded through transfers of funds from the General Fund, PEG (public, education and governmental) programming fees, revenue sharing funds from Virginia Department of Transportation (VDOT), contributions from Albemarle County and the Charlottesville City Schools.

The Capital Improvement Program for **FY 22** contains bondable projects totaling **\$24.56 million**, along with non-bondable projects totaling **\$1.23 million**, for a total capital improvement program budget equaling **\$25.79 million**.



## FY 2022 Capital Budget Expenditures



### Capital Improvement Program Alignment to the Strategic Plan

City Council has identified five priority areas: **Affordable Housing, Race and Equity, Workforce Development, Economic Development, and Safety, Security and Preparedness.** The expenditures that fall under these priorities are listed first.

#### Strategic Plan Priority Areas



##### Affordable Housing

In the FY 22 Capital Improvement Program \$6.47 million is allocated for Affordable Housing projects.

**Charlottesville Housing and Redevelopment** is to receive \$1,500,000 in the FY 22 CIP for the future redevelopment of the City’s public housing sites.

\$900,000 is allocated for **Supplemental Rental Assistance** to continue the previous commitment by City council for housing vouchers. and \$925,000 is allocated to the **Charlottesville Affordable Housing Fund (CAHF)** to provide funding for affordable housing initiatives. Previous Individual non-profit funding support has been combined into the CAHF to support affordable rental, affordable homeownership, affordable home rehabilitation and energy conservation, down payment assistance and other affordable housing initiatives

The redevelopment of **Friendship Court** is allocated \$2 million for the **Friendship Court Infrastructure Improvements** project as well as an additional \$394,841 for the **Friendship Court Redevelopment Phase I** and \$750,000 for the **Friendship Court Redevelopment Phase 2** projects.



Safety, Security and Preparedness

\$6,062,028 is funded in FY 22 to provide the remaining funds needed for the new **General District Court**. This is for the construction of a new court as part of an agreement the City has with Albemarle County.

\$995,500 is allocated to replace **Fire apparatus**

**Other Strategic Plan Areas**



Prepare students for academic and vocational success

Continues a strong commitment to the schools, providing \$3.4 million in capital funding for school facility improvements, including \$1.25 million for **Charlottesville City Schools Priority Improvement projects**.



Engage in robust and context sensitive urban planning and implementation

\$1.0 million is allocated in FY 22, to fund a streetscape and signalization improvement project for **East High Street**.

As part of the FY 22 CIP, **Small Area Plans** will receive \$100,000. The Comprehensive Plan Update identified several specific areas of the city where planning and design issues or investment opportunities may warrant additional study through the development of specific small area plans in the coming years.



Provide reliable and high quality infrastructure

**SIA Immediate Implementation** will receive \$200,000 in the FY 22 CIP. This funding is intended to facilitate completion of projects outlined in the Strategic Investment Area Plan. The FY 22 CIP allocates \$1.5 million in funding to go towards **Milling and Paving**. \$2.5 million is allocated to fund the remaining local dollars needed to match the State matching funds for the replacement of the **Belmont Bridge**. \$1.0 million is allocated for the **7<sup>th</sup> Street Parking Structure**.



Provide a variety of transportation and mobility options

\$200,000 is allocated for **Sidewalk and Curb ADA Improvements** and \$500,000 for **Sidewalk Repair**

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## Description of Capital Projects

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### Bondable Projects

#### **Education**

In FY 22, \$1.2 million is included for various City School capital improvements including projects relating to health/safety, facility asset preservation, code compliance (building & fire codes, and ADA), scheduled/periodic maintenance and quality of space/functionality. \$750,000 is also provided for the schools HVAC replacement plan, as well as funding of \$1.25 million for City Schools priority improvement projects. \$120,000 is also provided as partial funding needed for the roof replacement at Charlottesville High School.

#### **Facilities Capital Projects**

Facilities Capital Projects is allocated \$1.38 million for improvements and repairs to various City facilities. This funding also provides for the City facility HVAC replacement plan and the City/School Solar PV program projects.

