



CITY COUNCIL AGENDA March 5, 2024

Juandiego R. Wade, Mayor
Brian R. Pinkston, Vice Mayor
Natalie Oschrein
Michael K. Payne
J. Lloyd Snook, III
Kyna Thomas, Clerk

4:00 PM OPENING SESSION

This is an in-person meeting with an option for the public to participate electronically by registering in advance for the Zoom webinar at www.charlottesville.gov/zoom. The meeting may also be viewed on the City's streaming platforms and local government Channel 10. Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call (434) 970-3182 or submit a request via email to ada@charlottesville.gov. The City of Charlottesville requests that you provide a 48-hour notice so that proper arrangements may be made.

Call to Order/Roll Call

Agenda Approval

Reports

1. Report: City Housing Portfolio (Charlottesville Redevelopment and Housing Authority)
2. Report: Strategic Investment Area and Small Area Plans

5:30 PM CLOSED MEETING

6:30 PM BUSINESS SESSION

Moment of Silence

Announcements

Recognitions/Proclamations

- Proclamation: Multiple Sclerosis Awareness Month
- Proclamation: American Red Cross Month
- Recognition: Charlottesville High School Varsity Girls and Boys Basketball Teams - Region 4D Champions

Board/Commission Appointments

Consent Agenda*

The consent agenda consists of routine, non-controversial items whereby all items are passed with a single motion and vote. After the reading of the consent agenda, the mayor will open the floor for comments from the public on the items that were read. Speakers will have up to three minutes each to make comments before City Council votes on the consent agenda. Speakers must state their name and locality for the record.

3. Minutes: December 18, 2023 regular meeting
4. Resolution: Resolution to Appropriate Additional COVID Homeless Emergency Response Program (C.H.E.R.P.) Grant Award - \$16,636.84 (2nd reading)
5. Resolution: Resolution to approve the 2024 Blue Ridge Area Food Bank Cold Storage Project and to reprogram Community Development Block Grant funds from prior Program Years, in the amount of \$215,000 (2nd reading)
6. Ordinance: Ordinance amending Chapter 25 (Social Services), Article III (Rental Relief for the Elderly and Disabled Persons) Increasing Income Limit, Rents-Paid Limit (used in the Grant Formula), and Maximum Grant Amount (2nd reading)

7. Resolution: Support for PSCC Apartments (formerly known as Park Street Senior Apartments), 1200 Park Street
8. Resolution: Support for 501-A Cherry Avenue and 501-B Cherry Avenue (2 Resolutions)
 - a. Financial Resolution Supporting 501-A Cherry Avenue and 501-B Cherry Avenue
 - b. Designating Property as a Revitalization Area for 501 Cherry Avenue site

City Manager Report

- Report: City Manager Report

Community Matters

Public comment for up to 16 speakers (limit 3 minutes per speaker). Preregistration available for first 8 spaces at <https://www.charlottesville.gov/692/Request-to-Speak>; speakers announced by Noon on meeting day (9:00 a.m. sign-up deadline). Additional public comment at end of meeting. Comments on Public Hearing items are heard during the public hearing only.

Action Items

9. By Motion: Multi-Jurisdictional Comprehensive Safety Action Plan
10. Presentation: Presentation of the School Board Adopted Budget for Fiscal Year 2025
11. Presentation: Presentation of the Proposed City Budget for Fiscal Year 2025
12. Ordinance: Ordinance for creating Shenandoah Mobile Franchise Agreement (1 of 2 readings)

General Business

13. Report: Albemarle Charlottesville Regional Jail (ACRJ) Renovation architectural design options
14. Written Report: Land Use and Environmental Planning Committee Semi-Annual Report

Other Business

Community Matters (2)

Adjournment

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	March 5, 2024
Action Required:	None
Presenter:	John Sales, Executive Director Charlottesville Redevelopment Housing Authority (CRHA)
Staff Contacts:	John Sales, Executive Director Charlottesville Redevelopment Housing Authority (CRHA)
Title:	Portfolio Update

Background:

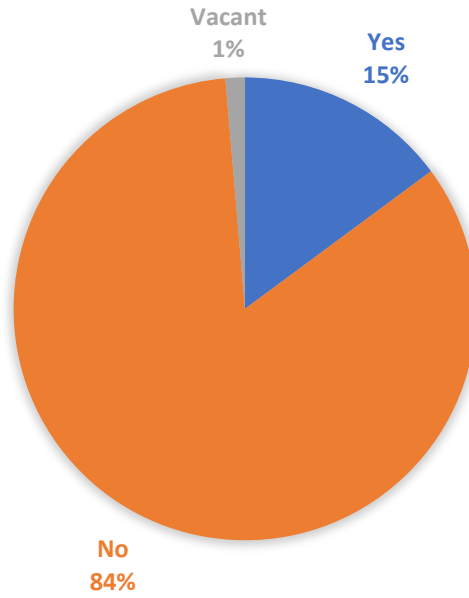
The Charlottesville Redevelopment and Housing Authority acquired the Dogwood Portfolio from Woodard Properties on July 1, 2023, for \$10 million dollars. The portfolio included a total of 74 units. The unit's range in size from 1- 4 bedrooms. The City of Charlottesville provided \$5 million dollars to CRHA to acquire the portfolio. The CRHA received a \$5 million dollar loan from the Federation of Appalachian Housing Enterprise (FAHE). FAHE is a non-profit financial intermediary that provides capital for the creation and preservation of affordable housing. The CRHA closed on the FAHE loan on September 30, 2023.

Operational Update:

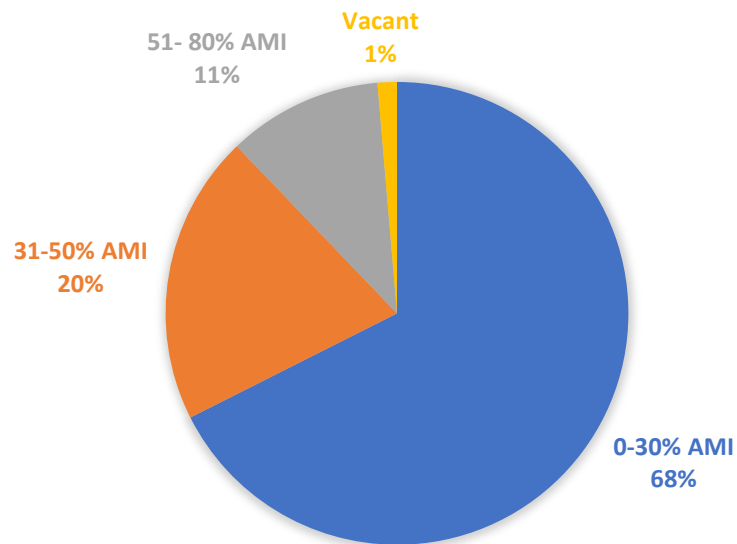
Upon acquiring the portfolio, we begin receiving complaints from residents about pest control issues in their homes. The portfolio did have a contract for pest control services, but the units were only treated quarterly. The CRHA received two quotes from local pest control companies but due to the cost of the monthly services it was determined it would be move advantageous for CRHA to hire licensed exterminators. The two licensed exterminators begin working for CRHA in January 2024. The cost of the exterminators are split amongst all of the properties based upon the total number of units in each program (PH, City Housing and LIHTC). The CRHA has also hired a dedicated Property Manager and a dedicated Maintenance Technician for the portfolio. The CRHA has one vacant maintenance part time position that CRHA expects to be filled shortly.

Beneficiaries of City Housing Portfolio:

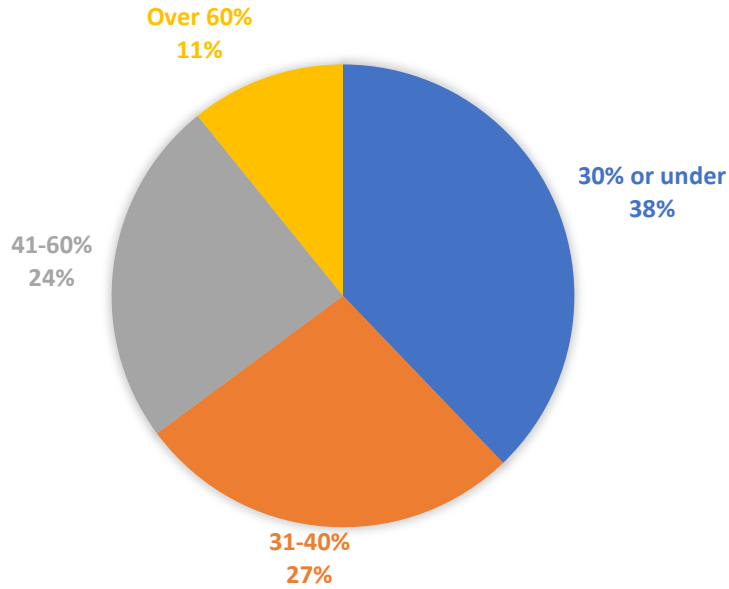
CITIZENSHIP STATUS



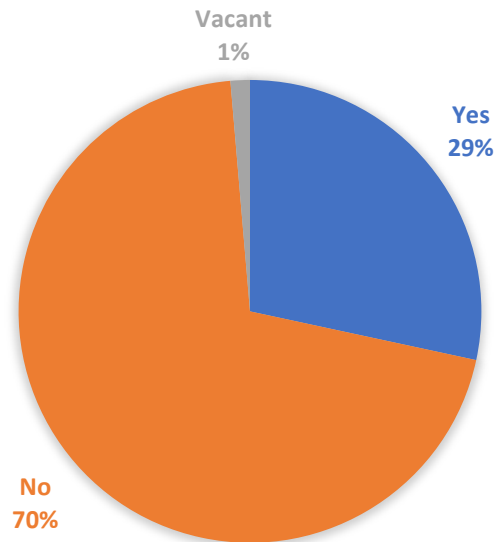
AMI LEVEL



INCOME TO RENT RATIO



RENTAL SUBSIDY



Discussion:

The CRHA was approached by a business owner in the City of Charlottesville through the Economic Development department about a property in the Dogwood portfolio that is currently zoned Industrial. The property currently has two 2-bedroom side by side duplex units. There is currently only 2 other homes on Harris Street and the property has limitations that would make it difficult to redevelop and provide more affordable units. The CRHA believes it is in the best

interest of the City and CRHA to sell the property and reinvest in another unit with the proceeds from the sell. The FAHE has already approved removing the property from the loan if the property is sold due to the loan to value ratio and this property having such a small value compared to the loan and the remaining properties attached to the loan.

The CRHA has also submitted 2 grant applications to replace the roofs on 3 properties located on Ridge Street that have reached the end of its useful life. The estimates CRHA has received from roofers range from \$45,000- \$65,000 per unit. We are also exploring other grant opportunities but if CRHA is unsuccessful it will be forced to use funds produced by the portfolio to replace the roofs.

DRAFT

Income Statement

Period = Apr 2023-Jan 2024

Book = Accrual

	Period to Date	%	Year to Date	%
Loan Origination Fees	85,366.67	12.95	85,366.67	12.95
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	499,395.63	75.75	499,395.63	75.75
Tenant Assistance Rent	127,930.80	19.41	127,930.80	19.41
Total Rental Income	541,959.76	82.21	541,959.76	82.21
Other Tenant Income				
Cleaning Fee	130.00	0.02	130.00	0.02
Damages	778.96	0.12	778.96	0.12
Late Fees	-100.00	-0.02	-100.00	-0.02
Tenant Owed Utilities	29,409.00	4.46	29,409.00	4.46
Total Other Tenant Income	30,217.96	4.58	30,217.96	4.58
NET TENANT INCOME	572,177.72	86.79	572,177.72	86.79
OTHER INCOME				
Miscellaneous Other Income	1,716.43	0.26	1,716.43	0.26
TOTAL OTHER INCOME	1,716.43	0.26	1,716.43	0.26
TOTAL INCOME	573,894.15	87.05	573,894.15	87.05
EXPENSES				
ADMINISTRATIVE				
Administrative Salaries				
Administrative Salaries	32,091.11	4.87	32,091.11	4.87
Employee Benefit FICA -...	2,394.74	0.36	2,394.74	0.36
Employee Insurance - Admin	-1.81	0.00	-1.81	0.00
Total Administrative Salaries	34,484.04	5.23	34,484.04	5.23
Legal Expense				
Tenant Screening & Review	18.07	0.00	18.07	0.00
General Legal Expense	1,239.50	0.19	1,239.50	0.19
Total Legal Expense	1,257.57	0.19	1,257.57	0.19
Other Admin Expenses				
Management Fee	52,461.25	7.96	52,461.25	7.96
Office Rent	9,100.00	1.38	9,100.00	1.38
Consultants	30,338.09	4.60	30,338.09	4.60
Total Other Admin Expenses	91,899.34	13.94	91,899.34	13.94
Miscellaneous Admin Expenses				
Software Liscense Fees	46.50	0.01	46.50	0.01
Small Office Equipment	96.00	0.01	96.00	0.01
Other Misc Admin Expenses	206.75	0.03	206.75	0.03
Total Miscellaneous Admin ...	349.25	0.05	349.25	0.05
TOTAL ADMINISTRATIVE E...	127,990.20	19.41	127,990.20	19.41

Income Statement

Period = Apr 2023-Jan 2024

Book = Accrual

	Period to Date	%	Year to Date	%
TENANT SERVICES				
Other Tenant Svcs.	3,433.76	0.52	3,433.76	0.52
TOTAL TENANT SERVICES ...	3,433.76	0.52	3,433.76	0.52
UTILITIES				
Water	12,734.75	1.93	12,734.75	1.93
Electricity	1,963.15	0.30	1,963.15	0.30
Gas	1,091.56	0.17	1,091.56	0.17
Garbage/Trash Removal	537.07	0.08	537.07	0.08
Sewer	9,944.24	1.51	9,944.24	1.51
Stormwater Tax	1,398.37	0.21	1,398.37	0.21
TOTAL UTILITY EXPENSES	27,669.14	4.20	27,669.14	4.20
MAINTENANCE AND OPERA...				
General Maint Expense				
Maintenance and Repairs...	7,650.00	1.16	7,650.00	1.16
Maintenance Salaries	8,759.37	1.33	8,759.37	1.33
FICA - Maintenance	892.21	0.14	892.21	0.14
Employee Insurance - Ma...	715.12	0.11	715.12	0.11
Retirement - Maintenance	48.60	0.01	48.60	0.01
Total General Maint Expense	18,065.30	2.74	18,065.30	2.74
Materials				
Supplies-Appliance	3,812.83	0.58	3,812.83	0.58
Supplies-Decorating/Painting	2,057.49	0.31	2,057.49	0.31
Supplies-Janitorial/Cleaning	61.97	0.01	61.97	0.01
Supplies-Maint/Repairs	2,485.89	0.38	2,485.89	0.38
Supplies-Plumbing	3,494.95	0.53	3,494.95	0.53
Supplies-Tools and Equi...	252.09	0.04	252.09	0.04
Supplies-HVAC	628.26	0.10	628.26	0.10
Total Materials	12,793.48	1.94	12,793.48	1.94
Contract Costs				
Contract-Pest Control	2,437.30	0.37	2,437.30	0.37
Contract-Plumbing	1,179.95	0.18	1,179.95	0.18
Contract-Consultants	22,200.00	3.37	22,200.00	3.37
Total Contract Costs	25,817.25	3.92	25,817.25	3.92
TOTAL MAINTENACE EXPENSES	56,676.03	8.60	56,676.03	8.60
GENERAL EXPENSES				
Property Insurance	13,735.74	2.08	13,735.74	2.08
Liability Insurance	3,341.58	0.51	3,341.58	0.51
TOTAL GENERAL EXPENSES	17,077.32	2.59	17,077.32	2.59
FINANCING EXPENSE				
Closing Cost	0.03	0.00	0.03	0.00
Interest Expense-Loan 1	200,675.42	30.44	200,675.42	30.44
TOTAL FINANCING EXPENSES	200,675.45	30.44	200,675.45	30.44

Income Statement

Period = Apr 2023-Jan 2024

Book = Accrual

	Period to Date	%	Year to Date	%
TOTAL EXPENSES	433,521.90	65.76	433,521.90	65.76
NET INCOME	140,372.25	21.29	140,372.25	21.29

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	March 5, 2024
Action Required:	NA
Presenter:	James Freas, Director of NDS, Brenda Kelley, Redevelopment Manager
Staff Contacts:	James Freas, Director of NDS Brenda Kelley, Redevelopment Manager
Title:	Strategic Investment Area and Small Area Plans

Background

The Strategic Investment Area was effectively Charlottesville's first "Small Area Plan." Following adoption of this plan, Council's adopted CIP has included an item called SIA Implementation and added \$200,000 per year. This CIP item has the following description:

This funding is intended to facilitate completion of projects outlined in the Strategic Investment Area (SIA) completed in December 2013. Examples of capital projects in the plan include 2nd Street improved intersections and streetscape, Pollocks Branch/greenway trail bridge, improved connectivity and walkability, and improvements to the Monticello Avenue bike/pedestrian streetscape. For more information on this project please visit the SIA webpage on the City's site.

Following the SIA, the City has completed 4 Small Area Plans. These are:

- Hydraulic-29 Small Area Plan (2018)
- Cherry Avenue Small Area Plan (2021)
- Starr Hill Vision Plan (2021)
- Rivanna River Corridor Study (2022)

The Comprehensive Plan calls for doing more of these plans for different areas of the City. Council's adopted CIP includes an item called Small Area Plans to which \$100,000 is added per year. This CIP item has the following description:

These funds support planning and policy work to implement the Comprehensive Plan, most especially the development and implementation of Small Area Plans, as described in the Comprehensive Plan. These plans focus on identified neighborhoods or corridors and address a range of issues from housing and land use to urban design and transportation. Each plan is completed in collaboration with the area residents, businesses and other stakeholders. Recent plans have been done for the Rivanna River corridor, Starr Hill, and Cherry Ave.

Discussion

Staff would like Council consideration of broadening the use of the funds allocated under the 'SIA Implementation' and 'Small Area Plans' CIP items. For the first, staff would like Council to consider broadening the use of these funds to be for SAP implementation so that these funds could be used for implementation projects related to any of the adopted SAPs.

For the second, staff would like Council to consider allowing the 'Small Area Plan' funds to be used for other planning and policy work intended to implement the Comprehensive Plan as well. For example, staff discussed a project with Council to review and update the City's environmental regulations with the goal of aligning them with the goals of the Comprehensive Plan.

With these changes, the CIP project descriptions would be as follows:

1. Small Area Plan Implementation

This funding is intended to facilitate completion of projects outlined in an adopted Small Area Plan. Such projects could include land acquisition, transportation improvements, parks or landscaping, feasibility studies, or other identified needs.

2. Small Area Plans and Comprehensive Plan Implementation

These funds support planning and policy work to implement the Comprehensive Plan, including the development of Small Area Plans and issue specific plans or studies necessary to advance the goals and objectives of the Comprehensive Plan. Small Area Plans focus on identified neighborhoods or corridors and address a range of issues from housing and land use to urban design and transportation. Issue specific plans study a particular issue more closely in order to identify specific courses of action or policy changes for the City to consider. All plans are completed in collaboration with the residents, businesses and other community stakeholders.

Alignment with City Council's Vision and Strategic Plan

Aligns with many of the Strategic Outcome Areas including Economic Prosperity, Transportation, Partnerships, and Organizational Excellence.