#### **Public Safety and Justice**

In FY 22 \$6.1 million is allocated for the construction of a new General District Court and \$337,553 is allocated for Fire apparatus replacement.

#### **Transportation and Access**

For FY 22, a total of \$7.7 million is allocated to Transportation and Access projects which include:; \$500,000 for sidewalk repair (including ADA ramp upgrades on streets scheduled to be paved); \$200,000 SIA Immediate Implementation; \$100,000 Small Area Plan; \$1,000,000 for a new parking structure, \$200,000 for ADA Pedestrian Signal upgrades, \$228,000 for Traffic Signal Infrastructure Replacement, \$225,000 for minor bridge repairs; \$200,000 for ADA improvements to sidewalks and curbs throughout the City and \$2,500,000 as part of the local match for the Belmont Bridge replacement.

#### **Affordable Housing**

\$1.5 million is allocated in FY 22 and an additional \$12 million is projected in FY 23 - 26 for a total of \$13.5 million over the 5 year CIP for the redevelopment of the City's Public Housing sites.

## **Non-Bondable Projects**

### **Education**

\$200,000 is allocated for the Charlottesville City Schools small capital improvement program and is offset through a contribution from the schools specifically for this program.

### **Public Safety and Justice**

\$450,000 is allocated for the replacement of mobile data computers for the Police Department.

### **Transportation and Access**

Transportation and Access funding includes \$50,000 for citywide traffic engineering improvements; \$150,000 for neighborhood transportation improvements; \$150,000 for bicycle infrastructure; \$185,000 for the intelligent transportation system and \$100,000 for traffic sign retro reflective compliance work. Total funding for this area is \$769,000.

### **Parks and Recreation**

The Parks and Recreation Department is allocated \$865,000 for facility upgrades and repairs, Parkland and Trails Acquisitions, urban tree planting and for Downtown Mall infrastructure repairs. Funding for the infrastructure repairs on Downtown Mall is provided by the café permit fees paid by downtown vendors.

### **Technology Infrastructure**

The Communications Technology Account/Public Access Television project is allocated \$40,000 in order to allow the City to continue upgrading and improving its cable network services and programming to the citizens of Charlottesville. This item is offset 100% by PEG Fees paid to the City through the Comcast franchise agreement. \$200,000 is also funded for Citywide IT Strategic Infrastructure.

### **Affordable Housing**

Non Bondable housing projects are allocated \$4.97 million in the FY 22 CIP to help meet the housing challenges facing the residents in our community. Of that amount \$900,000 will go for supplemental rental assistance, \$925,000 will go for affordable housing initiatives, \$2 million for Friendship Court infrastructure improvements and \$1.14 million for Friendship Court Phase I and Phase 2 redevelopment.

**Proposed Capital Improvement Program  
FY 2022-2026**

	<u>Proposed FY22</u>	<u>Projected FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>Projected FY26</u>	<u>5 Year Total</u>
<b>Revenues</b>						
Transfer from General Fund	7,135,841	6,737,940	7,549,378	6,580,400	8,580,400	36,583,959
Transfer from General Fund - Mall Vendor Fees	78,000	78,000	78,000	78,000	78,000	390,000
Contribution from Albemarle County (CATEC)	90,000	62,500	0	0	0	152,500
Contribution from Schools (Small Cap Program)	200,000	200,000	200,000	200,000	200,000	1,000,000
PEG Fee Revenue	40,000	40,000	40,000	40,000	40,000	200,000
VDOT - Rev Share East High Signalization	500,000	0	0	0	0	500,000
CY 2022 Bond Issue	19,823,072	0	0	0	0	19,823,072
CY 2023 Bond Issue	0	19,235,491	0	0	0	19,235,491
CY 2024 Bond Issue	0	0	12,287,907	0	0	12,287,907
CY 2025 Bond Issue	0	0	0	59,885,491	0	59,885,491
CY 2026 Bond Issue	0	0	0	0	9,885,491	9,885,491
<b>TOTAL AVAILABLE REVENUES</b>	<b>\$27,866,913</b>	<b>\$26,353,931</b>	<b>\$20,155,285</b>	<b>\$66,783,891</b>	<b>\$18,783,891</b>	<b>\$159,943,911</b>