Community Engagement

NA

Budgetary Impact

None

Recommendation

NA

Alternatives

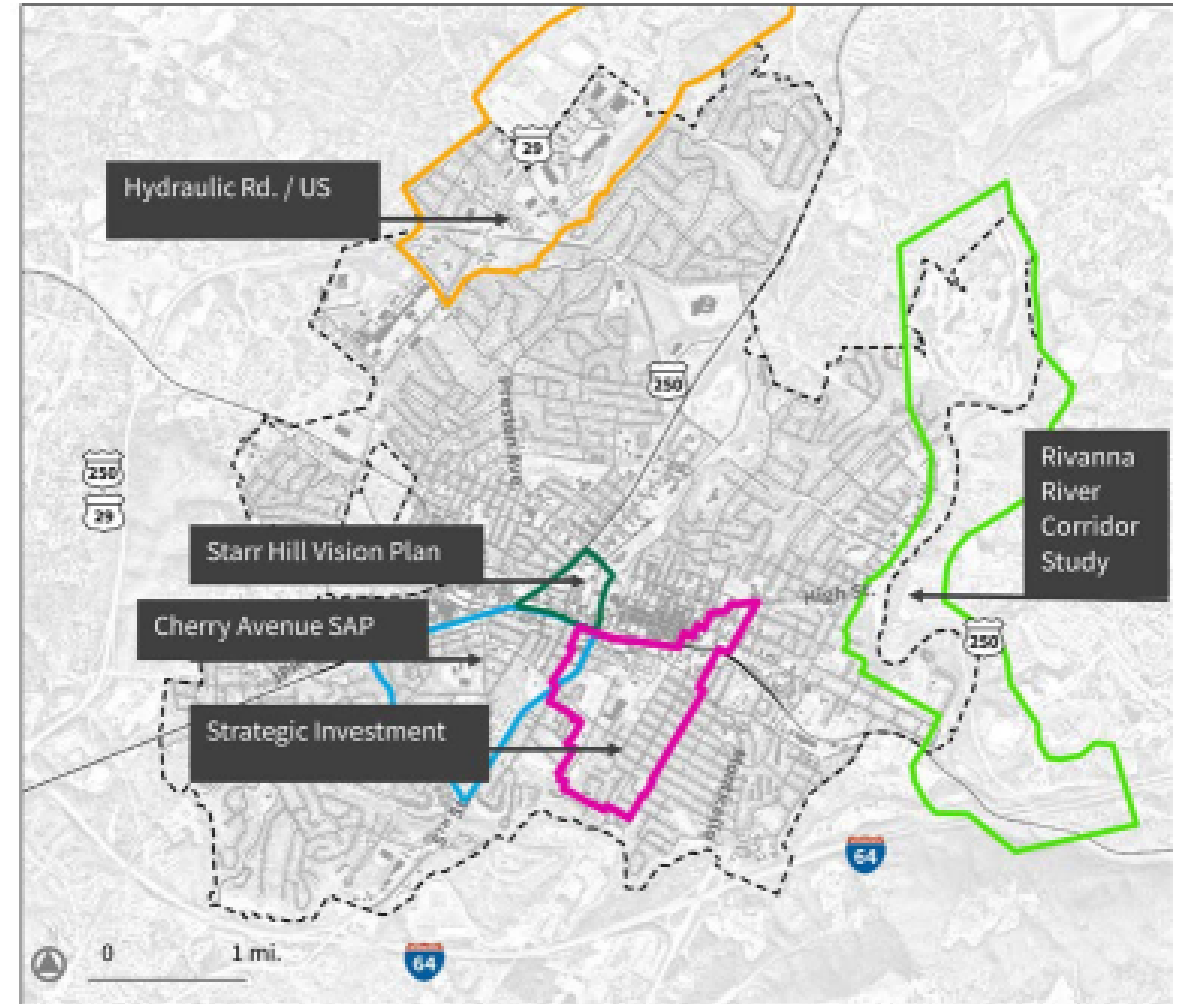
NA

Attachments

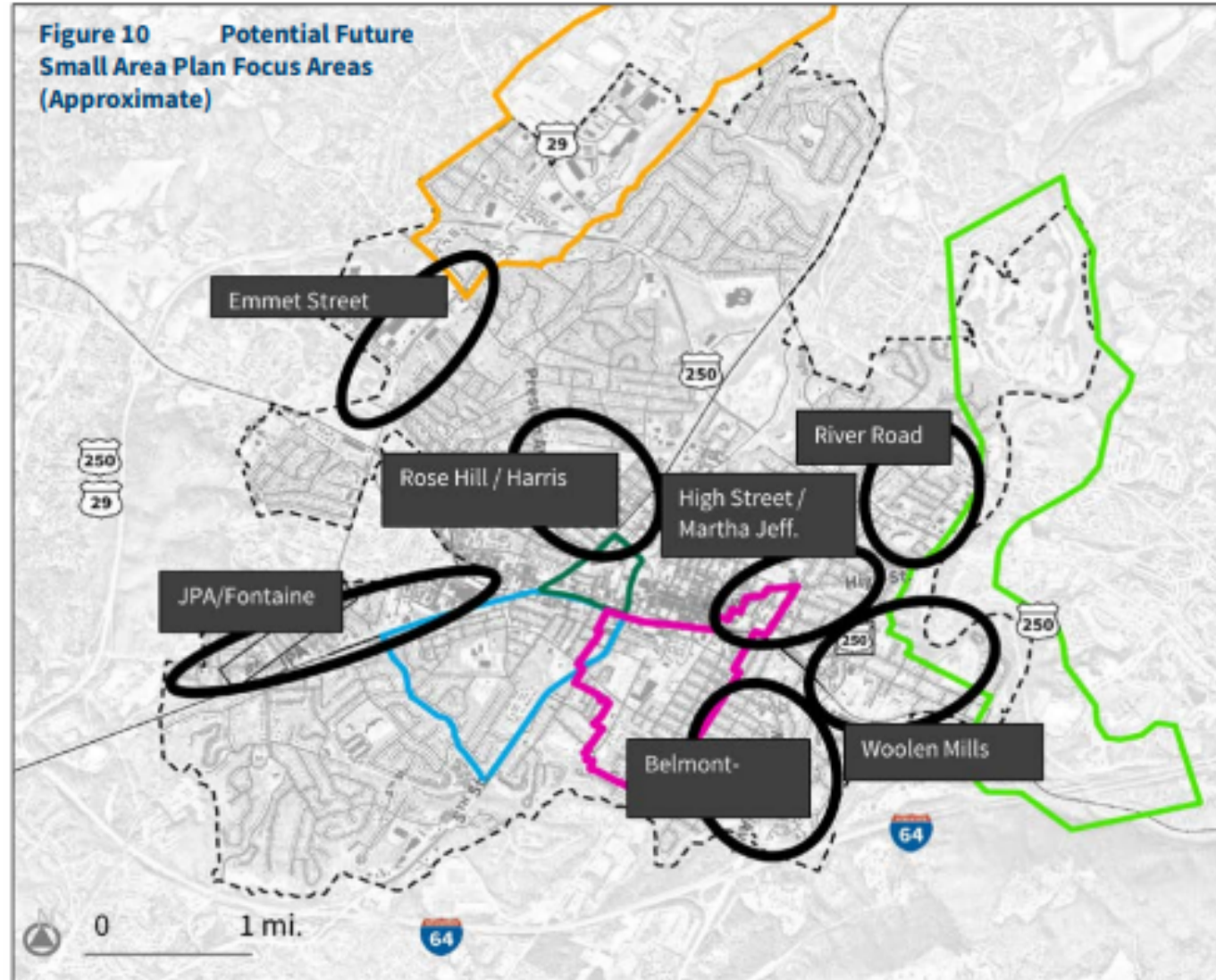
1. March 5 work session Presentation

Small Area Plans and other Place-Based Plans Completed:

- Strategic Investment Area Plan (2013)
- Hydraulic-29 Small Area Plan (2018)
- Cherry Avenue Small Area Plan (2021)
- Starr Hill Vision Plan (2021)
- Urban Rivanna River Corridor Plan (2022)



Potential Future Small Area Plan Focus Areas



Definitions:

SAP: Small Area Plan

**SIA: Strategic Investment Area
(one of the Small Area Plans)**

SAP and SIA: Budget

	FY2025	FY2026	FY2027	FY2028	FY2029
Citywide IT Infrastructure	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
TECHNOLOGY INFRASTRUCTURE TOTAL	\$510,000	\$440,000	\$440,000	\$290,000	\$290,000
Transportation & Access					
Citywide ADA S&C	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Minor Bridge Repairs	\$225,000	\$225,000	\$225,000	\$225,000	\$0
New Sidewalks	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
SIA Implementation	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Small Area Plans	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
ADA Pedestrian Signal Upgrade	\$240,000	\$240,000	\$240,000	\$240,000	\$0

CITY OF CHARLOTTESVILLE



PROCLAMATION

MULTIPLE SCLEROSIS EDUCATION AND AWARENESS MONTH 2024

WHEREAS Multiple Sclerosis (MS) is a chronic, often disabling disease of the central nervous system that affects approximately 400,000 people in the United States; it typically strikes young adults in the prime of life – in their 20s to 40s; and

WHEREAS March is the Multiple Sclerosis Education and Awareness Month; it is important for better education and awareness of multiple sclerosis so that its victims can lead more productive and satisfying lives, and obtain a timely diagnosis; and

WHEREAS MS is a disease that not only affects the person with the condition but also greatly impacts family, friends, and the community; and

WHEREAS symptoms of MS can range from mild to severe including numbness in the limbs, muscle spasms, stiffness, weakness, difficulty moving, depression, pain, paralysis, loss of vision and is one of the most common causes of disability in younger adults; and

WHEREAS the exact cause of MS is still unknown and there is no known cure; treatments focus on helping patients manage their symptoms, control flareups and slow the progression of the disease; and

WHEREAS every hour of every day, someone is newly diagnosed with MS, and it is 2 to 3 times more common in women than men.; and

WHEREAS the Multiple Sclerosis Alliance of Virginia, a 100% volunteer-led organization provides programs and services for anyone in Virginia whose life has been affected by MS;

NOW, THEREFORE, the Charlottesville City Council hereby recognizes the month of March as Multiple Sclerosis Education and Awareness Month.

Signed and sealed this 5th day of March 2024.

Juandiego R. Wade, Mayor

Attest:

Kyna Thomas, Clerk of Council

CITY OF CHARLOTTESVILLE



PROCLAMATION

AMERICAN RED CROSS MONTH 2024

WHEREAS during American Red Cross Month in March, we recognize the compassion of people in City of Charlottesville and reaffirm our commitment to care for one another in times of crisis; and

WHEREAS this generous spirit is woven into the fabric of our community and advances the humanitarian legacy of American Red Cross founder Clara Barton, who nobly dedicated herself to alleviating suffering; and

WHEREAS kindhearted individuals in our community exemplify Barton's commitment as they step up through the American Red Cross, Central Virginia Chapter to provide a beacon of hope for our neighbors in need; and

WHEREAS through their voluntary and selfless contributions, they make a lifesaving difference in people's darkest hours, more than 100 local Red Cross volunteers provided 24 Charlottesville families with shelter, food, and comfort after a home fire; helped collect and process more than 8,000 blood donations for hospital patients; supported dozens of military families, veterans and caregivers through the unique challenges of service; and helped save lives through providing nearly 7,000 Charlottesville residents with first aid, CPR and other skills training; and

WHEREAS the American Red Cross is synonymous with helping people, has been doing so for more than 140 years, and we recognize this month of March in honor of all those who lead with their hearts to serve people in need,

NOW, THEREFORE, the Council of the City of Charlottesville, Virginia, proclaims March 2024 as American Red Cross Month, and encourage all citizens to join in its noble humanitarian efforts to strengthen our community.

Signed and sealed this 5th day of March 2024.

Juandiego R. Wade, Mayor

Attest:

Kyna Thomas, Clerk of Council

CHARLOTTESVILLE CITY COUNCIL MEETING MINUTES

**December 18, 2023 at 4:00 PM
Council Chamber, 605 E. Main Street**

The Charlottesville City Council met in a regular meeting on Monday, December 18, 2023. Mayor Lloyd Snook called the meeting to order, and Clerk of Council Kyna Thomas called the roll, noting all councilors present: Mayor Lloyd Snook, Vice Mayor Juandiego Wade and Councilors Michael Payne, Brian Pinkston, and Leah Puryear.

On motion by Wade, seconded by Pinkston, Council voted unanimously to adopt the meeting agenda.

REPORTS

1. PRESENTATION: Budget Presentations - Internal Services

City Manager Sam Sanders introduced the presenting departments.

Jeremy Evans, Emergency Manager, presented the update for the Office of Emergency Management.

Afton Schneider, Director, presented the update for the Department of Communications and Public Engagement.

Krisy Hammill, Director, presented the update for the Department of Budget and Performance Management.

Chris Cullinan, Director, presented the update for the Department of Finance.

Mary Ann Hardie, Director, presented the update for the Department of Human Resources.

CLOSED MEETING

On motion by Pinkston, seconded by Puryear, Council voted unanimously to convene a closed meeting: 1. as authorized by the Code of Virginia Section 2.2-3711(A) (8) for consultation with the City Attorney regarding legal matters requiring the provision of legal advice, specifically, legal matters related to the proposed development code; and 2. as authorized by Code of Virginia Section 2.2-3711(A)(1), for the discussion and consideration of prospective candidates for appointment to the following boards, commissions and committees: Board of Architectural Review, Charlottesville Affordable Housing Fund Committee, Charlottesville-Albemarle Convention & Visitors Bureau Board, Community Development Block Grant Task Force, Historic Resources Committee, Housing Advisory Committee, Human Rights Commission, Personnel Appeals Board, Sister Cities Commission, and Social Services Advisory Board.

On motion by Pinkston, seconded by Puryear, Council certified by a recorded vote of 5-0 that to the best of each Council member's knowledge only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the motion convening the closed meeting were heard, discussed, or considered in the closed meeting (Ayes: Payne, Pinkston, Puryear, Snook, Wade; Noes: none).

BUSINESS SESSION

The business session began with a moment of silence.

RECOGNITIONS/PROCLAMATIONS

- **Human Rights Commission 10-year anniversary:** Mayor Snook presented the proclamation to Ernest Chambers and members of the Human Rights Commission.
- **Preservation Piedmont award presentation to the City for The Pen Park Unmarked Graves Project:** Genevieve Keller, Preservation Piedmont, presented an award to the City of Charlottesville for its leadership in The Pen Park Unmarked Graves Project.
- **Resolution of Appreciation for Leah W. Puryear:** Mayor Snook presented a Resolution of Appreciation to Council Member Leah Puryear, who was chosen on February 21, 2023, to fill an unexpired term on City Council. The resolution expressed appreciation for Ms. Puryear's deep knowledge of Charlottesville and its people; her compassion and concern for people who are left out or marginalized; the depth with which she jumped into the revision of the zoning code; her good counsel during the City Manager search; and her faithful attendance and diligence that she brought to all duties of a City Councilor. Ms. Puryear made remarks in appreciation to City Council and the community, and councilors shared sentiments.

BOARD/COMMISSION APPOINTMENTS

On motion by Wade, seconded by Puryear, City Council by a 5-0 vote approved the following appointments to boards and commissions:

- Board of Architectural Review: Ronald Bailey (residential owner in a Design Control District); Roger Birle (historian); James Zehmer (historian)
- Charlottesville Affordable Housing Fund Committee: Richard Fravel (at-large); LD Perry (affordable housing beneficiary)
- Charlottesville-Albemarle Convention and Visitors Bureau Board: Francois Abadie (accommodations representative); Brad Uhl (food and beverage representative)
- Community Development Block Grant Task Force: Mary Alex (Belmont representative)
- Historic Resources Committee: James Rucker
- Housing Advisory Committee: Heather Griffin (real estate professional)
- Human Rights Commission: Charley Burton, Angela Estes, Heather Gaston, Patti Hartigan, Suzanne Lynn
- Personnel Appeals Board: Philip d'Oronzio
- Sister Cities Commission: Cherry Stewart (at-large)
- Social Services Advisory Board: V. Darlene Ayars-Feazell, Yoshie Perez, Jennifer Slack, Toya Trager

CONSENT AGENDA*

On motion by Wade, seconded by Puryear, the following items read into the record by Clerk of Council Kyna Thomas were approved by a vote of 5-0 (Ayes: Payne, Pinkston, Puryear, Snook, Wade).

2. MINUTES: October 2 regular meeting, October 16 regular meeting; November 1 special meeting, November 7, 2023 General and Special Elections certification, November 8 special meeting
3. RESOLUTION: Resolution to appropriate funding from the U.S. Department of the Interior for the Chesapeake Bay Gateways Network Grant - \$49,976 (2nd reading)

RESOLUTION

Appropriating Funding in the Amount of \$49,976 To Be Received from the U.S. Department of the Interior - Chesapeake Bay Gateways Network Grant \$49,976

WHEREAS, The City of Charlottesville, through the Office of Community Solutions, has been notified that it will be awarded a Chesapeake Bay Gateways Network Grant from the Fund of the U.S. Department of the Interior, in the amount of \$49,976.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that, upon receipt of the Chesapeake Bay Gateways Network Grant from the Fund of the U.S. Department of the Interior, that funding, anticipated in the sum of \$49,976 is hereby appropriated in the following manner:

Revenues			
\$49,976	Fund 211	Order 1900541	GL 431110 Federal Grants
Expenditures			
\$49,976	Fund 211	Order 1900541	GL 530550 Contractual Services

BE IT FURTHER RESOLVED that this appropriation is conditioned upon receipt of \$49,976 in funds from the U.S. Department of the Interior.

4. RESOLUTION: Resolution appropriating the Bureau of Justice Assistance FY23 Edward Byrne Memorial Justice Assistance Grant - Local Solicitation \$27,486 (2nd reading)

RESOLUTION APPROPRIATING FUNDS FOR Edward Byrne Memorial Justice Assistance Grant (JAG) Grant # 15PBJA-23-GG-03875-JAGX \$27,486

WHEREAS, the Office for Civil Rights, Office of Justice Programs, Department of Justice Edward Byrne Memorial Justice Assistance Grant Program Fiscal Year 2023 Local Formula awarded a grant to the Police Department, through the City of Charlottesville, to hire a limited

term position for a background investigator to support ongoing departmental recruitment efforts;

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that a total of \$27,486.00 be appropriated in the following manner:

Revenues – \$27,486

\$27,486 Fund: 211 Cost Center 3101006100 G/L Account: 431110

Expenditures – \$27,486

\$25,533 Fund: 211 Cost Center 3101006100 G/L Account: 510020

\$1,953 Fund: 211 Cost Center 3101006100 G/L Account: 511010

BE IT FURTHER RESOLVED, that this appropriation is conditioned upon the reimbursement of funds or goods as supplied from the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance, Justice Edward Byrne Memorial Justice Assistance Grant Program.

5. RESOLUTION: Resolution to appropriate State Historic Resources Grant Funds to Jefferson School African American Heritage Center - \$200,000 (2nd reading)

RESOLUTION

**Appropriating funds from the Virginia Department of Historic Resources
(DHR) for the Jefferson School African American Heritage Center
\$200,000**

WHEREAS, the City of Charlottesville through the Department of Historic Resources has received a grant award of \$200,000 to be given to the Jefferson School African American Heritage Center (JSAAHC) to be used to support operating cost and for staffing for the Center for Local Knowledge.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that the sum of \$200,000 received from the Virginia Department of Historic Resources is hereby appropriated in the following manner:

Revenues - \$200,000

\$200,000 Fund: 105 Cost Center: 9753015000 G/L Code: 430120

Expenditures - \$200,000

\$200,000 Fund: 105 Cost Center: 9753015000 G/L Code: 540100

BE IT FURTHER RESOLVED that this appropriation is conditioned upon the receipt of \$200,000 from the Virginia Department of Historic Resources.

CITY MANAGER REPORT

City Manager Sam Sanders stated that the planned trip to Montgomery County, Maryland, to study their electric transit system, has been canceled and there will be a Charlottesville Area Transit Alternative Fuels Study presentation on January 16. Staff plans to continue working with peers in Montgomery County to reschedule the visit.

City and County leadership came together for a recent leadership exchange to work on key items for collaboration in preparation of FY25 budgets. Some priority topics discussed were transit, library, emergency management and parks.

Mr. Sanders toured Charlottesville High School with Superintendent Dr. Royal Gurley and discussed a series of matters regarding school supporting a quality learning environment. Related requests will come forward to Council as part of the School Board's annual budget request.

Mr. Sanders thanked Councilor Puryear for her service.

COMMUNITY MATTERS

Mayor Snook opened the floor for comments from the public.

1. Claire Denton-Spalding, city resident, spoke in opposition to the gross floor area cap of 5000 square feet in the Draft Zoning Ordinance (DZO).
2. Kirk Bowers, Albemarle County resident, spoke about the benefits of living close to Charlottesville and asked Council to defer the vote on the DZO to allow more time for input.
3. Peter Gray gave recommendations for approving affordable housing with the Zoning Ordinance.
4. Stephen Levin, city resident, spoke in support of increased density and against gross floor area limits in the D Z O . He spoke in support of the VERVE and the 2117 Ivy Road projects.
5. Julia Jones, city resident, asked Council to postpone the vote on the DZO until it provides a real path to affordable housing, a plan for increased demand on infrastructure, utilities and traffic. She asked about implementing requirements for developers to provide renewable energy on flat roofs.
6. Kevin Lynch, city resident, requested that Council postpone the vote on the DZO and allow time for developing a better plan.
7. Kitter Bishop spoke about shortcomings of The VERVE project, and asked Council to deny the request, and wait for a better proffer and height that is in line with the CSA zoning.
8. Ellen Contini-Morava, city resident, spoke about The VERVE planned unit development (PUD) proposal, and requested denial of the project to avoid a community of absentee landlords and short-term student renters who have no stake in the community. She thanked Ms. Puryear for her service.
9. Steven Johnson requested approval of the VERVE and 2117 Ivy Road projects, and the DZO with gross floor area cap removed, to address the affordable housing crisis and make the city

a more welcoming place for a variety of people.

10. Kate Fraleigh spoke in opposition to imposing a gross floor area cap, in support of CLIHC's (Charlottesville Low Income Housing Coalition) recommendations.
11. Phil D'Oronzio, city resident, spoke about the manners for determining terms of affordability in the DZO, and urged Council to revert to the language recommended by the Planning Commission. He spoke against implementing a gross floor area cap.
12. Kimber Hawkey, city resident, spoke against building for density's sake. She spoke about existing infrastructure issues and capacity concerns with increased density.
13. Danny Yoder, city resident, spoke in support of both PUDs and in support of the DZO, requesting removal of the gross floor area cap.
14. Elaine Poon, Legal Aid Justice Center, spoke about historical roots of the city, including racial injustice in zoning. She stated that the city is in a position to change the narrative of past injustices and to address and redress segregation. She opposed the gross floor area cap especially in R-A areas to accommodate affordability.
15. Jalane Schmidt, city resident, spoke about the housing shortage and in support of the proposed PUDs on the agenda. She requested removal of the gross floor area cap consideration.
16. Jay Oschrin, homeowner in the city, spoke in support of additional housing in the city. He spoke in opposition to implementing a gross floor area cap.

Mayor Snook in a straw poll asked for people to stand in support or opposition to the VERVE project, the 2117 Ivy Road project, and the DZO as it came from the Planning Commission, from the last Work Session, not passing at all, opposed to the gross floor area provision, and in support of the gross floor area provision.

ACTION ITEMS

- 6. ORDINANCE: Ordinance to approve a Zoning Map Amendment pursuant to Sections 34-41 of the Code of the City of Charlottesville for properties located at 106 – 114 Stadium Road, 409 Stadium Road, 104 Stadium Road, 102 Stadium Road, 1705 Jefferson Park Avenue, and 100 Stadium Road – VERVE Charlottesville PUD – ZM23-00004**

Matt Alfele, City Planner, summarized the VERVE proposal, and stated that the applicant revised the affordable housing proffer. Valerie Long, representing the applicant, stated that the proffer statement remains the same with the addition of \$800,000 to the affordable housing contribution. She answered Mr. Payne's question about calculating the proffer amount. Answering a question from Mr. Snook, Mr. Alfele clarified right-of-way status for Woodrow Street.

On motion by Payne, seconded by Pinkston, Council by a 5-0 vote continued consideration of the application following a public hearing before City Council to be held on January 16 (Ayes: Payne, Pinkston, Puryear, Snook, Wade; Noes: none).

7. ORDINANCE: Ordinance amending and re-enacting Chapter 34 (Zoning) of the Code of the City of Charlottesville (1990), as amended, to remove 104 Stadium Road from the list of Individually Protected Properties – VERVE Charlottesville PUD – ZT23-09-02

Matt. Alfele, City Planner, presented the request.

On motion by Pinkston, seconded by Puryear, Council approved the ordinance by a 4-1 vote (Ayes: Pinkston, Puryear, Snook, Wade; Noes: Payne). Mr. Payne spoke in opposition, stating a missed opportunity for historical preservation.

AN ORDINANCE AMENDING AND RE-ENACTING CHAPTER 34 (ZONING) OF THE CODE OF THE CITY OF CHARLOTTESVILLE (1990), AS AMENDED, TO REMOVE 104 STADIUM ROAD FROM THE LIST OF INDIVIDUALLY PROTECTED PROPERTIES.

8. ORDINANCE: Ordinance to amend the November 4, 1996 Right-of-Way Closure Ordinance for Woodrow Street - VERVE Charlottesville PUD

Matt. Alfele, City Planner, presented the request.

On motion by Pinkston, seconded by Wade, Council approved the ordinance by a 5-0 vote (Ayes: Payne, Pinkston, Puryear, Snook, Wade; Noes: none).

AN ORDINANCE CLOSING, VACATING AND DISCONTINUING WOODROW STREET

9. ORDINANCE: Ordinance to amend the May 2, 2011 ordinance for the sale of 409 Stadium Road - VERVE Charlottesville PUD

Matt. Alfele, City Planner, presented the request.

On motion by Pinkston, seconded by Wade, Council approved the ordinance by a 5-0 vote (Ayes: Payne, Pinkston, Puryear, Snook, Wade; Noes: none).

AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN CITY-OWNED PROPERTY LOCATED AT 409 STADIUM ROAD

10. RESOLUTION: Resolution to grant a Critical Slope Waiver for a residential development referred to as "VERVE Charlottesville PUD"

Matt. Alfele, City Planner, presented the request.

On motion by Pinkston, seconded by Wade, Council approved the resolution by a 5-0 vote (Ayes: Payne, Pinkston, Puryear, Snook, Wade; Noes: none).

RESOLUTION
GRANTING A CRITICAL SLOPE WAIVER FOR A RESIDENTIAL DEVELOPMENT
REFERRED TO AS “VERVE CHARLOTTESVILLE PUD”

WHEREAS Woodrow Apartments, LLC; Woodrow Too, LLC; and 1709 JPA LLC (“Landowner”) is the owner of certain land identified within the City of Charlottesville Real Estate Assessor’s records as Real Estate Parcel Identification Nos. Parcel Number: 160008000, 160005000, 160004000, 160003000, 160002000, 160001000, said parcels having current street addresses of 106 – 114 Stadium Road, 409 Stadium Road, 104 Stadium Road, 102 Stadium Road, and 100 Stadium Road (collectively, the “Subject Property”); and

WHEREAS the Subject Property contains critical slopes, over and within an area of approximately 0.47 acre, which is approximately 14% of the combined area of the various parcels that constitute the Subject Property, and Landowner is requesting a waiver of the critical slopes requirements of City Code Sec. 34-1120(b)(6)(b), in connection with the Owner’s plan to construct a residential development on the Subject Property (the “Project”); and

WHEREAS the Project is described in more specific detail within the application materials submitted in connection with waiver application no. P23-0055, as required by City Code Sec. 34-1120(b)(6) (collectively, the “Application Materials”); and

WHEREAS the Planning Commission considered and recommended approval of this application at their October 10, 2023 meeting, subject to conditions proposed within the Staff Report and modified as discussed in the meeting; now, therefore,

BE IT RESOLVED by the Council for the City of Charlottesville, Virginia, that a waiver is hereby granted of the critical slopes requirements for the Project, to allow for the residential development as described within the Application Materials, subject to the following conditions:

1. The applicant shall work with the City’s Urban Forester to identify, remove, and mitigate invasive plant materials within the Critical Slopes.
2. The applicant will work with a local arborist to study and document trees within the Critical Slope area to determine if any can be preserved.
 - a. These documents shall be provided to the City’s Urban Forester and the Neighborhood Development Services’ Planner.
 - b. Should the study identify any tree(s) for preservation, the applicant shall work with the City’s Urban Forester during site plan review to create a tree protection/preservation plan. The applicant shall perform all protection/preservation measures as identified in this plan. The tree preservation/protection plan will include a monitoring program to ensure compliance throughout the construction period. The plan shall also include provisions, such as easements, deed restrictions, or other legally binding measures to ensure preservation of the trees in perpetuity.
3. Any tree with a six inch or greater caliper that is removed from the Critical Slope area shall be replaced at a 3:1 ratio. The replacement tree(s) shall:

- a. Have a two inch or greater caliper at planting.
- b. Be in the general area from where the original tree was removed. Allowances for alternative locations may be granted by the Site Plan Agent if:
 - i. The planting location will interfere with fire safety as identified by the Assistant Fire Marshal; or
 - ii. The planting location will restrict establishment of a healthy mature tree canopy as determined by the City's Urban Forester.

The applicant will provide a document, within the final site plan, illustrating how the requirements of condition #3 are fulfilled.

11. RESOLUTION: Resolution to grant a Sidewalk Waiver for a residential development referred to as "VERVE Charlottesville PUD"

Matt. Alfele, City Planner, presented the request and expressed staff support.

On motion by Pinkston, seconded by Puryear, Council approved the ordinance by a 5-0 vote (Ayes: Payne, Pinkston, Puryear, Snook, Wade; Noes: none).

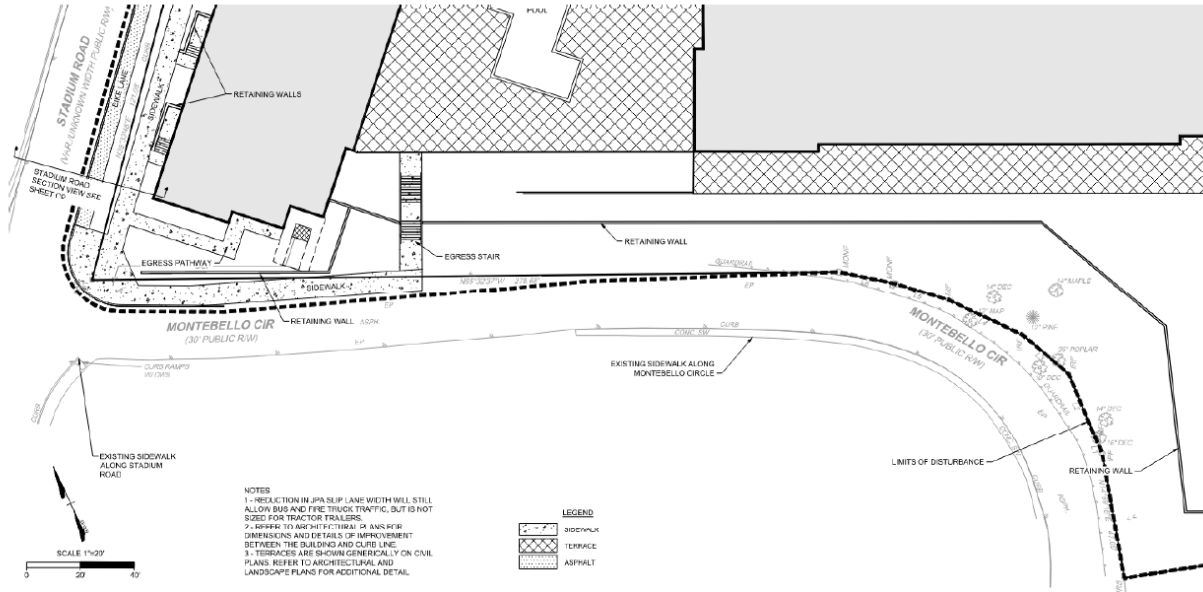
**RESOLUTION
SIDEWALK WAIVER REQUEST FOR A RESIDENTIAL DEVELOPMENT
REFERRED TO AS "VERVE CHARLOTTESVILLE PUD"**

WHEREAS, Subtext Acquisitions, LLC ("Contract Purchaser and Applicant"), on behalf of Woodrow Apartments, LLC; Woodrow Too, LLC; and 1709 JPA LLC, (collectively the "Landowners") of certain land fronting on Jefferson Park Avenue, Stadium Road, Emmet Street, and Montebello Circle, designated on the City Tax Map and Parcel (TMP) as 160008000, 160005000, 160004000, 160003000, 160002000, and 160001000 (collectively, hereinafter, the "Subject Property"), has submitted an application seeking a waiver of the requirement of City Code Section 29-182(j)(3) where land being subdivided or developed fronts on an existing street, and adjacent property on either side has an existing sidewalk, the subdivider shall construct a sidewalk, and shall dedicate land to the public for such sidewalk, to connect to the existing sidewalk. This application is submitted in connection with the Applicant/Developer's proposed development of ZM23-00004 (Planned Unit Development), and

WHEREAS, City staff has submitted to City Council a staff report providing information and staff's recommendation regarding the sidewalk waiver request, and City Council has reviewed the application and the staff report and has considered the factors set forth within the City's Subdivision Ordinance, Sections 29-36 and 29-182(j)(5); now, therefore,

BE IT RESOLVED by the Council for the City of Charlottesville, Virginia that the sidewalk waiver request presented to this Council by the Applicant/Developer is hereby

granted along approximately three hundred (300) feet along the north side of Montebello Circle abutting City Lots currently identified as Real Estate Parcel Identification Numbers 160005000 and 160008000 as depicted below.



12. ORDINANCE: Ordinance to Rezone land fronting on Ivy Road and Copeley Road related to the "2117 Ivy Road Plan Unit Development Plan Submittal"

Dannan O'Connell, City Planner, summarized the request, which was introduced at a joint public hearing with the Planning Commission and City Council on November 14 and presented at the December 4 City Council meeting. The developer updated the proffer contribution to \$3.25 Million to the affordable housing fund, and made design changes to the pedestrian streetscape and building setbacks.

Brennen Duncan, City Traffic Engineer, shared reasons for accessing the property from Copeley Road rather than Ivy Road. He gave input on mitigating hazards for either entrance.

Valerie Long, representing the applicant, RMD Properties, shared revisions to the proposal since the last meeting, including an increased affordable housing commitment, increased green space and setbacks on Ivy Road, and architectural improvement to reduce massing.

Julie Filges and Dan Martinez, architects, reviewed and explained the visual renderings of the project, including streetscape.

Ms. Long shared information from a shadow study to respond to Mr. Snook's assessment of the proposed lack of sunlight at the swimming pool.

Mayor Snook expressed concern about attempting to pack too much into too small of a site. He

stated that infill projects always have problems and questioned whether the problems can be mitigated. He specified for the record that buildings being built close to the road can create a canyon effect, which he does not believe the city wants. The project is subject to Entrance Corridor Review Board review.

On motion by Pinkston, seconded by Puryear, Council by a 5-0 vote continued consideration of the application following a public hearing before City Council to be held on January 16 (Ayes: Payne, Pinkston, Puryear, Snook, Wade; Noes: none).

The meeting recessed from 9:24 p.m. to 9:35 p.m.

13. ORDINANCE: Consideration of repealing and reordaining a new Chapter 34 of the Charlottesville City Code, and adopting a new official Zoning Map for the City of Charlottesville

Mayor Snook and James Freas, Director of Neighborhood Development Services, guided Council through a list of decision points for proposed changes since the last City Council work session. Following a thorough discussion, the following action was taken.

On motion by Pinkston, seconded by Payne, Council by a unanimous vote of 5-0 approved the ordinance repealing Chapters 29 and 34, and reordaining a new Chapter 34 of the Charlottesville City Code, and adopting a new official Zoning Map for the City of Charlottesville, subject to amendments made during the December 18 meeting, with an effective date of February 19, 2024 (Ayes: Payne, Pinkston, Puryear, Snook, Wade; Noes: none).

Councilors reflected on the significance of this vote and thanked all who were involved in the years-long process.

ORDINANCE OF THE CHARLOTTESVILLE CITY COUNCIL: REPEAL AND REORDAIN A NEW CHAPTER 34 AND REPEAL CHAPTER 29 OF THE CHARLOTTESVILLE CITY CODE AND ADOPT A NEW OFFICIAL ZONING MAP FOR THE CITY OF CHARLOTTESVILLE

14. RESOLUTION: Disposition of Pending Projects

James Freas, Director of Neighborhood Development Services, explained that six to eight projects were in various stages of the site plan review process from some nearing completion of their review after many months and others only recently submitted. These projects do not qualify for vesting under state law and have no legal entitlement to continued review under the existing zoning ordinance after the effective date of the new ordinance. Council has the option to establish a set of criteria that grant some or all of these projects the right to continue the review and approval process under the existing zoning through a resolution adopted at the time of the adoption of the new zoning ordinance.

Staff requested a decision regarding the submission cutoff date. A project submitted before this date would continue under the existing zoning. A project submitted after that date would be

subject to the new zoning. Staff have identified three reasonable options:

1. August 31, 2023 – This date was the first advertisement of the draft zoning ordinance for the Planning Commission’s public hearing. The advertisement represents a clear notice of the pending decision by the City of the upcoming change to the zoning ordinance.
2. November 21, 2023 – This date was the first advertisement of the draft zoning ordinance for the Council’s public hearing. Again, the advertisement represents a clear notice of the pending decision by the City of the upcoming change to the zoning ordinance. This date is later and reflective of some of the proposed amendments to the ordinance by the Planning Commission.
3. December 18, 2023 – This date is the (presumed) adoption date for the new ordinance.

Staff recommended the August 31, 2023 date.

On motion by Payne, seconded by Puryear, Council by a 3-2 vote approved the resolution setting August 31, 2023 as the date of disposition for pending development projects (Ayes: Payne, Puryear, Snook; Noes: Pinkston, Wade).

**RESOLUTION OF THE CHARLOTTESVILLE CITY COUNCIL:
DISPOSITION OF PENDING PROJECTS ON THE EFFECTIVE DATE OF THE
NEW DEVELOPMENT CODE AND ZONING MAP**

WHEREAS, City Council has this date enacted a new Development Code as Chapter 34 and new Zoning Map (“new requirements”), and has repealed the prior Zoning Ordinance (Chapter 34) (“repealed ordinance”) and Chapter 29; and

WHEREAS, as a matter of law, certain projects will accrue zoning vested rights to proceed under the repealed ordinance; and

WHEREAS, City Council is not required, but desires, to allow certain other projects, which have been submitted for approval and have been under review, but do not have vested rights, to proceed under the repealed ordinance; and

WHEREAS, City Council has determined that orderly transition from the prior ordinances to the new requirements of Chapter 34 will be assisted by allowing these certain other projects to continue to diligently pursue approval under the repealed ordinance for a limited time;

NOW, THEREFORE, BE IT RESOLVED by the Charlottesville City Council that the following projects, which otherwise have not accrued zoning vested rights, may continue to pursue site plan review and approval under the repealed ordinance with due diligence as follows:

- Those project applications for site plan approval which were submitted and accepted for review by August 31, 2023, the date of first advertisement of the new ordinance Chapter 34 for the Planning Commission public hearing;

- Provided, however, that in order to maintain its status as “vested” under the repealed ordinance, the project must actively pursue approval, unless given a time extension by the Director of Neighborhood Development Services for extenuating circumstances, and must complete site plan review by July 1, 2025; and
- Provided, that, if, after the third submission, one of the foregoing projects does not obtain site plan approval, the applicant must submit a new application, with new fees, and in accordance with current/new ordinance requirements. If a new Page 302 of 317 submission is required, the project must proceed under the current/new requirements; and
- The relief provided in this resolution applies only to zoning ordinance requirements and not to any other development ordinance requirements.