**Expenditures**

**BONDABLE PROJECTS**

<b>EDUCATION</b>	<u>Proposed FY22</u>	<u>Projected FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>Projected FY26</u>	<u>5 Year Total</u>
<b>Project</b>						
Lump Sum to Schools (City Contribution)	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	6,000,000
City Schools HVAC Replacement	750,000	750,000	750,000	750,000	750,000	3,750,000
City Schools Priority Improvement Projects	1,250,000	1,250,000	1,250,000	0	0	3,750,000
Charlottesville High School Roof Replacement	120,000	1,200,000	0	0	0	1,320,000
Charlottesville City School Reconfiguration	0	0	0	50,000,000	0	50,000,000
<b>SUBTOTAL</b>	<b>\$3,320,000</b>	<b>\$4,400,000</b>	<b>\$3,200,000</b>	<b>\$51,950,000</b>	<b>\$1,950,000</b>	<b>\$64,820,000</b>

**FACILITIES CAPITAL PROJECTS**

<b>Project</b>	<u>Proposed FY22</u>	<u>Projected FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>Projected FY26</u>	<u>5 Year Total</u>
Lump Sum to Facilities Capital Projects	1,045,491	1,045,491	1,045,492	1,045,491	1,045,491	5,227,456
City Facility HVAC Replacement	250,000	250,000	250,000	250,000	250,000	1,250,000
City and Schools Solar PV Program	75,000	75,000	75,000	75,000	75,000	375,000
<b>SUBTOTAL</b>	<b>\$1,370,491</b>	<b>\$1,370,491</b>	<b>\$1,370,492</b>	<b>\$1,370,491</b>	<b>\$1,370,491</b>	<b>\$6,852,456</b>

**PUBLIC SAFETY AND JUSTICE**

<b>Project</b>	<u>Proposed FY22</u>	<u>Projected FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>Projected FY26</u>	<u>5 Year Total</u>
General District Court	6,062,028	0	0	0	0	6,062,028
Replacement Fire Apparatus	0	0	1,152,415	0	0	1,152,415
Replacement EMS Apparatus	377,553	0	0	0	0	377,553
<b>SUBTOTAL</b>	<b>\$6,439,581</b>	<b>\$0</b>	<b>\$1,152,415</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,591,996</b>

**TRANSPORTATION AND ACCESS**

<b>Project</b>	<u>Proposed FY22</u>	<u>Projected FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>Projected FY26</u>	<u>5 Year Total</u>
New Sidewalks	0	0	100,000	100,000	100,000	300,000
Sidewalk Repair	500,000	500,000	500,000	500,000	500,000	2,500,000
SIA Immediate Implementation	200,000	200,000	200,000	200,000	200,000	1,000,000
Small Area Plans	100,000	100,000	100,000	100,000	100,000	500,000
Street Milling and Paving	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
Parking Structure	1,000,000	7,000,000	0	0	0	8,000,000
ADA Pedestrian Signal Upgrades	240,000	240,000	240,000	240,000	240,000	1,200,000
Minor Bridge Repairs	225,000	225,000	225,000	225,000	225,000	1,125,000
Citywide ADA Improvements - Sidewalks and Curbs	200,000	200,000	200,000	200,000	200,000	1,000,000
Traffic Signal Infrastructure Replacement	228,000	500,000	500,000	500,000	500,000	2,228,000
East High Street Signalization - VDOT Rev Share	1,000,000	0	0	0	0	1,000,000
Belmont Bridge - Local Match	2,500,000	0	0	0	0	2,500,000
<b>SUBTOTAL</b>	<b>\$7,693,000</b>	<b>\$10,465,000</b>	<b>\$3,565,000</b>	<b>\$3,565,000</b>	<b>\$3,565,000</b>	<b>\$28,853,000</b>