Adopted by the City Council, this 18th day of December 2023.

GENERAL BUSINESS

15. WRITTEN REPORT: Botanical Garden of the Piedmont FY23 Annual Report

Council acknowledged receipt of the written annual report.

COMMUNITY MATTERS (2)

- Kevin Little, city resident, stated that that Council may have voted on the most radical upzoning in the country. He spoke about a concept in urban planning called studentification as a new way to see an old problem.
- Matthew Gillikin, city resident and Co-Chair of Livable Cville, thanked Council for the decisions that they made during the meeting, to Mr. Freas, the Planning Commission and to community members who helped to build a strong zoning code.
- Genevieve Keller, city resident, expressed appreciation to Council, Mr. Freas and all who were involved in the Zoning Ordinance update process.
- Josh Carp, city resident, thanked Council and Planning Commission for work on the Zoning Ordinance, and for the impact the new plan will have on climate action, as will the decision to approve the VERVE and 2117 Ivy Road projects.
- Rory Stolzenberg, city resident, thanked Council for their hard work on the Zoning Ordinance and he thanked Ms. Puryear for her service.

The meeting adjourned at 11:49 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	March 5, 2024
Action Required:	Appropriate Additional \$16,636.84 in CHERP Funding
Presenter:	Taylor Harvey-Ryan, Grants Program Manager
Staff Contacts:	Taylor Harvey-Ryan, Grants Program Manager
Title:	Resolution to Appropriate Additional COVID Homeless Emergency Response Program (C.H.E.R.P.) Grant Award - \$16,636.84 (2nd reading)

Background

The Office of Community Solutions in coordination with the Blue Ridge Area Coalition for the Homeless (B.R.A.C.H.) and the Service Provider Council (S.P.C.), applied for and received a grant from the Virginia Department of Housing and Community Development. The original COVID Supplement for the Virginia Housing Solutions Program award has been amended to include an additional \$16,636.34 for a total of \$837,650.44 and the contract period extended to March 31, 2024. This portion of the C.H.E.R.P. award must be used for non-congregate emergency shelter operation expenses and related administrative expenses.

Discussion

The City of Charlottesville has staff from the Department of Human Services and Office of Community Solutions taking leadership roles in the governance of B.R.A.C.H. The grant provides services in several points along the local continuum of services including emergency shelter, rapid re-housing, and system coordination.

Alignment with City Council's Vision and Strategic Plan

This grant advances City Council's Strategic Plan Framework Outcome Area: Housing, as it provides access to shelter for individuals experiencing homelessness. Individuals experiencing homelessness are then connected with resources such as Rapid Re-housing to provide them with assistance to obtain and maintain permanent housing.

Community Engagement

This grant is a part of the extensive engagement of the service provider community for people experiencing homelessness. This partnership is reflective of the City's partnership with B.R.A.C.H.

Budgetary Impact

There is no budgetary impact for the City of Charlottesville. This grant will be entirely Federal pass-through funds and no local match is required. All funds will be distributed to sub-recipients for service provision.

Recommendation

Staff recommend the approval and appropriation of grant funds.

Alternatives

Council may elect to not accept the funds and the community will not have the capacity to provide additional shelter beds for people experiencing homelessness in the City of Charlottesville. The current need for emergency shelter is outpacing the current funding available for emergency shelter.

Attachments

1. CHERP Resolution 2024 Amendment

RESOLUTION
Appropriating Funding in the Amount of \$16,636.84 To Be Received from COVID Homeless Emergency Response Program (C.H.E.R.P)

WHEREAS, The City of Charlottesville, through the Office of Community Solutions, has been notified that it will be awarded an additional grant from the COVID Homeless Emergency Response Program (C.H.E.R.P.) of the Virginia Department of Housing and Community Development, in the amount of \$16,636.84.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that, upon receipt of the additional C.H.E.R.P. funding from the Commonwealth, said funding, anticipated in the sum of \$16,636.84, is hereby appropriated in the following manner:

Revenues			
\$16,636.84	Fund 209	Order 1900401	GL 430120 State (Federal pass-thru)

Expenditures			
\$16,636.84	Fund 209	Order 1900401	GL 530550 Contractual Services

BE IT FURTHER RESOLVED that this appropriation is conditioned upon receipt of \$16,636.84 in funds from the Virginia Department of Housing and Community Development.

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	March 5, 2024
Action Required:	Approval of the 2024 Blue Ridge Area Food Bank (BRAFB) Cold Storage Expansion Project and the associated appropriation of \$215,000 in unspent Community Development Block Grant (CDBG) funds from prior program years to support the modernization and expansion of vital refrigerated storage capacity and related amenities at BRAFB's food distribution center for the Charlottesville service area, located at 1207 Harris Street
Presenter:	Anthony Warn, Grants Analyst, Taylor Harvey-Ryan, Grants Program Manager
Staff Contacts:	Anthony Warn, Grants Analyst Jacob Stroman, City Attorney
Title:	Resolution to approve the 2024 Blue Ridge Area Food Bank Cold Storage Project and to reprogram Community Development Block Grant funds from prior Program Years, in the amount of \$215,000 (2nd reading)

Background

The City of Charlottesville is an Entitlement Community (EC) as designated by the U.S. Department of Housing & Urban Development (HUD) and, as such, is the recipient of annual allocations of federal funds through HUD's Community Development Block Grants (CDBG) program. While the city has used CDBG funds over the years to support many beneficial community development programs, some funded programs in prior years did not fully utilize the full funds awarded to them and, as a result, have unspent balances that are available to be reprogrammed to new eligible CDBG activities.

In addition, to ensure the effective and efficient use of federal fund awards, HUD has established rules requiring the timely use of CDBG funds for the benefit of recipient communities. These rules spell out specific time periods during which awarded funds must be used, after which they are at risk of being reclaimed by HUD to be awarded to other communities. Reclamation of unused funds by HUD would not only represent an immediate loss of potential benefit for the local community but could also put future awards at risk of being reduced, an outcome staff is very much committed to avoiding.

Discussion

The Blue Ridge Area Food Bank (BRAFB) is a vital contributor to the well-being of our community, providing essential nutritional supports to an ever-growing number of individuals and families in need. In the prior fiscal year (July 1, 2022, through June 30, 2023), for example, the pantries and program sites within Charlottesville that BRAFB supplies with food were visited by guests 117,797 times. Illustrated another way, BRAFB and its allied programs in the city served an average of 9,816 individuals a month. In Albemarle County, by way of comparison, pantries and program sites were

visited 53,742 times in that same fiscal year, for an average of 4,478 guests served per month.

BRAFB, however, relies on certain aging infrastructure to fulfill its mission of improving food security through equitable access to good nutrition for all, specifically a 14+ year old commercial refrigeration unit that is wholly inadequate to their current needs and which presents numerous challenges to their daily operations, not least of which is that BRAFB has to turn away deliveries of significant amounts of fresh produce because they lack the space needed to safely store it until it can be distributed to those in need.

BRAFB is a Virginia-based nonprofit 501(c)(3) community-benefit organization that has served the residents of the Charlottesville area for over 42 years, operating locally out of their Harris Street location for more than 20 years. BRAFB serves residents of 25 counties and 8 cities on both sides of the Blue Ridge mountains. BRAFB organizes these 25 counties into four primary service areas and operates a central distribution center for each service area, with the distribution center for the Charlottesville service area located at 1207 Harris Street. In addition, while BRAFB has a small but dedicated staff on site, a significant portion of the work of preparing food for delivery is done by a large network of dedicated volunteers.

With these four central distribution centers, BRAFB operates as the vital central hub of a wide network of local food-service organizations, distributing food from its warehouses out to a wide array of local pantries and food kitchens, mobile food pantries, Meals on Wheels, among many others.

BRAFB is also extremely highly responsive to the needs of the local community. For example, even though the Harris Street warehouse is primarily designed to serve as a central distribution hub for partner organizations, BRAFB staff noticed in recent years many persons in need arriving in person, often from the local bus stop.

Rather than turn away persons in need, BRAFB staff expanded their network of mobile food pantries and reconfigured a portion of their limited warehouse space to serve as an on-site food pantry, from which they work to ensure that everyone arriving in person leaves with food of their choice and that no one is turned away.

Food Insecurity in Charlottesville

The services that BRAFB provides are a vital element in supporting our community. According to 2023 data provided by the 'Map the Meal Gap' project of Feeding America, a nonprofit organization that coordinates a national network of over 200 food banks and related organizations, the food insecurity rate in Charlottesville is 11.2%, as compared to a statewide average of 8.1% for Virginia as a whole and a national average of 10.4%. (Source: <https://map.feedingamerica.org/>)

This rate represents approximately 5,230 city residents who meet the national criteria of 'food insecure,' a preventable condition defined by the USDA as the lack of access, at times, to enough food for an active, healthy life. Across its four service areas, BRAFB recorded an average of 130,724 visitors per month across the months of July 2022-March 2023. In 2023, BRAFB distributed to its local partners approximately 27.4 million pounds of food from this location, enough to provide approximately 22.8 meals.

The Growing Cold Storage Crisis at BRAFB

For organizations like BRAFB, a reliable and dependable commercial-grade refrigerator is an

essential component of their daily operations. The amount of fresh produce BRAFB seeks to supply to its network has increased significantly in recent years. As of 2023, as much as 19% of the food served by BRAFB's Harris Street location is perishable and in need of cold storage that meets USDA requirements, further underscoring the vital role played by their refrigeration unit.

This increasing percentage reflects two positive and important trends, both of which will be enhanced by a new commercial refrigerator.

First, in recent years, BRAFB has elevated in importance its organizational goal to provide its beneficiaries with fresher produce options of a higher nutritional value, a goal hampered by their current limited refrigeration capacity. Mirroring a positive and growing national trend for healthier food options, BRAFB's local food partners have similarly embraced this goal and have significantly increased their requests to BRAFB for fresh produce options.

In addition, BRAFB benefits from several United States Department of Agriculture (USDA) programs, meaning that to maintain eligibility for USDA services, their distribution centers must meet strict USDA food storage criteria, thereby magnifying the importance for them of reliable and efficient cold food storage.

BRAFB's current refrigerated cooler, however, is highly inadequate to their growing needs and severely limits their ability to deliver on these goals, specifically due to its age, small size, and being costly to operate, maintain and repair.

BRAFB's current refrigerator unit was installed a little over fourteen (14) years ago and is, consequently, rapidly approaching the end of its rated service life of 15 years. The age of the current unit poses many operational challenges, including an increasing need to implement costly repairs in recent months just to keep it working, even though signs of continuing decay are clearly evident. For example, the original seals between the wall panels have decayed over 14 years of operation, resulting in the loss of refrigeration and increased electrical costs to maintain safe temperatures in accordance with USDA requirements. Patching these fraying seals cost BRAFB approximately \$6000, but for a commercial unit like this, repairs like these are, at best, temporary and signs are visibly evident that the seals have already begun to degrade.

BRAFB's current refrigerator unit is also significantly undersized for its current needs, let alone the demand they anticipate for more fresh foods in the coming years. While it may have been adequate when installed 14 years ago, the current size is not sufficient for storing the volume of fresh foods BRAFB could potentially provide for their network. In addition, the small interior size of the current unit makes it very difficult for staff to navigate efficiently while loading and unloading foods, meaning that staff is forced to forgo use of valuable storage space just to be able to maneuver the pallet jacks that move the food pallets (think of mini forklifts), further reducing the amount of storage space available for fresh produce options.

This would not be a factor in the proposed, significantly larger unit detailed in this proposal, as the planned unit will offer BRAFB staff far more internal storage space and eliminate this current restriction, moving them from roughly 253,184 cubic feet of internal storage space to approximately 601,344 cubic feet, if not more (an increase of just under 2.4 times in size).

A much more significant impact of the size of the current unit, however, is that BRAFB is frequently

forced to turn away donations of fresh produce that they could otherwise deliver to their local partners and, in turn, to area residents in need. Given the heavy pace of operations at the Harris Street location, it is hard for BRAFB to fully quantify the amount of potential donations they are forced to turn away due to lack of enough refrigerated storage capacity. Anecdotal evidence, however, is very strong as to the loss the network experiences. In early January 2024, for example, a refrigerated delivery truck for a major local supermarket chain arrived at Harris Street unannounced with six pallets of fresh potatoes to donate (representing more than 8,000 pounds of fresh produce). Due to the limited capacity of their current unit, however, BRAFB was reluctantly forced to turn away three of the pallets, thereby losing out on a substantial source of food they could have passed on to local families. (The potatoes they were able to accept were all quickly allocated to local food pantries, leaving requests from many others unfulfilled.)

Similarly, BRAFB was forced to turn away a potential donation from another national supermarket chain of 6 pallets of eggs. (There is also a suspicion among BRAFB staff that the knowledge within the community that they lack refrigerator capacity prevents potential donations of fresh produce from even being offered to them.)

All of this is compounded by the fact that the current unit is unreliable and visibly deteriorating, as expected with a unit of this age that is in almost daily use. Not only is the current unit more expensive to operate and maintain than an even larger new unit would be, BRAFB operates under a growing concern about how a failure of the unit, such as during severe heat or cold flashes, would affect their operations. For one thing, a failure of the current refrigeration unit would require BRAFB to convert its freezer unit to serve as a refrigerator.

This process would not only rob BRAFB of valuable long-term cold storage capacity, but the conversion process itself is unnecessarily energy intensive and costly. In addition, the age of the current unit means that it is nowhere near as energy efficient as a current unit would be, thereby incurring on BRAFB unnecessary additional costs on their operations as well as having negative impacts on Charlottesville's "green city" goals.

For these reasons, replacing this aging refrigeration unit as outlined here will significantly enhance BRAFB's capacity to serve the Charlottesville community in many ways, not the least of which is by significantly expanding their ability to provide fresh produce options to the residents and families they serve. As it stands now, replacing the current refrigeration unit within the next 2–5 years without significant new sources of funding will be extremely challenging for BRAFB for several reasons, not least of which are related to a strong sense of 'donor fatigue' among BRAFB's traditional donor network related, in part, to the recent pandemic as well as to the effects of several sizable capital campaigns BRAFB has successfully undertaken in recent years.

Protecting the BRAFB and City Investments

The proposed project will also benefit BRAFB operations in another significant way, in that it will support a long-planned extension of the current exterior roof that partially covers their loading dock such that it will fully cover and protect BRAFB's cold storage units as well as fully covering the loading dock for the first time. (BRAFB recently installed a new freezer unit adjacent to the refrigerator unit to be replaced; this successful project has served as the basis for the current proposal.)

Notably, the current roof does not fully cover the loading area, meaning that BRAFB staff and

volunteers and any drivers delivering donations of food have at times had to work exposed to inclement weather or under the hot sun. During a recent tour of the site, BRAFB staff indicated that they had long hoped to extend the roof to fully cover the loading bay but had difficulty raising the funds needed for this. During a recent tour of the site, it was noted that having the existing refrigeration unit and associated electrical lines fully exposed to the elements was a likely contributor to the deterioration of this expensive equipment (see attached Appendix A).

Consequently, this proposal now includes a cost-sharing component in which CDBG funds will enable the extension of the roofline to cover and protect the two cold storage units and their associated electrical and mechanical components and BRAFB will cover the cost of extending the roof to fully cover their loading bay.

Additional Considerations

Supporting investments in the Harris Street location is highly desirable for a number of reasons, not least of which is that this location is an ideal hub for their overall operations. The Harris Street location, for example, is almost perfectly located for an organization like BRAFB, being located close to major traffic arteries like the 250 bypass that connects it easily to Route 29 and interstate 64. The Harris Street location is also easily accessible to city residents as it is on a major road near to a local shopping area (McIntire Plaza), the Habitat Store, and is located very close to municipal transit, with a city bus stop within easy walking distance. In short, this location makes it extremely useful to the larger BRAFB network as it can easily serve as a storage and central distribution center for its overall distribution network, not just its immediate service area.

BRAFB has rented the Harris Street location under long-term leases from the start and is set to conclude negotiations to renew the current lease for a significantly longer term than that of the current lease. The current owner of the site has recently provided city staff with a letter of their intent to renew the current short-term lease for a period of no less than seven years. While ownership of the location by BRAFB would be ideal, especially for an investment of this nature, staff believes strongly that the benefits that will accrue to the Charlottesville community, and indeed to the entire BRAFB service area, are such that this infrastructure investment is highly worthwhile.

In addition, while this proposal does not include direct assistance to a for-profit entity, as the proposed refrigeration unit will be owned by and used exclusively and for the benefit of BRAFB and their operations, such assistance would be allowable as an eligible activity provided the activity meets HUD national objectives and income-eligibility requirements.

HUD recognizes the important role of food banks within the communities they serve and has identified several eligible activities to support their work, notably designating an entire activity code category (05W) to supporting the operating costs of eligible nonprofits like BRAFB (e.g., staff costs, supplies, insurance, etc.). As this proposal, however, does not seek to support BRAFB's operating costs but instead seeks to rehabilitate equipment vital to their ongoing work, it is proposed to fund this work through HUD activity code 03E, a category specifically established by HUD to support the rehabilitation of facilities designed to provide a broad benefit to the community. In addition, by the very nature of the service BRAFB provides and the primary beneficiaries of its work, the work outlined within this proposal falls well within the goals of HUD's national objective to support activities that provide 'Low/Moderate Area Benefits (LMAs)' for income-qualified residents.

Conclusion

The City's CDBG program has a commendable history of supporting vital infrastructure improvements for eligible community-benefit organizations that goes back many years, funding, for example, renovations and repairs for an outdated HVAC system at an Arc of the Piedmontresidential group home. It does not appear, however, that the CDBG program has supported food bank programs in the past, making this an excellent opportunity to forge a new path forward.

This proposal benefits from several other factors, as well, not the least of which is that while the work of this proposal will be put out for competitive bid as per BRAFB policy, BRAFB has a strong relationship with the local company that installed and maintains their current freezer unit, thereby potentially facilitating the implementation of this project in a timely manner. BRAFB leadership reports that this company did very good work and was very responsive to them during the construction of the freezer unit and that the new unit has performed entirely as hoped for over the past year of near-daily use. BRAFB leadership also reports that they have had preliminary 'size and scope' discussions with this company and that they stand ready to begin the project promptly if chosen as the vendor.

Without the funding proposed here, BRAFB will experience several immediate and avoidable negative impacts to their ongoing operations, not the least of which includes:

1. Continued and costly investments in maintaining end-of-life infrastructure, including an anticipated cost of approximately \$8500 to replace the refrigerator's current roof, needed to maintain the structural integrity of the unit and to prevent leakages from the outside that would violate USDA food storage standards as well an additional \$8,500-\$17,000 within the next 2–3 years to replace one or both of the current condenser units, both of which are at or beyond their expected service life, should they fail;
2. Continued operations within a very tight space, which itself limits their ability to store fresh produce; and
3. A continued need to turn away donations of fresh produce.

Alignment with City Council's Vision and Strategic Plan

The proposal now before Council is highly aligned to the vision of the City of Charlottesville as a city in which *everyone* can thrive. This alignment stems in part from its establishment of a new avenue of **Partnership** between the City and BRAFB while also strengthening the existing extensive network of partnerships BRAFB has established with numerous local organizations in support of their shared mission.

This proposal is also anticipated to support Council's goals related to **Climate Action** by replacing an outdated commercial refrigerator unit with a modern, much more energy efficient system, including the removal of the two existing condenser units that run almost constantly with newer units that will use far less energy. For example, the two current condenser units are encased within a non-reflective metallic surface that absorbs heat, while any new units installed as a part of this project will be protected by highly reflective materials that have a significantly higher Solar Reflectance Index (about 85 SRI), thereby reducing heat absorbed into the unit, energy needed to achieve necessary cooling levels and heat damage to electrical components over time. It is further anticipated that the electrical work involved in this proposal will be designed such that it will have the capacity to incorporate renewable energy from solar panels that could be installed on-site at a later date, thereby further enhancing the climate-positive impact of the current proposal.

Community Engagement

The funds proposed here for reprogramming were initially awarded to community-benefit organizations based on the recommendations made by the volunteer members of the city's CDBG/HOME Taskforce over a period of several fiscal years. The initial awards were made in accordance with the city's long-established procedures to foster community engagement and a high degree of responsiveness to important needs within our community, including the Citizen Participation Plan (CPP) and after having gone through multiple public presentations before both the Planning Commission and City Council.

Budgetary Impact

As the funds proposed for reprogramming are federal funds previously allocated to the city by HUD in prior years and were previously appropriated by Council to approved subrecipients, the current proposal does not draw from the city's General Fund and will instead serve to address an important and pressing community need while supporting the city's eligibility for future allocations of CDBG funds.

Recommendation

Staff recommends Council vote in approval of the proposed resolution to reprogram unused CDBG funds from prior program years to address current needs within the community for reliable food bank and food pantry programs by supporting and strengthening the work of the Blue Ridge Area Food Bank.

Suggested motion:

"I move that Council approve the RESOLUTION now before us to approve the 2024 Blue Ridge Area Food Bank Cold Storage Expansion Program and to appropriate unspent Community Development Block Grant funds from prior program years as needed to implement the proposal presented here before us today."

Alternatives

Given the significant positive benefits of the proposed program for the people of Charlottesville, especially those most in need of the nutrition-related services BRAFB provides, and given that the funds to be reprogrammed herein are provided to the City by HUD for exactly this kind of community benefit activities, no alternatives courses of action are considered.

Attachments

1. Resolution to Reprogram CDBG Funds in Support of BRAFB 2024 Cold Storage Expansion Project_v2

RESOLUTION

Resolution to Approve the 2024 Blue Ridge Area Food Bank Cold Storage Project and to Appropriate Community Development Block Grant Funds from Prior Program Years, in the Amount of \$215,000

WHEREAS the City of Charlottesville is and has been an Entitlement Community, as designated by the U.S. Department of Housing and Urban Development (HUD), and as such Council has previously approved the appropriation of certain sums of federal grant receipts to specific accounts in the Community Development Block Grant (CDBG) Fund; and

WHEREAS HUD has established expectations and guidance for the timely use of allocated funds to address important community needs; and

WHEREAS a balance of unspent CDBG funds exists that can be reprogrammed to meet current community needs and CDBG allocations not used in a timely manner can be reclaimed by HUD, potentially risking a reduction to future CDBG allocations by a similar amount, a situation which would significantly reduce the potential benefits the CDBG program can offer to the Charlottesville community,

WHEREAS the staff and volunteers of the Blue Ridge Area Food Bank provide a valuable and much-needed service to the Charlottesville community and surrounding counties;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the proposed program in support of the 2024 Blue Ridge Area Food Bank Cold Storage Expansion Project as presented here before Council today is approved and that the Office of Community Solutions is hereby authorized to begin working with BRAFB staff to implement said program; and

BE IT FURTHER RESOLVED that in support of this program appropriations made to the following expenditure accounts in the CDBG Fund be amended by the respective amounts shown below and that the balance accumulated in the Fund as a result of these adjustments be hereby re-appropriated to the receiving account indicated below, as follows:

Initial Fiscal Year	Account Code	SAP Account Name	Proposed Reduction(s)	Revised Appropriation (Avail. Balance) Proposed Revised Appropriation
FY17	P-00001-05-19	CDBG FY17 10th & Paige PN	\$35,347.61	\$0
FY20	1900361	CDBG FY20 Belmont PN	\$23,405.19	\$25,705.78

FY22	1900405	CDBG FY22 Ridge Street PN	\$156,247.20	\$0
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Proposed Reductions = \$215,000

Program Year	Account Code	Program	Proposed Addition	Proposed New Appropriation
PY23-24	1900544	CDBG PY23 Blue Ridge Area Food Bank Cold Storage Expansion	\$215,000	\$215,000

Proposed Addition = \$215,000

Approved by Council
February 20, 2024

Kyna Thomas, MMC
Clerk of Council

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	March 5, 2024
Action Required:	Adopt Amendments to Chapter 25 (Social Services), Article III (Rental Relief for the Elderly and Disabled Persons)
Presenter:	Todd Divers, Commissioner of the Revenue
Staff Contacts:	Sue Moffett, Director of Social Services Brenda Kelley, Redevelopment Manager Jason Vandever, City Treasurer
Title:	Ordinance amending Chapter 25 (Social Services), Article III (Rental Relief for the Elderly and Disabled Persons) Increasing Income Limit, Rents-Paid Limit (used in the Grant Formula), and Maximum Grant Amount (2nd reading)

Background

Charlottesville's Rental Relief Program for Elderly and Disabled Persons (RENT) has operated in some form or another since 1973 when it was first authorized by City Council. The program provides for the payment of grants to qualified tenants residing in the City who are not less than 65 years of age or are permanently and totally disabled and who are otherwise eligible. Per Sec. 25-57 of the City Code: "The city council finds and declares that persons qualifying for such grants are deemed to bear an extraordinary burden in rent costs, and thereby indirectly an extraordinary real estate tax burden, in relation to their income and financial worth. Such persons are deemed thus to qualify for general relief as provided in Code of Virginia, § 63.1-106, which general relief shall be in the form of the grants provided pursuant to this article."

The program is run under the auspices of the Social Service Section of City Code but is administered and budgeted for by the Office of the Commissioner of the Revenue.

The method for calculating the grant amount is set out in Sec. 25-61 of the City Code as follows:

$$G = .25 \times (R - (.24 \times I))$$

G = GRANT AMOUNT

R = THE LESSER OF THE ACTUAL AMOUNT OF RENT PAID OR \$12,000

I = GROSS COMBINED INCOME (capped at \$50,000)

The maximum grant amount is capped at \$1,500.

Discussion

1. The maximum rent parameter used in the formula above (R) was set at \$12,000 in 2019 due to a long overdue adjustment that Council approved as a result of steadily increasing real estate values which were passed along to renters in the form of rent increases. The maximum income parameter (I) was not adjusted at that time. However, area incomes HAVE increased over time, necessitating adjustments to both the Real Estate Tax Relief Program for the Elderly and Disabled (RETR) and the Charlottesville Homeowner Assistance Program (CHAP). In both of those programs, the maximum income is pegged to the most recent Median Family Income figure (actually, half of MFA) for the Charlottesville Metropolitan Statistical Area (MSA) as promulgated annually by the Department of Housing and Urban Development (HUD). Thus, as MFA rises, so too does the maximum income limit for RETR and CHAP. We propose doing the same for RENT.

For FY2023 (the most recent year available), MFA for the Charlottesville MSA was \$123,300. Therefore, if this measure is approved, the maximum allowable income for RENT applicants will be \$61,650 (as it is for RETR and CHAP).

2. We further propose using the RENT formula itself to set the annual maximum allowable rent that an applicant can claim in the reimbursement formula (R) as follows, where $G=0$ and $I=1/2$ of MFA. For CY2024, the formula works out as follows:

$$\begin{aligned}G &= .25 \times (R - (.24 \times I)) \\0 &= .25 \times (R - (.24 \times 61650)) \\0 &= .25 \times (R - 14796) \\0 &= .25R - (.25 \times 14796) \\0 &= .25R - 3699 \\3699 &= .25R \\3699/.25 &= R \\14796 &= R\end{aligned}$$

Simplified, the formula would be:

$$R = .24 \times I$$

Such a mechanism would ensure that the rent parameter increases in tandem with the income parameter.

3. We also propose increasing the maximum grant award from \$1,500 to \$2,000. This threshold has not been adjusted in over twenty years. The \$1,500 cap was legislated by Council in 2019, but had been the de facto cap prior to that due to the previous rent threshold being set at \$6,000 in 2001.

4. Finally, we would propose taking this opportunity to make some formatting and capitalization updates to this Article of the City Code (see ordinance mark-up).

Alignment with City Council's Vision and Strategic Plan

This change aligns with the City's vision of being a place where everyone thrives by targeting grant assistance where it is most needed. It reflects the City's commitment to implement equitable practices and policies across all of its activities. It further reflects the City's strategic outcome area of organizational excellence by delivering excellent service to the community.

Community Engagement

Informal. For a number of years now, housing advocates have expressed a desire to see these thresholds increased.

Budgetary Impact

There would be no budgetary impact in FY2024 as RENT grant checks for this year will not be mailed until FY2025 (December 2024). The cost of these program changes is estimated to be less than \$5,000, and has already been built into the Commissioner of the Revenue's annual budget request for FY2025. This amount is not far out of line with normal year-to-year budget increases.

Recommendation

Suggested Motion: "I move adoption of the ORDINANCE amending Chapter 25, Article III of the Charlottesville City Code, increasing the income limit, rents-paid limit (as used in the grant formula), and maximum grant amount for Rental Relief for the Elderly and Disabled Persons."

Alternatives

N/A

Attachments

1. Rent Relief Ordinance 2024

**AN ORDINANCE
AMENDING AND REORDAINING SECTIONS 25-56 ET SEQ
OF ARTICLE III OF CHAPTER 25 (SOCIAL SERVICES)
OF THE CHARLOTTESVILLE CITY CODE, 1990, AS AMENDED,
RELATING TO RENT RELIEF FOR THE ELDERLY AND DISABLED PERSONS.**

BE IT ORDAINED by the Council for the City of Charlottesville, Virginia, that Sections 25-58 and 25-61 of Article III (Rental Relief for the Elderly and Disabled Persons) of Chapter 25 (Social Services), are hereby amended and reordained, as follows:

**CHAPTER 25. SOCIAL SERVICES
ARTICLE III. RENTAL RELIEF FOR THE ELDERLY AND DISABLED PERSONS**

Sec. 25-56. Definitions.

For the purposes of this article, the following words and phrases shall have the meanings respectively ascribed to them by this section, unless another meaning shall clearly appear from the context:

Affidavit means the rental relief grant affidavit.

Area median family income (MFI) means and refers to the median family income most recently established by the United States Department of Housing and Urban Development (HUD) for the Charlottesville, Virginia Metropolitan Statistical Area, rounded up to the nearest five thousand dollars (\$5,000.00).

Dwelling means the full-time residence of the person applying for a grant; provided, however, that the fact that a person who is otherwise qualified for a grant under this article is residing in a hospital, nursing home, convalescent home or other facility for physical or mental care for an extended period of time shall not be construed to mean that the location for which rental relief is claimed ceases to be the dwelling of such person during such period of other residence, so long as the rented premises in question are not occupied by, or leased to, others for consideration.

Grant means the financial assistance payment allowable to a qualifying elderly or permanently and totally disabled person pursuant to the requirements of this article.

Grant year means the calendar year for which a grant is sought.

Permanently and totally disabled, as applied to a person seeking a grant under this article, means a person furnishing the certification or medical affidavits required by section 30-99 of this Code, and who is found by the commissioner of revenue to be unable to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment or deformity which can be expected to result in death or can be expected to last for the duration of the person's life.

Rent means the monetary consideration paid for the right to occupy the dwelling unit.

Tenant means one residing in a dwelling by virtue of a leasehold interest, for which rent is paid.

Sec. 25-57. Purpose of article.

It is hereby declared to be the purpose of this article to provide for the payment of grants to qualified tenants residing in the city who are not less than sixty-five (65) years of age or are permanently and totally disabled and who are otherwise eligible according to the provisions of this article. The city council finds and declares that persons qualifying for such grants are

deemed to bear an extraordinary burden in rent costs, and thereby indirectly an extraordinary real estate tax burden, in relation to their income and financial worth. Such persons are deemed thus to qualify for general relief as provided in Code of Virginia, section 63.1-106, which general relief shall be in the form of the grants provided pursuant to this article.

Sec. 25-58. Qualifications for grant.

Grants pursuant to this article shall be made to persons complying with the following provisions:

- (1) The applicant has paid rent for their dwelling within the city during the grant year and was a resident of the city on December thirty-first of the grant year;
- (2) The applicant, or their spouse if they reside together, is sixty-five (65) years of age or older, or permanently and totally disabled, as of December thirty-first of the grant year;
- (3) The dwelling for which the rental relief grant is sought was occupied as of December thirty-first of the grant year as the sole dwelling place of the applicant;
- (4) The gross combined income during the grant year from all sources of such applicant and all relatives of the applicant living in such dwelling does not exceed an amount equivalent to fifty (50) percent of area median family income~~the sum of fifty thousand dollars (\$50,000.00)~~; provided that the first seven thousand five hundred dollars (\$7,500.00) of any income, (a) received by the applicant, or the applicant's spouse if they reside together, and classified as permanent disability compensation, or (b) received by any applicant who is at least sixty-five (65) years of age, is permanently and totally disabled, and can show that they did receive permanent disability compensation for at least twenty-four (24) consecutive months immediately prior to their sixty-fifth birthday, shall be excluded from such total; and provided, that the first eight thousand five hundred dollars (\$8,500.00) of income of each relative other than spouse of such applicant who is living in such dwelling and does not qualify for rent relief shall be excluded from such total. If the applicant has been a resident of the city for less than the full grant year, the gross combined income for such year and the maximum allowable income shall be prorated for the period of actual residency.
- (5) The net combined financial worth of such applicant and relatives of such applicant living in such dwelling as of December thirty-first of the grant year does not exceed one hundred twenty-five thousand dollars (\$125,000.00). Net combined financial worth shall include all assets, including equitable interests.

Sec. 25-59. Claimant's affidavit.

- (a) Annually, and not later than May first of the year following the grant year, the person claiming a grant shall file with the ~~C~~ommissioner of ~~the R~~evenue of the city, a rental relief grant affidavit. The date for filing such an affidavit by an applicant may be extended by the ~~C~~ommissioner of the ~~R~~evenue to July first of the year following the grant year for a first-time applicant and to July first of each year following the grant year in a hardship case in which the ~~C~~ommissioner of the ~~R~~evenue determines that the applicant was unable to file by May first of the year following the grant year because of illness of the applicant or confinement of the applicant in a nursing home, hospital, or other medical facility or institution; provided, that such rental relief grant affidavit is accompanied by a written statement of one (1) medical doctor licensed to practice medicine in the ~~C~~ommonwealth.
- (b) The affidavit shall set forth the names of the related persons occupying the dwelling for which rental relief is claimed, and the total combined net worth and gross combined income, as defined in this article, together with the amount of rent paid for such dwelling

during the grant year. The form of such affidavit shall be determined by the Commissioner of the Revenue and approved by the City Manager and shall contain such other information as may be necessary adequately to determine compliance with section 25-58. The affidavit of any person less than sixty-five (65) years of age who is claiming an exemption under this article shall be accompanied by certification or medical affidavits meeting the requirements of section 30-99 of this Code.

Sec. 25-60. Inquiries by Commissioner of the Revenue.

The Commissioner of the Revenue may make such inquiry of applicants, requiring answers under oath and the production of certified tax returns, as may be reasonably necessary to determine eligibility for a grant under this article.

Sec. 25-61. Calculation of amount of grant.

- (a) For qualifying applicants, the amount of the grant shall be the lesser of two~~one~~ thousand-~~five hundred~~ dollars (\$2,000~~1,500~~.00), or twenty-five (25) percent of the amount determined by subtracting twenty-four (24) percent of gross combined income, as defined by section 25-58(4), from the lesser of:
 - (1) The actual amount of rent paid; or
 - (2) Twenty-four (24) percent of gross combined income, as defined by section 25-58(4),
~~twelve thousand dollars (\$12,000.00).~~
- (b) If the applicant was a resident of the city for less than the full grant year, the actual rent paid or maximum rent allowable shall be prorated for the period of actual residency.

Sec. 25-62. Certification of eligibility for and payment of grant.

The Commissioner of the Revenue, after audit and investigation of affidavits submitted under this article, shall certify a list of the persons qualifying for grants and the amounts thereof to the Director of Finance and the City Treasurer who shall pay forthwith to each applicant the amount of the grant for which they are eligible as determined pursuant to this article.

Sec. 25-63. False claims.

Any person falsely claiming a grant under this article shall be guilty of a misdemeanor, and upon conviction thereof, shall be fined not less than fifty dollars (\$50.00) nor more than five hundred dollars (\$500.00) for each offense.

Secs. 25-64—25-85. Reserved.

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	March 5, 2024
Action Required:	Resolution approval
Presenter:	Brenda Kelley, Redevelopment Manager
Staff Contacts:	Brenda Kelley, Redevelopment Manager
Title:	Support for PSCC Apartments (formerly known as Park Street Senior Apartments), 1200 Park Street

Background

Park Street Christian Church (PSCC) has partnered with Piedmont Housing Alliance (PHA) to pursue the development of PSCC Apartments (f/k/a Park Street Senior Apartments), an infill, 100% affordable, housing community at 1200 Park Street. While PHA is the developer and applicant for City funding, each partner brings to the table a mission focused on serving broader community needs, including affordable housing for seniors (ages 55+) and individuals with developmental disabilities.

PSCC Apartments will consist of 50 apartments: 3 studio, 35 one-bedroom, and 12 two-bedroom, apartments to be leased to individuals and households with incomes between 30% and 60% of the Area Median Income (AMI). The project will deliver 5 fully accessible, Section 504 homes for residents with physical impairments and 2 accessible homes for residents with sensory impairments.

An application for Low Income Housing Tax Credit (LIHTC) funding is anticipated to be submitted in March 2024. As the primary source of project financing, PHA will pursue 9% LIHTC ensuring affordability for a minimum of 30 years. As a mission-driven nonprofit, it is intended to maintain the property affordable in perpetuity. Construction is anticipated to start in the first quarter of 2025, with construction taking approximately 18 months. Currently, the City has approved CIP funding for this project in FY24 in the amount of \$1,125,000 and is proposing to include CIP funding in FY25 in the amount of \$1,125,000 (yet to be approved).

Discussion

Application for Virginia Housing LIHTC program are due in March 2024. Virginia Housing LIHTC application requires a resolution by City Council that corresponds to any financial commitment(s) made for this project. LIHTCs are critical to the financing of PSCC Apartments and it is a competitive application process. The City's support, both financially and in declaration, helps to ensure the application receives the highest possible score.

PHA has requested additional support from the City in this resolution to include the "use" of the City

funding.

PHA requests/states:

Charlottesville projects are consistently hamstrung for LIHTC competitiveness because construction costs are so high. The largest scoring criteria in the Virginia QAP are driven by the ratio of project costs to the cost limits and effective “credit efficiency”. (Up to 200 points vs. every other criterium that ranges from 5-40 points each.)

Unlike northern Virginia that is all urban and has much higher cost limits, we have to operate under construction cost limits that are artificially constrained by our largely rural LIHTC region (and the associated lower costs outside our urban core).

So we have to make up the loss of cost-related points with other points that are hard for more rural projects to get. The substantial City funding plays a big role (we get up to 40 points for “subsidy”). Designating projects as revitalization areas helps too (10 points). Etc. But the other key point item is project-based rental assistance.

[With a commitment to project-based rental assistance] in essence, the City commits to a “project-based rental subsidy” for five years (with an option to renew). Virginia Housing has already approved this method for getting the point scoring.