**AFFORDABLE HOUSING**

<b>Project</b>	<u>Proposed FY22</u>	<u>Projected FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>Projected FY26</u>	<u>5 Year Total</u>
Public Housing Redevelopment - (CRHA)	1,500,000	3,000,000	3,000,000	3,000,000	3,000,000	13,500,000
<b>SUBTOTAL</b>	<b>\$1,500,000</b>	<b>\$3,000,000</b>	<b>\$3,000,000</b>	<b>\$3,000,000</b>	<b>\$3,000,000</b>	<b>\$13,500,000</b>

<b>TOTAL BONDABLE PROJECTS</b>	<b>\$20,323,072</b>	<b>\$19,235,491</b>	<b>\$12,287,907</b>	<b>\$59,885,491</b>	<b>\$9,885,491</b>	<b>\$121,617,452</b>
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**NONBONDABLE PROJECTS**

	<u>Proposed</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>5 Year</u>
<u>Project</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>	<u>Total</u>
<b>EDUCATION</b>						
School Small Capital Improvements Program	200,000	200,000	200,000	200,000	200,000	1,000,000
<b>SUBTOTAL</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$1,000,000</b>
<b>ECONOMIC DEVELOPMENT</b>						
Economic Development Strategic Initiatives	0	150,000	150,000	150,000	150,000	600,000
<b>SUBTOTAL</b>	<b>\$0</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$600,000</b>
<b>PUBLIC SAFETY AND JUSTICE</b>						
Police Mobile Data Terminals	450,000	75,000	75,000	75,000	75,000	750,000
Police Portable Radio Replacement	0	75,000	75,000	75,000	75,000	300,000
Fire Portable Radio Replacement	0	75,000	75,000	75,000	75,000	300,000
Sheriff Portable Radio Replacement	0	40,000	40,000	40,000	40,000	160,000
<b>SUBTOTAL</b>	<b>\$450,000</b>	<b>\$265,000</b>	<b>\$265,000</b>	<b>\$265,000</b>	<b>\$265,000</b>	<b>\$1,510,000</b>
<b>TRANSPORTATION &amp; ACCESS</b>						
State Bridge and Highway Inspections	0	60,000	80,000	100,000	100,000	340,000
CAT Transit Bus Replacement Match	134,000	139,510	114,400	114,400	114,400	616,710
Intelligent Transportation System	185,000	185,000	185,000	185,000	185,000	925,000
City Wide Traffic Engineering Improvements	50,000	150,000	150,000	150,000	150,000	650,000
Neighborhood Transportation Improvements	150,000	50,000	50,000	50,000	50,000	350,000
Bicycle Infrastructure	150,000	150,000	150,000	150,000	150,000	750,000
Right of Way Appurtenance	0	129,000	129,000	129,000	129,000	516,000
Traffic Sign Retro Reflective Compliance	100,000	100,000	100,000	0	0	300,000
ADA Ramp Corrections	0	134,930	138,978	0	0	273,908
<b>SUBTOTAL</b>	<b>\$769,000</b>	<b>\$1,098,440</b>	<b>\$1,097,378</b>	<b>\$878,400</b>	<b>\$878,400</b>	<b>\$4,721,618</b>
<b>PARKS &amp; RECREATION</b>						
Parks and Recreation Lump Sum Account	300,000	400,000	400,000	400,000	400,000	1,900,000
Parks and Schools Playground Renovations	112,000	112,000	112,000	112,000	112,000	560,000
Urban Tree Planting	75,000	75,000	75,000	75,000	75,000	375,000
Parkland and Trails Acquisition and Development	250,000	125,000	125,000	125,000	125,000	750,000
Refurbish Parks Restrooms	50,000	0	0	0	0	50,000
Downtown Mall Infrastructure Repairs	78,000	78,000	78,000	78,000	78,000	390,000
<b>SUBTOTAL</b>	<b>\$865,000</b>	<b>\$790,000</b>	<b>\$790,000</b>	<b>\$790,000</b>	<b>\$790,000</b>	<b>\$4,025,000</b>
<b>TECHNOLOGY INFRASTRUCTURE</b>						
Communications Technology Account/Public Access	40,000	40,000	40,000	40,000	40,000	200,000
City Wide IT Strategic Infrastructure	250,000	250,000	250,000	250,000	250,000	1,250,000
<b>SUBTOTAL</b>	<b>\$290,000</b>	<b>\$290,000</b>	<b>\$290,000</b>	<b>\$290,000</b>	<b>\$290,000</b>	<b>\$1,450,000</b>
<b>AFFORDABLE HOUSING</b>						
Charlottesville Affordable Housing Fund (CAHF)	925,000	925,000	925,000	925,000	925,000	4,625,000
Supplemental Rental Assistance	900,000	900,000	900,000	900,000	900,000	4,500,000
Friendship Court Infrastructure Improvements	2,000,000	0	2,500,000	0	0	4,500,000
Friendship Court Redevelopment - Phase 1	394,841	0	0	0	0	394,841
Friendship Court Redevelopment - Phase 2	750,000	2,500,000	0	0	0	3,250,000
Friendship Court Redevelopment - Phase 3	0	0	750,000	2,500,000	0	3,250,000
Friendship Court Redevelopment - Phase 4					4,500,000	4,500,000
<b>SUBTOTAL</b>	<b>\$4,969,841</b>	<b>\$4,325,000</b>	<b>\$5,075,000</b>	<b>\$4,325,000</b>	<b>\$6,325,000</b>	<b>\$25,019,841</b>
<b>TOTAL NONBONDABLE PROJECTS</b>	<b>\$7,543,841</b>	<b>\$7,118,440</b>	<b>\$7,867,378</b>	<b>\$6,898,400</b>	<b>\$8,898,400</b>	<b>\$38,326,459</b>
<b>TOTAL PROJECT EXPENDITURES</b>	<b>\$27,866,913</b>	<b>\$26,353,931</b>	<b>\$20,155,285</b>	<b>\$66,783,891</b>	<b>\$18,783,891</b>	<b>\$159,943,911</b>