My proposal for Charlottesville would not cost the city any extra funds (beyond what is already committed). Instead, we would bifurcate the CIP allocation for a project into two pots. The larger would still be capital-related subsidy. The smaller would be put in a pot to cover the expected rental subsidy over the required period. For example at Park Street Christian Church, I think we’d need 5 rental subsidies with an estimated cost of \$129,600 for 5 years.

*The already “committed” \$2,250,000 CIP allocation would be split:
\$129,600 for rental subsidy
\$2,120,400 for capital subsidy*

This model would be a game changer for us getting 9% LIHTC for projects in the City.

Due to this, in addition to the overall general financial commitment support, PHA has requested that the supporting resolution from the City demonstrates a commitment to rental subsidy in addition to the capital subsidy. This commitment may then increase PHA’s competitiveness through the LIHTC application process.

There will be a separate written agreement that will come forward for City Council approval at a future date. This written agreement will spell out the specific terms and conditions of the use of the public funding that will subsidize the cost of the project.

Alignment with City Council’s Vision and Strategic Plan

This action aligns with the Council’s Strategic Plan Framework Strategic Outcome Areas for Housing; and Partnerships; and Recreation, Arts, Culture.

Community Engagement

There has been significant community engagement, primarily throughout the planning and approval process.

Budgetary Impact

This request does not encumber any additional funding from the City budget. It provides acknowledgement that up to \$2,250,000 in funding may be provided. Currently, the City has approved CIP funding for this project in FY24 in the amount of \$1,125,000 and is proposing to include CIP funding in FY25 in the amount of \$1,125,000 (yet to be approved).

Recommendation

Staff recommends City Council approve the attached Resolution supporting development of PSCC Apartments.

Alternatives

City Council could choose to not approve the supporting Resolution for PSCC Apartments, which could have a negative impact on the LIHTC application, and the development of these affordable housing units.

Attachments

1. PSCC Resolution.2.28.24

RESOLUTION

**Financial Resolution Supporting PSCC Apartments (f/k/a Park Street Senior Apartments)
(1200 Park Street)
Parcel Number: 470002120**

NOW, THEREFORE BE IT RESOLVED that the Council of the City of Charlottesville, Virginia hereby commits up to \$2,250,000 in the form of forgivable loan and rental subsidy for the redevelopment of the Park Street Christian Church site at 1200 Park Street. The funding will be documented pursuant to the required forms and agreements of the City. The commitment of up to \$2,250,000 will help to subsidize the creation of approximately fifty (50) newly constructed affordable housing units and will help to subsidize the affordability of five (5) affordable rental units in the City of Charlottesville. This commitment will be made to Piedmont Housing Alliance. Council's commitment is subject to appropriation.

Approved by Council
March 5, 2024

Kyna Thomas, CMC
Clerk of Council

Approved as to form:

Jacob P. Stroman

Jacob P. Stroman
City Attorney

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	March 5, 2024
Action Required:	Approve 2 Resolutions
Presenter:	Brenda Kelley, Redevelopment Manager
Staff Contacts:	Brenda Kelley, Redevelopment Manager
Title:	Support for 501-A Cherry Avenue and 501-B Cherry Avenue (2 Resolutions) a. Financial Resolution Supporting 501-A Cherry Avenue and 501-B Cherry Avenue b. Designating Property as a Revitalization Area for 501 Cherry Avenue site

Background

Piedmont Housing Alliance (PHA) and Woodard Properties have partnered to redevelop the five parcels that make up the proposed 501 Cherry Avenue into a mixed-use, affordable residential development, including two (2) all affordable, mixed-use buildings with structured parking. For purposes of PHA's Low Income Housing Tax Credit (LIHTC) applications, each building in the proposed project has been identified separately as 501-A Cherry Avenue and 501-B Cherry Avenue.

501-A and 501-B Cherry Avenue will consist of approximately 71 apartments with a tentative unit mix of approximately 14 studio, 25 one-bedroom, 30 two-bedroom and 2 three-bedroom apartments to be leased to individuals and households with incomes between 30% and 60% of the Area Median Income (AMI). The project will deliver 9 fully accessible, Section 504 apartments for residents with physical and sensory impairments.

An application for LIHTC funding is anticipated to be first submitted in March 2024. As the primary source of project financing, PHA will pursue both 9% LIHTC and 4% LIHTC funding, ensuring affordability for a minimum of 30 years. As a mission-driven nonprofit, it is intended to maintain the property affordable in perpetuity. Once LIHTC funding is secured, construction is anticipated to start in the third quarter of 2025, with construction taking approximately 18 months. Currently, the City is projecting to include CIP funding in FY26 in the amount of \$1,000,000 and in FY27 in the amount of \$2,150,000 (all funding yet to be approved).

Discussion

PHA is requesting two items from the City in support of this project, and the submittal of a LIHTC application: (1) a Resolution of financial support; and (2) a Resolution designating the site as a Revitalization Area.

Financial Resolution Support

Application for Virginia Housing LIHTC program are due in March 2024. Virginia Housing LIHTC application requires a resolution by City Council that corresponds to any financial commitment(s) made for this project. LIHTCs are critical to the financing of 501 Cherry Avenue and it is a competitive application process. The City's support, both financially and in declaration, helps to ensure the application receives the highest possible score.

PHA has requested additional support from the City in this resolution to include the "use" of the City funding.

PHA requests/states:

Charlottesville projects are consistently hamstrung for LIHTC competitiveness because construction costs are so high. The largest scoring criteria in the Virginia QAP are driven by the ratio of project costs to the cost limits and effective "credit efficiency". (Up to 200 points vs. every other criterium that ranges from 5-40 points each.)

Unlike northern Virginia that is all urban and has much higher cost limits, we have to operate under construction cost limits that are artificially constrained by our largely rural LIHTC region (and the associated lower costs outside our urban core).

So we have to make up the loss of cost-related points with other points that are hard for more rural projects to get. The substantial City funding plays a big role (we get up to 40 points for "subsidy"). Designating projects as revitalization areas helps too (10 points). Etc. But the other key point item is project-based rental assistance.

[With a commitment to project-based rental assistance] in essence, the City commits to a "project-based rental subsidy" for five years (with an option to renew). Virginia Housing has already approved this method for getting the point scoring.

My proposal for Charlottesville would not cost the city any extra funds (beyond what is already committed). Instead, we would bifurcate the CIP allocation for a project into two pots. The larger would still be capital-related subsidy. The smaller would be put in a pot to cover the expected rental subsidy over the required period. For example at 501 Cherry, I think we'd need 10 rental subsidies with an estimated cost of \$259,200 for 5 years.

*The already "committed" 3,150,000 CIP allocation would be split:
\$259,200 for rental subsidy
\$2,890,800 for capital subsidy*

This model would be a game changer for us getting 9% LIHTC for projects in the City.

Due to this, in addition to the overall general financial commitment support, PHA has requested that the supporting resolution from the City demonstrates a commitment to rental subsidy in addition to the capital subsidy. This commitment may then increase PHA's competitiveness through the LIHTC application process.

There will be a separate written agreement that will come forward for City Council approval at a future date. This written agreement will spell out the specific terms and conditions of the use of the public funding that will subsidize the cost of the project.

Designating the Property as a Revitalization Area

Projects seeking LIHTC support score more competitively if located within a revitalization area as defined by Virginia Code 36-55.30:2.

Staff recommends City Council approve the attached Resolution declaring the 501 Cherry Avenue site as being located in a revitalization area based on the following:

1. The industrial, commercial or other economic development of such area will benefit the city or county but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area; AND
2. Private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

Alignment with City Council's Vision and Strategic Plan

These actions align with the Council's Strategic Plan Framework Strategic Outcome Areas for Housing; and Partnerships.

Community Engagement

There has been significant community engagement, primarily throughout the planning and approval process. In addition, the Fifeville Neighborhood Association (FNA) was very involved (and remains involved) in the design and support of this project, ultimately entering into a Community Benefits Agreement with PHA and Woodard Properties.

Budgetary Impact

This request is not currently encumbering any funding from the City budget. It provides acknowledgment that the City's Proposed FY25 5-Year CIP Plan has included CIP funding in FY26 in the amount of \$1,000,000 and in FY27 in the amount of \$2,150,000. All funding to be officially approved at a later date by Council in the fiscal years of FY26 and FY27 as noted.

Recommendation

Staff recommends City Council approve the attached Resolutions supporting the overall redevelopment of 501 Cherry Avenue.

Alternatives

City Council could choose to not approve the supporting Resolutions for 501 Cherry Avenue, which could have a negative impact on both of the LIHTC applications, and ultimately the overall redevelopment and provision of affordable housing.

Attachments

1. 501 Cherry Resolution Financial support 2.28.24
2. 501 Cherry Resolution Revitalization Area 2.28.24

RESOLUTION

Financial Resolution Supporting 501-A Cherry Avenue and 501-B Cherry Avenue (501 Cherry Avenue site)

Parcel Numbers: 290177000, 290178000, 290178100, 290178200, 290179000

NOW, THEREFORE BE IT RESOLVED that the Council of the City of Charlottesville, Virginia hereby commits up to \$3,150,000 in the form of forgivable loan and rental subsidy for the redevelopment of the overall 501 Cherry Avenue project site (includes 501-A Cherry Avenue and 501-B Cherry Avenue). The funding will be documented pursuant to the required forms and agreements of the City. The commitment of up to \$3,150,000 will help to subsidize the creation of approximately 71 newly constructed affordable housing units and will help to subsidize the affordability of ten (10) affordable rental units, all within the 501 Cherry Avenue project, in the City of Charlottesville. This commitment will be made to Piedmont Housing Alliance. Council's commitment is subject to appropriation.

Approved by Council
March 5, 2024

Kyna Thomas, CMC
Clerk of Council

Approved as to form:

Jacob P. Stroman

Jacob P. Stroman
City Attorney

RESOLUTION

**Designating Property as a Revitalization Area for 501 Cherry Avenue site
(501 Cherry Avenue, 507 Cherry Avenue, 0 6th Street SW and 0 5th Street SW)
Parcel Numbers: 290177000, 290178000, 290178100, 290178200, 290179000**

WHEREAS, Piedmont Housing Alliance has requested designation of the property shown on the location map attached as Exhibit A, known as 501 Cherry Avenue site, as a Revitalization Area; and

WHEREAS, pursuant to Virginia Code §36-55.30:2(A), the Council of the City of Charlottesville, Virginia has the authority to designate a property as a Revitalization Area; and

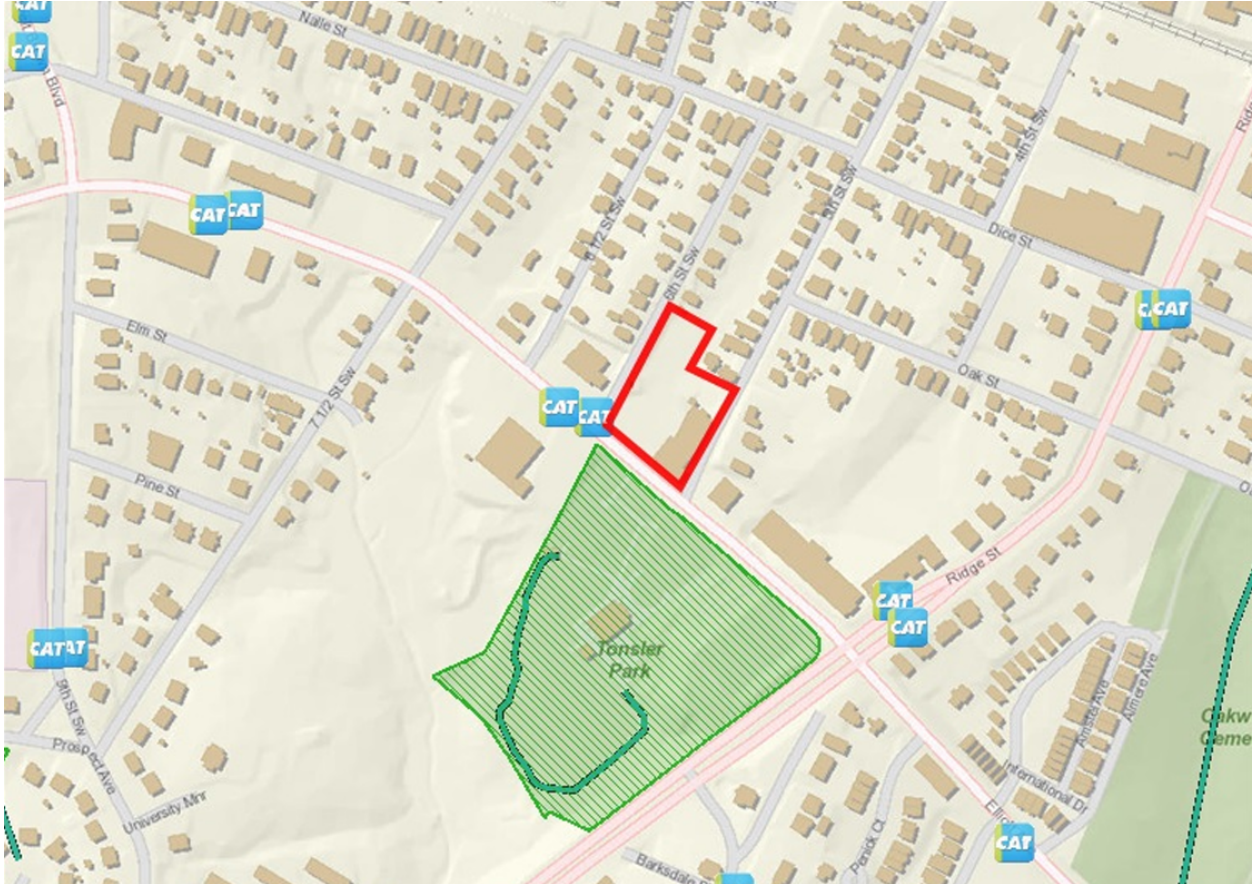
NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that the 501 Cherry Avenue site is located within a Revitalization Area, defined by the Code of Virginia as any area that 1) the industrial, commercial or other economic development of such area will benefit the city or county but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area; and 2) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

BE IT FURTHER RESOLVED that the following nonhousing building or buildings (or nonhousing portion or portions of the building or buildings) located or to be located on this site are necessary or appropriate for the industrial, commercial or other economic development of the area. Approximately 16,568 square feet of nonresidential space is to be used by one or more entities providing commercial and/or community services to the surrounding area.

Approved by Council
March 5, 2024

Kyna Thomas, CMC
Clerk of Council

EXHIBIT A
MAP





City Manager's Report

*Offices of the City Manager
Elected & Appointed Officials*

3-5-2024

City Manager – Sam Sanders (he/him)

- Met with our financial representatives with PFM to discuss the possibility of the City leveraging new tax credit opportunities to support our climate action work. There's additional research and evaluation to be done that will include working with our Office of Sustainability.
- Met with the director of the Friends of Downtown Charlottesville to discuss programming ideas to support the downtown mall being an engaging place for everyone.
- We are holding a press conference tomorrow (March 6th) on the proposed budget to Council.
- Had the City/County/UVA check-in to discuss budget highlights and prepare for the March Town and Gown meeting.
- Met with UVA Community Engagement Agency, a student group, who wants to work on the student impact and experience in the City. We discussed how to work together and I'll be following up with Mayor Wade to discuss potential next steps.
- Welcomed participants to Charlottesville from the International Visitor Leadership Program, part of local non-profit Presidential Precinct's partnership with the U.S. Department of State. More details under the CAPE section.

Deputy City Manager of Administration – Eden Ratliff (he/him)

- I have enjoyed settling into my role as the Deputy City Manager for Administration this past month. Everyone has been very welcoming and helpful, and I am incredibly grateful to be part of this team.
- Collective bargaining is a new concept to the city and has many implications for both cost of the work force as well as management of the work force. I helped conduct a brief collective bargaining training for City Council as the City prepares to move to a unionized workforce in FY25 with fire, police, and transit unionizing.
- Congratulations to the Budget and Performance Management Team for putting together a very challenging, but balanced, FY25 budget for Council review. Assembly of the budget is always challenging with competing priorities made more complex with changes in the workforce.

Office of Communications & Public Engagement (CAPE) – Director Afton Schneider (she/her)

- Be on the lookout for our new monthly public affairs show, *Inside Charlottesville*, which will premiere in March on Charlottesville TV10, Comcast Cable in the City and surrounding counties. It will air every Monday and Wednesday at 7:00 pm and every Tuesday and Thursday at 9:00 am. It will include a brief update from our City Manager as well as roundtable discussions with City employees. Our goal is to keep you informed!

- We had the honor of hosting guests from the Indo-Pacific and South and Central Asia participating in local non-profit Presidential Precinct's in partnership with the U.S. Department of State's International Visitor Leadership Program last week for a roundtable discussion with Police Chief Kochis and Sheriff Brown regarding the U.S. electoral process and policing in political rallies and protests.

Commissioner of the Revenue – Director Todd Divers (he/him)

- Business License renewals were due on March 1st. Any businesses who have not filed by that date should do so as soon as possible to avoid a statutory assessment and potential accumulated interest. Renewals can be filed and paid online by visiting: www.charlottesville.gov/1488/Online-Business-Tax-Portal
- Applications for Real Estate Tax Relief for the Elderly or Disabled are being accepted through April 1st. We are also taking applications for Rental Relief for the Elderly or Disabled from March 1st through May 1st. Contact the Commissioner of the Revenue's Office for details and more information: 434-970-3160 or citycor@charlottesville.gov

Office of Sustainability – Director Kristel Riddervold (she/her)

- Recently relocated our offices to 700 E Jefferson.
- Joined Piedmont Dark Skies chapter's February meeting to share an update of how the new Zoning Ordinance addresses outdoor lighting (with a specific intent of limiting the environmental impacts associated with artificial lighting, minimize artificial sky glow, and glare) and an update on the LED Streetlight Conversion Project.
- Joined the UVA Office for Sustainability's retreat to provide overview of our newly established Office of Sustainability and share about some of the projects and initiatives we are working on.
- Held several meetings & conversations with C3 about CAT's alternative Fuels Feasibility Study and the Gas Utility's Decarbonization Study.
- Meet regularly with LEAP regarding the Climate Program Support Agreement and the upcoming plans for Solarize 2024.
- Coordinating with local partners on the upcoming Fix A Leak education campaign as well as the Rivanna RiverFest.

Office of Community Solutions – Director Alex Ikefuna (he/him)

- Citywide Grants Inventory Report is slated to be presented to the City Council on March 18, 2024. The Grants Inventory Report is intended to provide an overview of all grants managed, administered, and implemented by the City of Charlottesville across all city

offices, departments, and programs, as well as the most pertinent information and the status of grants received and currently administered by city government.

- Grant Monitoring tool has been developed and will be provided to City Manager for final review prior to implementation. This will be used to monitor all grants funded by the city to ensure that recipients are complying with applicable requirements and scope of work.
- The 2024 – 2025 CDBG/HOME Funds Application period has closed. CDBG Taskforce is preparing to review the applications and make recommendation to the City Council.
- The Charlottesville Affordable Housing Fund (CAHF) Advisory Committee has completed the review of all the submitted applications for Housing Operations & Program HOPS and CAHF fund. The Committee's recommendations are being prepared for consideration by the City Council on March 18, 2024. A total of 17 applications were received for HOPS and 6 for CAHF.
- Affordable Dwelling Unit (ADU) Manual: On February 5, 2024, OCS staff presented, and the City Council approved the Affordable Dwelling Unit (ADU) Manual. The Manual sets forth the guidance, operational procedures, and implementation protocol that will guide the administration of the Affordable Dwelling Unit Ordinance that was adopted by the City Council on December 18, 2023. The ADU Manual along with the Development Code/ADU Ordinance became effective on February 19, 2024.
- Grants Management and City Investments Tracking Software – The bid for the acquisition of Grants Management Software closed on January 24, 2024. Proposals were received from eight vendors. OCS has completed the review of all the eight. The Office of Procurement and OCS staff are currently negotiating with short-listed bidders to determine the final contractor to provide the service. The proposed system is designed to assist staff in tracking grants' performance and city investments.
- Inventory of City Agreements: OCS is compiling the inventory of city agreements. A draft has been sent to all the city departments for review and comment regarding completeness and accuracy. Comments are due back to OCS by March 15, 2024. The final draft of the Inventory of Agreement Report will be provided to the City Manager for review. This process is designed to centralize city agreements and bring a measure of order and efficiency in managing city agreements.
- Lease Agreements: OCS is preparing the following lease agreements with the following agencies: International Rescue Committee (IRC), Cultivate Charlottesville, City of Promise, Local Energy Alliance Program (LEAP), and a property located at 532 Caroline Avenue. The final agreements will be presented to the City Council for approval, if necessary.
- Pollocks Branch Pedestrian Bridge: Staff is coordinating the approval of temporary construction easement with adjacent property owner. Once the agreement is signed by the property owner, the bid documents will be finalized for Parks and Rec Department to begin procurement process.

- Friendship Court/Kindlewood: Phase 1 is substantially completed and being occupied at this time (62 units). Public Utilities Department and OCS staff are working with PHA to ensure compliance with the infrastructure items. Phase 2 funding agreement is completed, and the agreement (Ordinance) is tentatively scheduled for consideration by the City Council on March 18th; pending PHA attorneys providing information/revised language. Phase 2 includes 104 affordable units with spectrum of affordability from below 30% AMI up to 80% AMI. Construction is expected to start in late spring of 2024.
- Park Street Christian Church (f/k/a Park Street Senior Apartments, 1200 Park Street): This is an infill, 100% affordable housing development for seniors ages 55 and over, and individuals with disabilities. Piedmont Housing Alliance (PHA) is the developer and would be applying for Low Income Housing Tax Credit (LIHTC) in March of 2024 to finance the project. The City Council will be asked to act on a resolution of financial support in the amount of \$2,250,000 in CIP funds on March 5, 2024. This support would enhance the competitiveness of the LIHTC application.
- 501 A and B Cherry Avenue: OCS staff is working with PHA and its partners who are proposing to submit a Low-Income Housing tax Credit application to the state for this project in March of 2024. In support of this LIHTC application, the city is committing up to \$3,150,000 to subsidize the project which in turn will create approximately 69 newly constructed affordable housing units in the City of Charlottesville. On March 5, 2024, the City Council will consider approval of the financial support resolution as well as the designation of the site as a Revitalization Area in accordance with State of Virginia law.
- South First Street, Phase 2: Staff is working on funding agreement for the Phase 2 of the South First Street. Phase 1 (62 units), is completed, occupied, and currently being closed out. On February 20, 2024, the City Council approved additional \$3 million in CIP fund to support the development of the project, bringing the city's commitment to \$6 million. Phase 2 includes 113 units.
- Property Acquisition SOP: OCS is working on Standard Operating Procedures (SOP) for citywide property acquisition process. This will provide a uniform and efficient system for property acquisition. Once a draft is completed, Department Directors will be provided opportunity to review the draft and provide comments.
- Housing Equity and Anti-Displacement Toolkit (HEAT): OCS staff initiated the anti-displacement strategy, targeting core neighborhoods like Fifeville, Rose Hill and 10th/Page—just to name a few. Staff is now crafting initiatives, including Land Banks and Tax Abatement/Performance Grants, to bolster affordable housing in sync with the Affordable Housing Plan and the new Affordable Dwelling Unit Program, as part of recent inclusionary/ zoning reforms.

Office of Economic Development – Director Chris Engel (he/him)

- Recently, the Office of Economic Development presented New Hill Development Corporation a \$500,000 check as part of the city's commitment to the new BEACON shared-use commercial kitchen project. The project, known as the Black Entrepreneurial Advancement and Community Opportunity Network (BEACON), will have 16 workstations available in addition to freezers and dry storage space when complete. Construction is underway at the Carlton Road facility with a late 2024 opening planned.
- The Office of Economic Development is pleased to share that Keith Groomes Jr. has joined the OED team as the Entrepreneurship Program Specialist. In this role Keith will help support the City's vibrant entrepreneur ecosystem and facilitate opportunities for more inclusive and diverse growth within Charlottesville's small business community. Keith will proactively engage with entrepreneurs and small business owners to help ensure they are aware of programs offered through the Office of Economic Development and its partner organizations. His firsthand experience as an entrepreneur who has been able to benefit from many of the programs that are available, will allow Keith to share with local entrepreneurs in a unique way.

Office of Social Equity – DCM Ashley Marshall (she/her)

- Go Cook's new classes began Monday February 5th. Class is held daily from 9am to 1:30pm. GO Cook is sponsored by the Office of Economic Development. GO Cook also partners with the Downtown Job Center, the Albemarle Career Center and the Albemarle Charlottesville Regional Jail.
- The Downtown Job Center's Roy Fitch served as a panelist for the Office of Economic Development Future of Talent discussion held at City Space on Wednesday February 21st from 8am to 10am. This event was co-sponsored by the Charlottesville Chamber of Commerce.
- The Downtown Job Center welcomes Kiana Vaughn-Randolph as the newly hired Job Center Engagement Representative. Her start date is Monday February 26th; we are very excited to have her here!

Office of Human Rights – Director Todd Niemeier (he/him)

- The Office of Human Rights Intake & Administrative Specialist and Investigator (In Training) are enrolled in an upcoming 32-hour training through the Equal Employment Opportunity Commission Training Institute on Intake Counseling. This is part of our ongoing effort to maximize team capacity and diversify skillsets across positions.
- The Human Rights Commission is accepting input from the community through a public, online survey. The survey results will be considered by the Commission during its annual

planning meeting on March 9, 2024, when making decisions about focus areas, goals, and a workplan for March 2024 through February 2025.

Treasurer's Office - Treasurer Jason Vandever (he/him)

- Recently the Treasurer's Office has completed several state-mandated responsibilities that occur on a calendar year basis such as Dog License applications and updates, submitted our State Budget request to the Compensation Board, annual performance evaluations for staff, and wrapping up reporting and filing requirements for state income and estimated tax payments. We are also preparing for tax billing testing, which will begin in March.

Finance Office – Director Chris Cullinan (he/him)

- The kickoff meeting for upgrading SAP (the City's financial management system) will be on March 6 including Finance staff, key stakeholders from other City departments, and representatives from the implementation consultant MOURI Tech.
- Real Estate Assessor's Office - The reassessment appeal period ends on February 29th. To date, formal appeals, and contacts in general, have been lighter than usual. As of this email, we've received 40 appeal applications. There is still a week to go, and the last week is generally the busiest. Last year, which was an anomaly, in the end we had 345 appeals. On average the previous four years we averaged 158.

Budget Office – Director Krisy Hammill (she/her)

- City Manager's FY 2025 budget will be released on March 5th. Please be sure to check out the Budget Office web page to view the online budget book and for more information and opportunities to engage with Council and to provide input for the Adopted Budget.

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	March 5, 2024
Action Required:	
Presenter:	Sandy Shackelford - TJPDC, Ben Chambers, Transportation Planning Manager
Staff Contacts:	Ben Chambers, Transportation Planning Manager
Title:	Multi-Jurisdictional Comprehensive Safety Action Plan

Background

The passage of the Bipartisan Infrastructure Law established the Safe Streets and Roads for All discretionary grant, which dedicates up to \$5 billion for roadway safety improvements over five years. To access these funds, localities must develop a safety action plan. In 2023, the Thomas Jefferson Planning District Commission (TJPDC) applied for and was awarded funding to begin a regional safety action plan, which will cover Charlottesville and the surrounding counties. This planning effort kicked off earlier this winter and has been branded Move Safely Blue Ridge.

One of the requirements of a safety action plan is that the locality formally set targets for safety improvements. As part of Move Safely Blue Ridge, TJPDC staff is asking each locality to set its own commitments for reductions in roadway fatalities and serious injuries to occur by 2045. To date, each of the other participating localities in Move Safely Blue Ridge have committed to their safety targets. In the other participating counties, the safety targets that were adopted were in line with VDOT's targets, set under the statewide Virginia Strategic Highway Safety Plan (SHSP), which aimed for a 50 percent reduction of deaths and serious injuries from roadway incidents.

For Charlottesville's safety targets, staff has recommended that the City of Charlottesville commit to an elimination of deaths and a 50 percent reduction in serious injuries resulting from roadway incidents. While this may seem to be a more aggressive target than our more rural partners, in terms of absolute numbers, Charlottesville currently has a low number of roadway fatalities, with a total of 13 deaths in crashes between 2018 and 2022. Reducing this number to zero is in line with the Comprehensive Plan, which calls for planning to "work toward a goal of zero fatalities or serious injuries on the City's streets". The commitment letter aims the planning effort toward that goal for the City, while setting specific targets for the 2045 horizon year.

Discussion

TJPDC staff will provide a presentation on the Move Safely Blue Ridge regional safety action plan and the commitment being requested from City Council for its support of the planning effort and setting of performance targets.

Alignment with City Council's Vision and Strategic Plan

Improving safety of the transportation system for all users in the City will increase mobility options equitably. Working with TJPDC and our regional partners on setting goals for the safety of the

transportation system will magnify positive outcomes for the residents, employees, and visitors in the City. This planning effort supports the Comprehensive Plan's strategy for transportation regarding tracking and mapping of fatalities and serious injuries to identify areas of concern and the sub-strategy to pursue planning work that would develop a strategy for eliminating fatalities and injuries on City streets.

Community Engagement

This commitment letter is only one element of engagement with the localities and the public that TJPDC will have throughout the Move Safely Blue Ridge planning process. This plan will continue over the next 18 months approximately, with multiple opportunities for engagement throughout the process.

Budgetary Impact

None

Recommendation

Adoption of the Commitment Letter

Alternatives

Council may request a change to the targets for serious injuries and fatalities, but ultimately will need to adopt a commitment letter with targets identified to continue participation in the regional safety action plan.

Attachments

1. Charlottesville_CommitmentLetter_Draft
2. Locality Crash Facts - City of Charlottesville
3. Safe Streets and Roads for All Charlottesville Commitment

City of Charlottesville Safe Streets and Roads for All Commitment Letter

WHEREAS, 13 people were killed in crashes that took place in the City of Charlottesville from 2018 to 2022;

WHEREAS, 195 people were seriously injured in crashes that took place in City of Charlottesville from 2018 to 2022;

WHEREAS, roadway fatalities and serious injuries are preventable;

WHEREAS, roadway fatalities and serious injuries have lasting impacts on victims, loved ones, and communities at large;

WHEREAS, a goal of the 2045 Long Range Transportation Plan for the Charlottesville-Albemarle Metropolitan Planning Organization adopted in May 2019 is to “improve the geometric conditions and physical characteristics of the transportation network to reduce fatalities and serious injuries.”

WHEREAS, reducing or eliminating roadway fatalities and serious injuries in City of Charlottesville will require collaboration among Charlottesville residents and other jurisdictions, as well as regional, state, and federal organizations;

WHEREAS, the Bipartisan Infrastructure Law established the Safe Streets and Roads for All (SS4A) discretionary program;

WHEREAS, the SS4A program funds regional, local, and Tribal initiatives through grants to prevent roadway fatalities and serious injuries;

WHEREAS, Move Safely Blue Ridge—the safety action plan for the Thomas Jefferson Planning District Commission—will identify and prioritize roadway safety improvements in the region;

WHEREAS, the Virginia Strategic Highway Safety Plan (SHSP) sets a vision of zero deaths and serious injuries and a goal to reduce roadway fatalities and serious injuries by half by 2045;

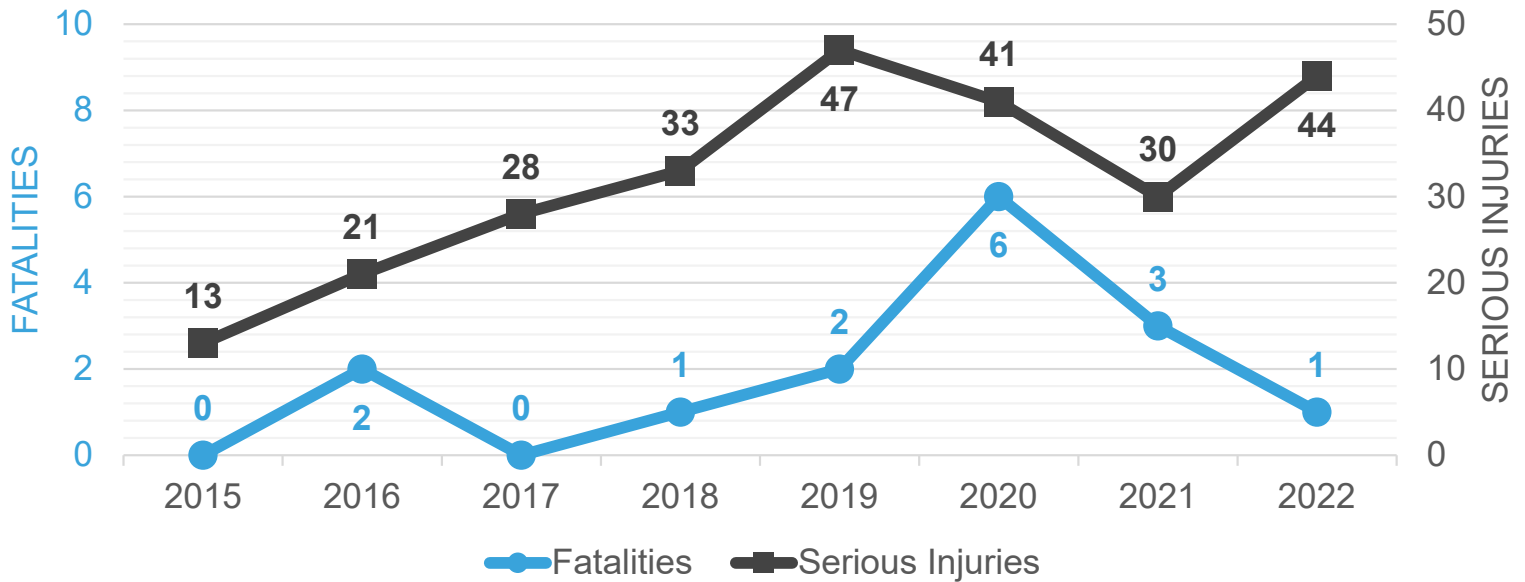
NOW, THEREFORE, BE IT RESOLVED, that the City of Charlottesville supports Move Safely Blue Ridge and will actively participate in the planning process and prioritize implementation of the safety countermeasures recommended in the safety action plan;

RESOLVED, that the City of Charlottesville commits to one day eliminate roadway fatalities and serious injuries;

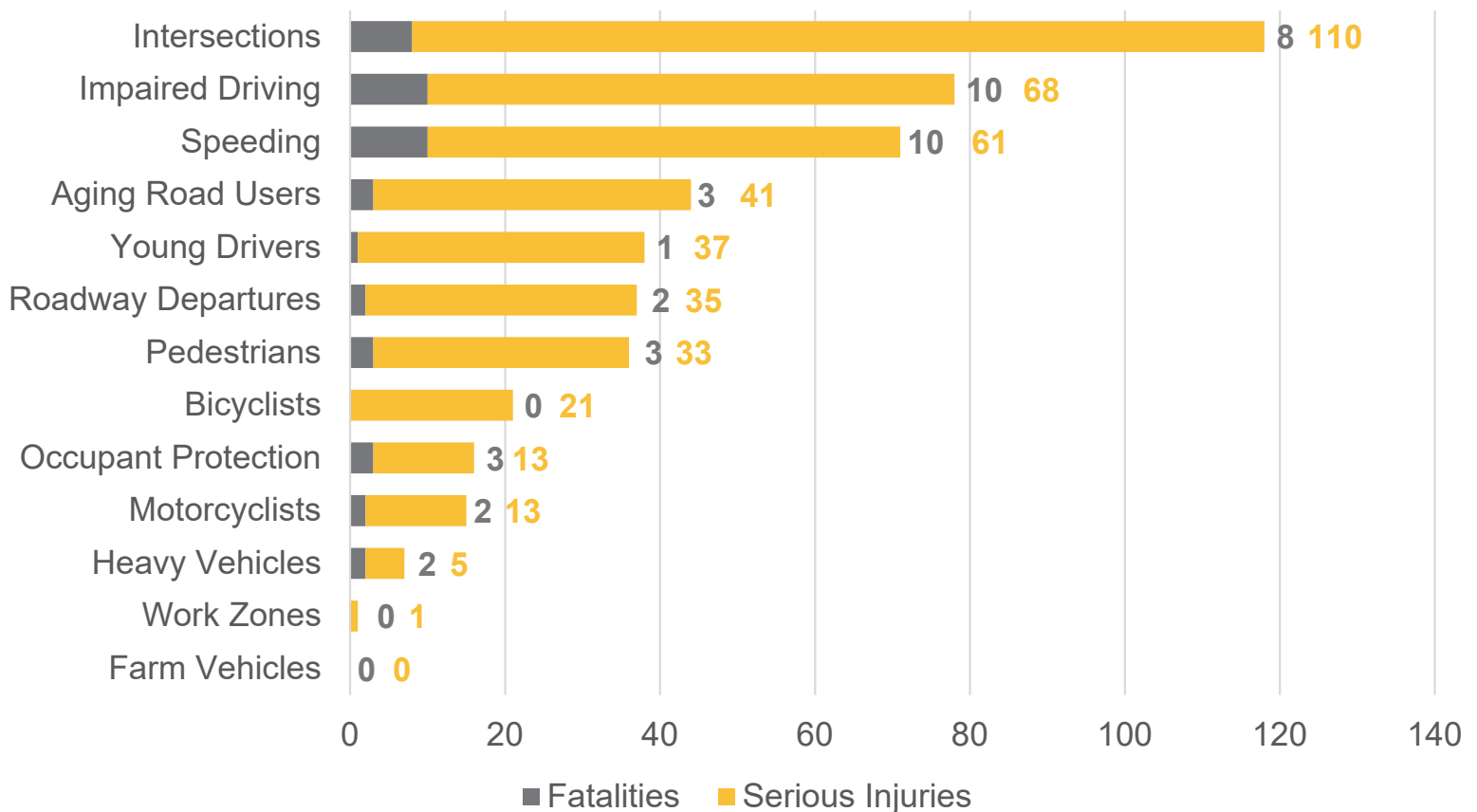
RESOLVED, that the City of Charlottesville commits to eliminate roadway fatalities in the city by 2045; and,

RESOLVED, that the City of Charlottesville commits to reduce roadway serious injuries in the city by 50 percent by 2045.

City of Charlottesville – Crash Facts



Fatalities + Serious Injuries by Emphasis Area, 2018-2022



SAFE STREETS AND
ROADS FOR ALL
DISCRETIONARY
GRANT PROGRAM

move
SAFELY
blue ridge

A graphic element consisting of a thick blue curved line that starts under the 'Y' in 'SAFELY' and sweeps upwards and to the right, ending under the 'e' in 'blue'. A dashed yellow line runs parallel to the inner curve of the blue line.