## Operational Impacts

When deciding to construct or purchase an asset, consideration is given to the allocation of the resources (both people and funding) necessary to sustain the operations and maintenance of the investment. The operational impacts of projects in the FY 2022 – 2026 CIP are discussed below.

### Operational Impacts FY 2022-2026 CIP

<u>Public Works</u>	Operational Impact	Operational Impact	Operational Impact	Operational Impact	Operational Impact	5 Year Total	Operational Impacts
<u>Project</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>		
City Schools HVAC Replacement	-	-	-	-	-	-	- Utility use reductions can be assumed for most projects, but that will vary. The fact that utility rates will inevitably rise typically offsets the energy use reductions, making the operational impacts of the projects budget neutral.
City Facility HVAC Replacement	-	-	-	-	-	-	- Utility use reductions can be assumed for most projects, but that will vary. The fact that utility rates will inevitably rise, will result in offsetting the energy use reduction making the operational impacts of the project budget neutral.
City Solar PV Program	(144,590)	(154,590)	(164,590)	(174,590)	(184,590)	(822,950)	Cumulative savings achieved through reduced utility cost through utilization of solar energy.
General District Court	-	37,118	152,925	152,925	152,925	495,893	Exact amount of operational impacts are unknown at this time. Until such time as a design concept is agreed upon and finalized, and a cost sharing agreement negotiated, this estimate – based on design alternatives currently under discussion – should be considered provisional. Operational cost increases in utilities, maintenance, and custodial services are anticipated in all design scenarios. FY 23 amount assumes 3 months of operations.
<b><u>Public Safety</u></b>							
<u>Project</u>							
Bypass Fire Station	-	33,499	34,504	35,539	36,605	140,148	Exact amount of operational impacts are unknown at this time. Costs represent estimates based on proposed square footage until such time as a design concept is finalized. Operational cost increases in utilities, maintenance, and custodial services are anticipated in all design scenarios.
<b><u>Neighborhood Development Services</u></b>							
<u>Project</u>							
New Sidewalks	23,215	23,911	24,629	25,368	26,129	123,252	Increased maintenance and lifecycle replacement costs, approximately \$40 per linear foot of new sidewalk constructed. It is estimated that it would be 10 years before maintenance is necessary on a newly constructed sidewalk, and this will vary based on location, weather, damage, proximity to trees, initial construction, etc. Operational estimates are based upon additional sidewalks previously constructed.
West Main Improvements	-	-	-	323,671	241,171	564,842	Based on current phasing in the proposed CIP operational costs are anticipated to begin in FY 25 for Phase 1 ONLY. Initial Capital Expenses for Parks & Rec included in the first year. Maintenance efforts from Parks & Rec and Public Works. Would require 3.5 new FTE's once completed. Does not include additional cost for other departments such as an increased public safety presence.
SIA Immediate Implementation	-	-	-	-	-	-	- Depending upon which projects are selected there could be an operational impact but until the exact projects to be completed are selected by Council, potential operational increases/savings will not be known.

	Operational Impact FY22	Operational Impact FY23	Operational Impact FY24	Operational Impact FY25	Operational Impact FY26	5 Year Total	Operational Impacts
Small Area Plans	60,614	61,826	63,062	64,324	65,610	315,435	In the Comprehensive Plan twelve areas are recommended for Small Area Plans. Until the exact area to be examined is identified and plans are completed, the full operational increases/savings will not be known. Operational expenses shown here represent estimated additional staff time required for plan completion.
Neighborhood Drainage	13,921	14,339	14,769	14,769	14,769	72,567	Operational cost include maintenance of new drainage structures.
<b>Transit</b>							
<u>Project</u>	Operational Impact FY22	Operational Impact FY23	Operational Impact FY24	Operational Impact FY25	Operational Impact FY26	5 Year Total	Operational Impacts
Transit Bus Replacement Match	-	-	-	-	-	-	- Will be some minor maintenance savings once the buses are delivered (normally 18 months from when they are ordered), but savings amount depends upon the maintenance record of the buses being removed from fleet.
<b>Parks and Recreation</b>							
<u>Project</u>							
Parks and Recreation Lump Sum Account	(2,122)	(2,185)	(2,251)	(2,319)	(2,388)	(11,265)	Decreased utility costs resulting from facility modernization.
Parkland and Trail Acquisition and Development	30,844	33,257	35,690	35,690	35,690	171,171	Increase in seasonal maintenance costs - both supplies and temporary employees - associated with improved trail system.
Urban Tree Preservation and Planting	20,388	20,796	21,211	21,636	22,068	106,099	Increase in seasonal maintenance costs - both supplies and temporary employees - required to maintain newly planted trees. In addition to these costs there was \$50,000 added to the Parks Maintenance budget in FY19 to keep up with increased maintenance demands of our mature trees throughout the City.
Riverview Park Restrooms	9,181	9,456	9,740	10,032	10,032	48,442	Increase in maintenance costs - both supplies and temporary employees - associated with new restroom facilities.
<b>TOTAL PROJECTED OPERATIONAL EXPENDITURES ALL PROJECTS</b>	<b>11,450</b>	<b>77,427</b>	<b>189,690</b>	<b>507,045</b>	<b>418,022</b>	<b>1,203,633</b>	



**CITY OF CHARLOTTESVILLE  
NEIGHBORHOOD DEVELOPMENT SERVICES**



**MEMORANDUM**

To: Charlottesville City Council  
From: Charlottesville Planning Commission  
Date: February 9, 2021  
Re: Capital Improvement Program Recommendations FY 2022-2026

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The Planning Commission held a joint public hearing on February 9, 2021 to provide recommendations on the City's Capital Improvement Plan for Fiscal Year 2022-26.

The Commission recommended approval with the following changes

- Delay funding on Small Area Plans until Cville Plans Together project is complete and reassign some existing funds from that account.
- Delay further funding on SIA improvements until Cville Plans Together project is complete.
- Delay some funding on garage and East High by one year, reduce funding on garage. Fulfill County commitment and allow time to look at additional options. Adjust garage funding to an appropriate level to pursue a rescope, more productive garage project that fulfills the commitment to the county and maximizes the value of the site.
- Delay additional funding for economic development strategic initiatives.
- Increase funding for Charlottesville Affordable Housing Fund and recommend diversifying portfolio of project types.
- Increase funding for tree planting and pursue external donations for this purpose.
- Provide more funding for essential portions of West Main to best use matching funds for health, safety, and cost and risk prevention.
- Increase funding for new sidewalks.

## FY 2022 Vibrant Community Fund Agencies

<u>Exemplary/Essential Programs (1-A)</u>	<u>Requested</u>	<u>Proposed</u>	<u>Difference</u>
Child Health Partnership - Home Visiting	320,172	304,163	16,009
Foothills - MDT	27,000	25,650	1,350
Free Clinic Dental	97,600	92,720	4,880
MACAA - Head Start	30,000	28,500	1,500
OAR - Local Probation	32,973	31,324	1,649
OAR - Pretrial	53,046	50,394	2,652
OAR - Reentry Services	92,609	87,979	4,630
Piedmont YMCA	68,000	64,600	3,400
Ready Kids - Counseling	58,106	55,201	2,905
Ready Kids - Early Learning	38,785	36,846	1,939
SHE - Outreach	132,750	126,113	6,638
SHE - Residential Services	92,250	87,638	4,613
TJACH - Haven	160,000	152,000	8,000
TJACH - PACEM Shelter	40,000	38,000	2,000
Women's Initiative	50,000	47,500	2,500
<b><i>Exemplary/Essential Subtotal</i></b>	<b><i>1,293,291</i></b>	<b><i>1,228,626</i></b>	<b><i>64,665</i></b>

<u>Exemplary/Important Programs (1-B)</u>	<u>Requested</u>	<u>Proposed</u>	<u>Difference</u>
Local Food Hub	35,000	21,350	13,650
OAR - Therapeutic Docket	60,500	36,905	23,595
Partner for Mental Health	30,000	18,300	11,700
Ready Kids - Home Visiting	80,000	48,800	31,200
<b><i>Exemplary/Important Subtotal</i></b>	<b><i>205,500</i></b>	<b><i>125,355</i></b>	<b><i>80,145</i></b>

<u>Exemplary/Helpful Programs (1-C)</u>	<u>Requested</u>	<u>Proposed</u>	<u>Difference</u>
C4K	40,000	0	40,000
<b><i>Exemplary/Helpful Subtotal</i></b>	<b><i>40,000</i></b>	<b><i>0</i></b>	<b><i>40,000</i></b>

<u>Solid/Essential Programs (2-A)</u>	<u>Requested</u>	<u>Proposed</u>	<u>Difference</u>
AHIP	250,000	187,500	62,500
Boys and Girls Club - Afterschool	30,000	22,500	7,500
Boys and Girls Club - Summer	100,000	75,000	25,000
Bridgeline Residential	30,000	22,500	7,500
Foothills - Child Health	13,500	10,125	3,375
Habitat for Humanity	65,000	48,750	16,250
PHA - Housing Opportunity	96,150	72,113	24,038
PHA - Management and Development	32,051	24,038	8,013
SARA	35,000	26,250	8,750
<b><i>Solid/Essential Subtotal</i></b>	<b><i>651,701</i></b>	<b><i>488,776</i></b>	<b><i>162,925</i></b>

## FY 2022 Vibrant Community Fund Agencies

<u>Solid/Important Programs (2-B)</u>	<u>Requested</u>	<u>Proposed</u>	<u>Difference</u>
Abundant Life Ministries - Tutoring	30,000	12,000	18,000
Bridgeline Case Management	23,000	9,200	13,800
Bridgeline Day Program	28,000	11,200	16,800
Community Investment Collaborative	26,525	10,610	15,915
Free Clinic Medical	21,000	8,400	12,600
Legal Aid - Civil Legal Services	100,000	40,000	60,000
Literacy Volunteers	40,000	16,000	24,000
OAR - Drug Court	75,947	30,379	45,568
On Our Own - General Operations	20,000	8,000	12,000
PHAR - Redevelopment	50,000	20,000	30,000
Piedmont CASA - Volunteers	10,000	4,000	6,000
Sin Barreras	19,300	7,720	11,580
<b><i>Solid/Important Subtotal</i></b>	<b><i>443,772</i></b>	<b><i>177,509</i></b>	<b><i>266,263</i></b>

<u>Solid/Helpful Programs (2-C)</u>	<u>Requested</u>	<u>Proposed</u>	<u>Difference</u>
Fountain Fund	35,000	0	35,000
Legal Aid - Advocacy on Racial Equity	100,000	0	100,000
Light House Studio	23,364	0	23,364
PHAR - Internship	75,000	0	75,000
<b><i>Solid/Helpful Subtotal</i></b>	<b><i>233,364</i></b>	<b><i>0</i></b>	<b><i>233,364</i></b>

<u>Fair/Essential Programs (3-A)</u>	<u>Requested</u>	<u>Proposed</u>	<u>Difference</u>
CRHA - Voucher Management	98,627	0	98,627
<b><i>Fair/Essential Subtotal</i></b>	<b><i>98,627</i></b>	<b><i>0</i></b>	<b><i>98,627</i></b>

<u>Fair/Helpful Programs (3-C)</u>	<u>Requested</u>	<u>Proposed</u>	<u>Difference</u>
Abundant Life - Strive	7,500	0	7,500
Creciendo Juntos	10,000	0	10,000
Musicians United	27,000	0	27,000
On Our Own - WRAP	10,000	0	10,000
United Way - Financial Stability	10,582	0	10,582
<b><i>Fair/Helpful Subtotal</i></b>	<b><i>65,082</i></b>	<b><i>0</i></b>	<b><i>65,082</i></b>

<u>Weak/Helpful Programs (4-C)</u>	<u>Requested</u>	<u>Proposed</u>	<u>Difference</u>
Bridge Ministry	300,000	0	300,000
Georgia's Friends	20,000	0	20,000
<b><i>Weak/Helpful Subtotal</i></b>	<b><i>320,000</i></b>	<b><i>0</i></b>	<b><i>320,000</i></b>

<b>ALL AGENCY TOTAL</b>	<b>3,351,337</b>	<b>2,020,266</b>	<b>1,331,071</b>
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Arts and Culture	Requested	Ranking	FY22 Proposed	Unfunded
Festival of the Book	16,550	Exemplary	12,413	4,137
Festival of Cultures	4,000	Exemplary	3,000	1,000
Jefferson Cchool	45,000	Exemplary	33,750	11,250
New City Arts	30,000	Exemplary	22,500	7,500
VA Film Festival	15,200	Exemplary	11,400	3,800
CJ	10,000	Solid	4,000	6,000
Discovery Museum	10,000	Solid	4,000	6,000
Vinegar Hill	30,000	Solid	12,000	18,000
Paramount Theater	25,000	Solid	10,000	15,000
City Supported Events	<u>16,728</u>		<u>16,728</u>	<u>0</u>
<b>Total</b>	<b>202,478</b>		<b>129,791</b>	<b>72,687</b>

Capacity Building	Requested	Ranking	FY22 Proposed	Unfunded
Conscious Capitalist	10,000		0	10,000
Bridgeline	10,000		0	10,000
Bridge Ministry	10,000		0	10,000
CRHA	10,000		0	10,000
Literacy Volunteers	1,990		1,990	0
Piedmont Family YMCA	10,000		0	10,000
ReadyKids	10,000		0	10,000
Sin Berreras	<u>8,850</u>		<u>8,850</u>	<u>0</u>
<b>Total</b>	<b>70,840</b>		<b>10,840</b>	<b>60,000</b>