SAFE STREETS AND ROADS FOR ALL (SS4A) PROJECT BACKGROUND

- U.S. DOT Discretionary Grant Program established in the Bipartisan Infrastructure Law to improve safety and help prevent deaths and serious injuries on the nation's roadways
- Funding is available for both planning and project implementation
- Eligibility for implementation funding is dependent on first adopting a qualifying Comprehensive Safety Action Plan
- TJPDC applied for and was awarded a grant to develop a Comprehensive Safety Action Plan that will meet eligibility requirements for all six of its member jurisdictions
 - Each jurisdiction committed funding to support the local match
- Planning process is being managed regionally by the TJPDC, but priority countermeasures will be identified individually for each locality

BENEFITS OF A COMPREHENSIVE SAFETY ACTION PLAN

- Comprehensive understanding of crash locations and contributing factors, including identification of systemic or recurring factors
- Considers safety for all users (roadway, bike/ped, transit)
- Multi-faceted strategies to reduce/eliminate roadway fatalities and serious injuries
- Creates a pipeline of identified projects to leverage implementation funding beyond SMART SCALE:
 - SS4A Discretionary Grant Program for implementation
 - Transportation Alternatives Program
 - Revenue Sharing
 - Highway Safety Improvement Program

REQUIRED COMPONENTS OF A COMPREHENSIVE SAFETY ACTION PLAN

Leadership commitment

Oversight group to
develop, implement, and
monitor

Comprehensive safety
data analysis

Robust public and
stakeholder
engagement

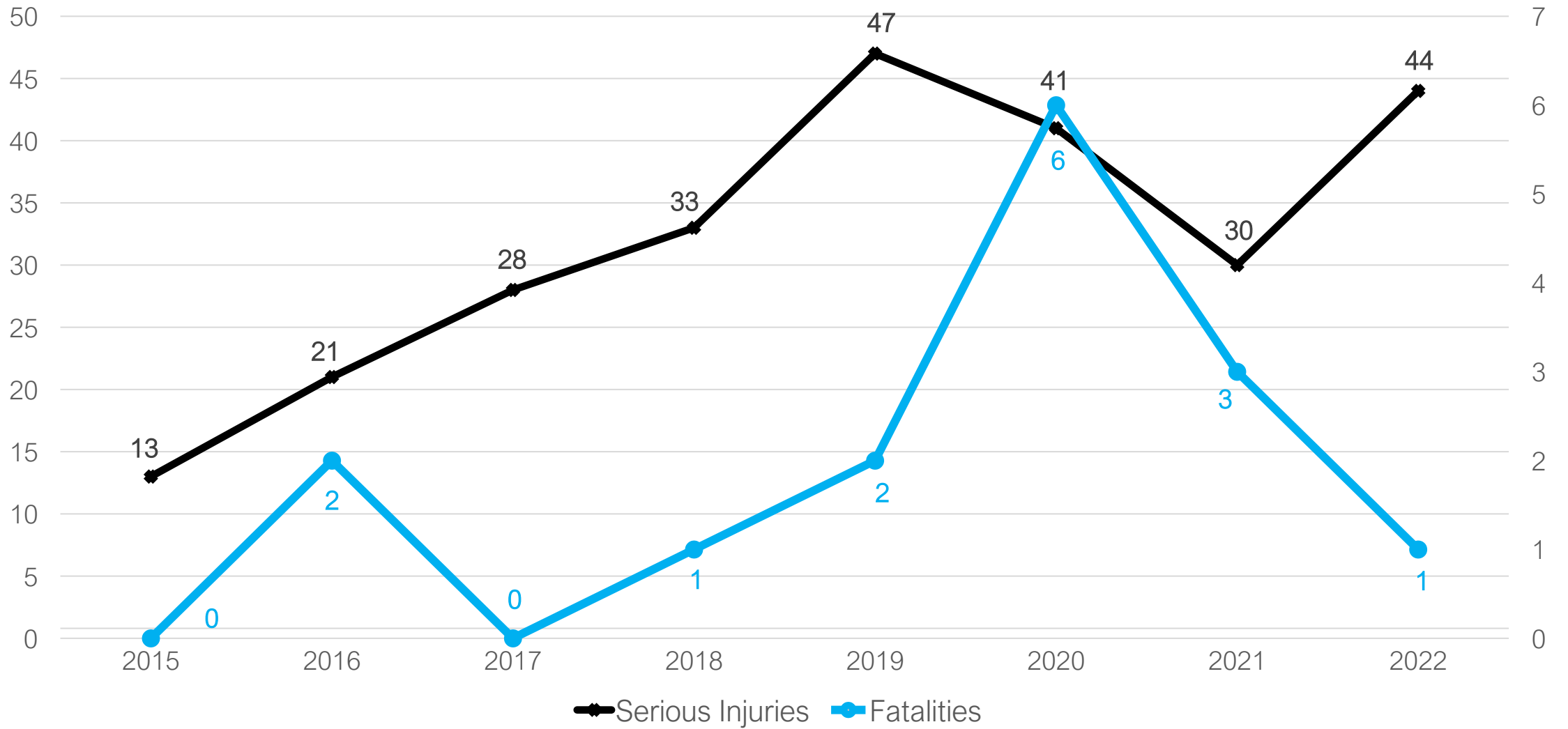
Inclusive and
representative process
in the plan development

Evaluation of processes
and policies

Comprehensive
identification /
prioritization of projects
and strategies

Ongoing monitoring and
Reporting

City of Charlottesville - Crash Facts



RECOMMENDED GOAL & REQUESTED ACTION

- **The City of Charlottesville commits to undertake efforts to eliminate roadway fatalities and reduce the number of serious injuries in the City by 50 percent by 2045**
 - Virginia's Strategic Highway Safety Plan establishes a goal of reducing roadway fatalities and serious injuries by 50% by 2045
- TJPDC is requesting approval from City Council for the Resolution of Commitment to Roadway Safety Goals

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date: March 5, 2024

Action Required:

Presenter: Dr. Royal Gurley, Schools Superintendent

Staff Contacts: Samuel Sanders, Jr., City Manager

Title: Presentation of the School Board Adopted Budget for Fiscal Year 2025

Background

Annual budget presentation

Discussion

City Council will discuss the budget request during upcoming budget deliberations.

Alignment with City Council's Vision and Strategic Plan

Education: Charlottesville supports a broad and well-integrated set of educational opportunities that includes Charlottesville City Schools (CCS), other youth serving organizations, career technical education (CTE) providers, and Piedmont Virginia Community College (PVCC).

Community Engagement

Budgetary Impact

Recommendation

The School Board requests support for the budget proposal.

Alternatives

City Council may wish to fund a different amount.

Attachments

1. 3.5.2024 FY 25 Budget to City Council_for presenting on March 5 2024



FY 2025 Budget

Charlottesville City Public Schools

Presentation to City Council
Tuesday, March 5, 2024



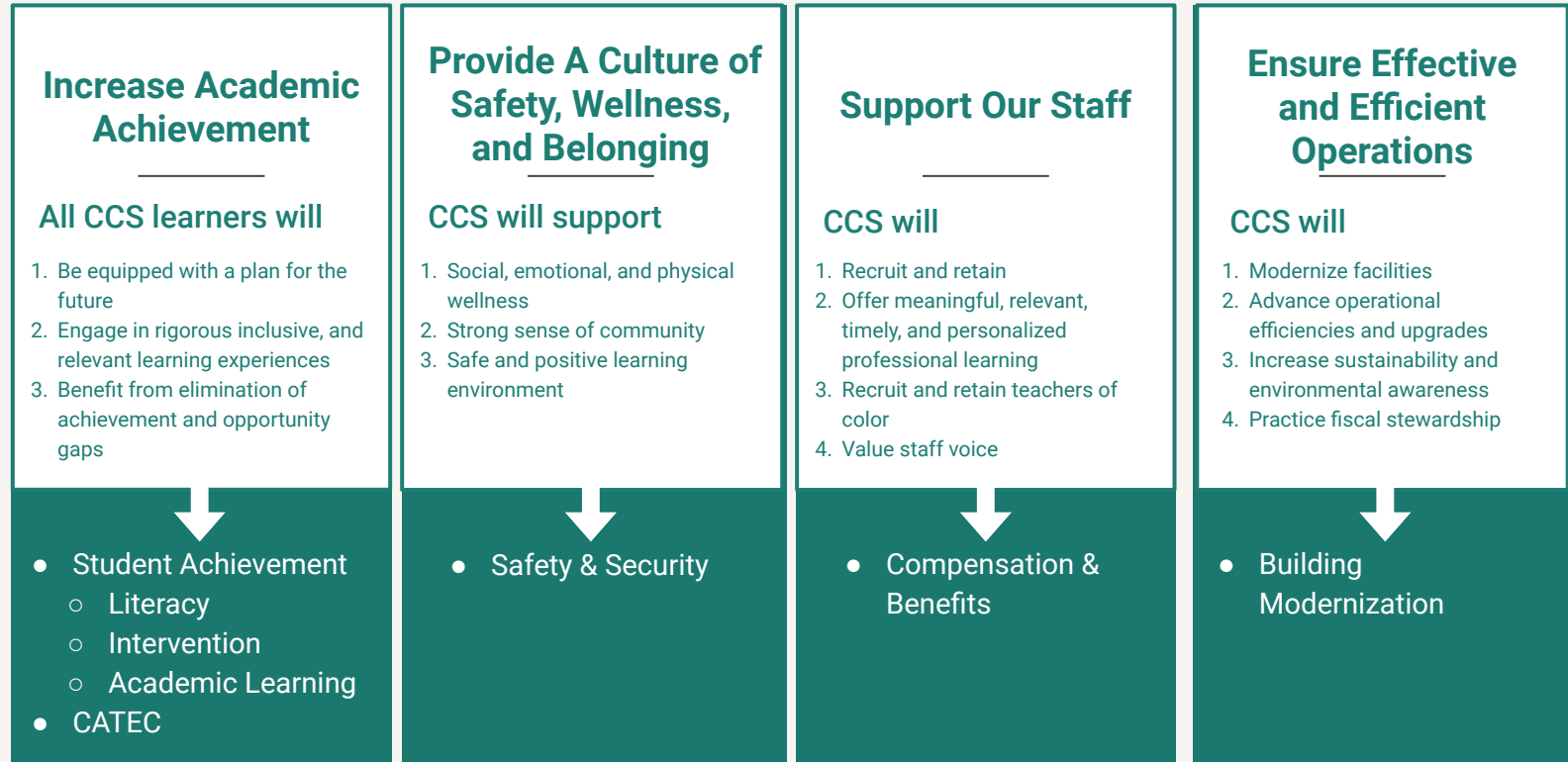


Agenda

- ❖ Budget Priorities
- ❖ Achievements
- ❖ Student Enrollment
- ❖ State Revenue
- ❖ Budget Overview
- ❖ Budget Summary



Alignment of Strategic Plan to Budget Priorities

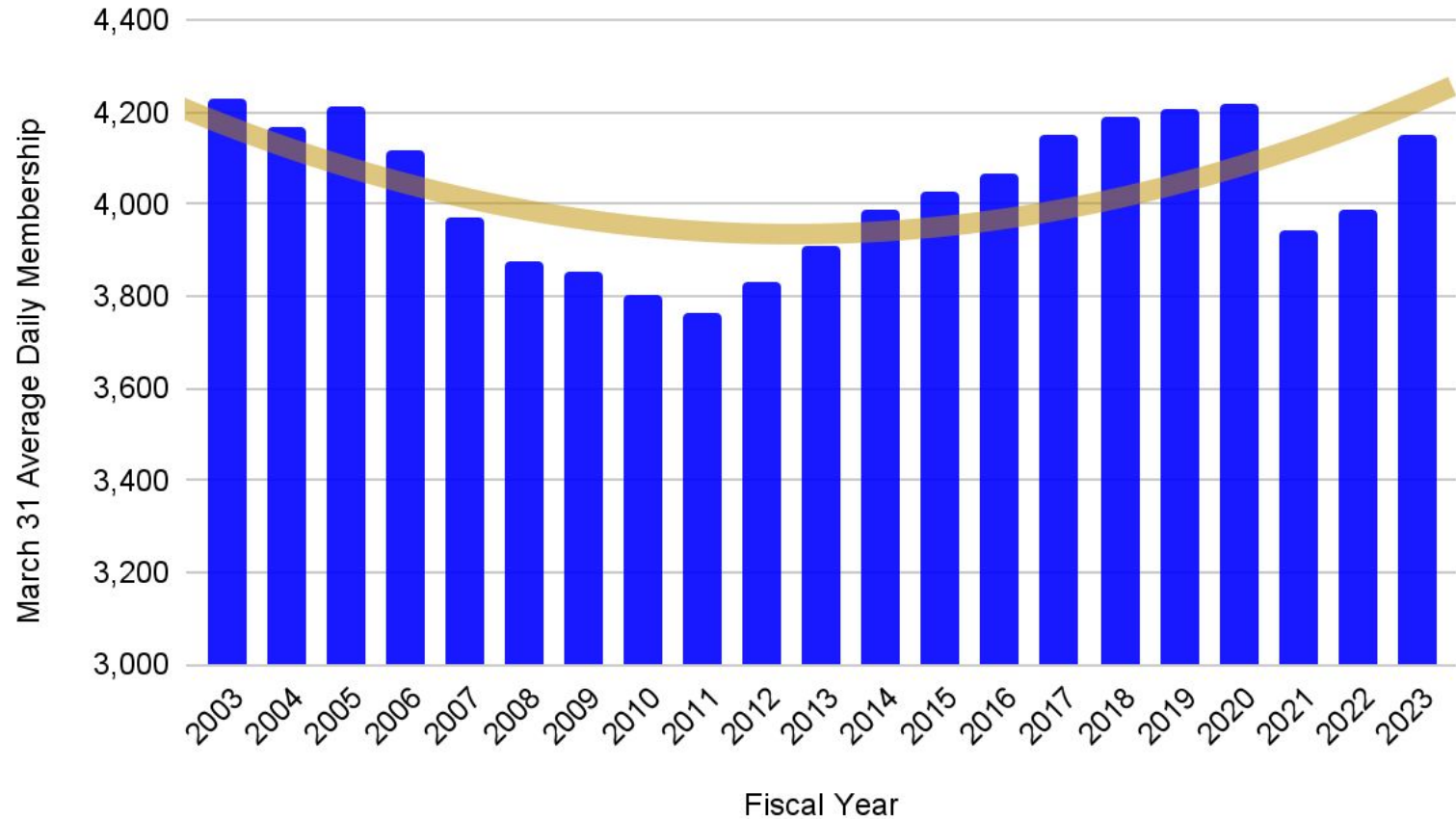


CCS Achievements

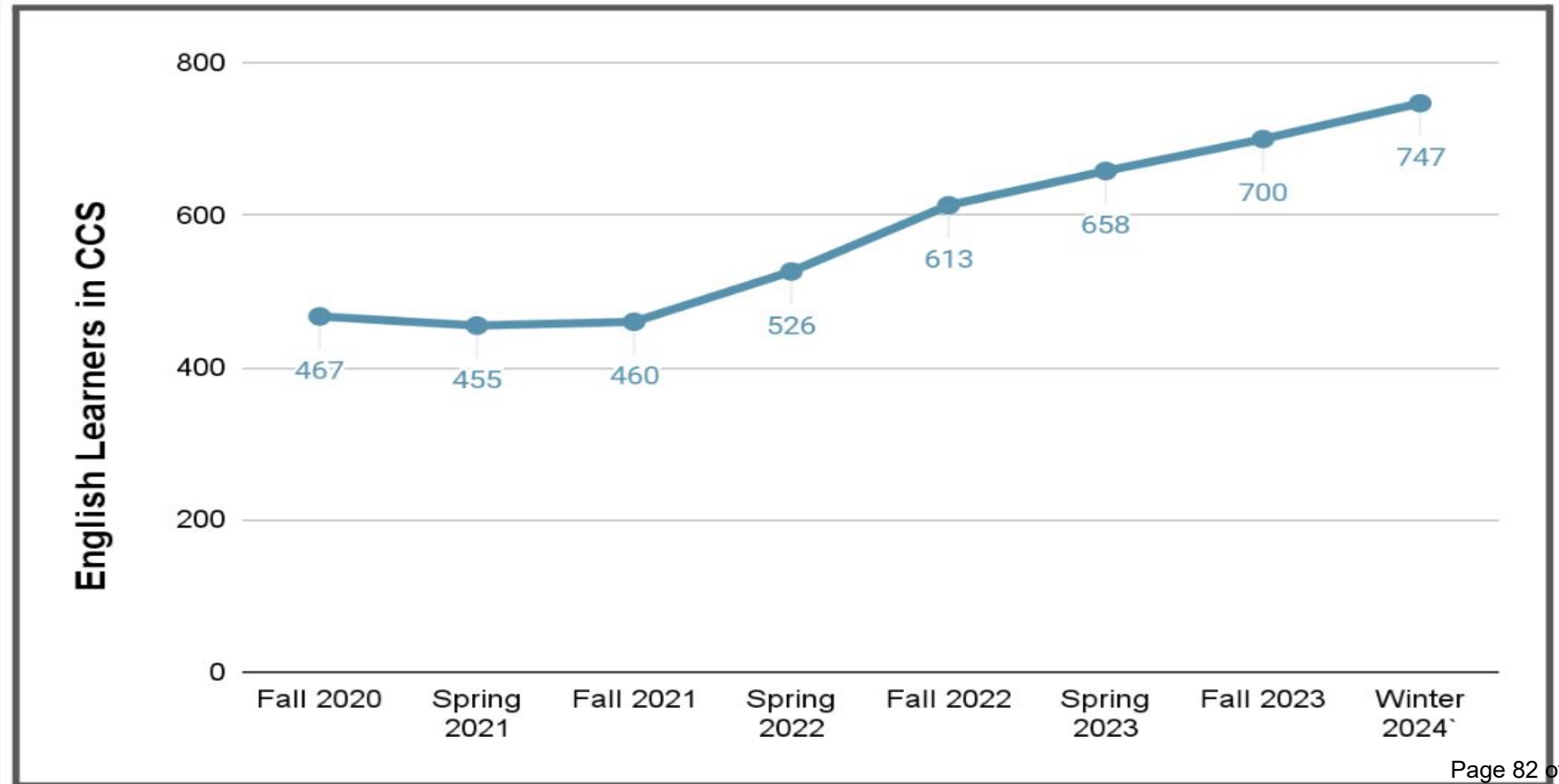
- ❖ CHS on-time is 93%, above the state average. The graduation and competition index rose about 3 points to 93.7%.
- ❖ CHS Marching Knights represented the United States in Rome's storied New Year's Eve parade.
- ❖ CCS were the recipients of the National Gold Medallion Award from the National School Public Relations Association for the "Charlottesville Kids Walk to School" initiative.
- ❖ CHS 2024 Boys and Girls Basketball Team are the Class 4 Region D Champions.
- ❖ In their inaugural year as participants, our students with disabilities made it the Medford League Tournament.
- ❖ Trojan Theatre received a GOLD for their one-act play (I Hate Shakespeare) at the Virginia Theatre Association Festival!



Student Average Daily Membership Trends



English Learner (EL) Enrollment Changes



State Revenue

Increase in CCS's Local Composite Index

.6952 to .7702 (77%)

Decrease in SOQ Revenues (LCI)

\$ 1,186,063

Decrease in Incentive Type Revenues

\$ 1,532,027

Overall State Revenue Loss

\$2,924,973 or 13%

FY 2025 Budget Overview

❖ Revenue

- Loss in state revenue due to LCI increase – \$3 million

❖ Personnel

- Implementation of the 2% mid-year raise – \$1.2 million
- Teachers step (avg. 1.25%) & Administration & Support Staff (avg. 1.67%) increase – \$888 thousand
- Health insurance 3% increase – \$349 thousand

❖ Non-Discretionary

- City Maintenance & Transportation Contracts – \$907 thousand
- CATEC operations – \$442 thousand

❖ School Based Programs

- Teachers 21.5 FTEs for Enrollment Growth, English Learners, Reading & Math Specialists, and Site Base Substitutes – \$1.8 million
- Knight School – \$218 thousand

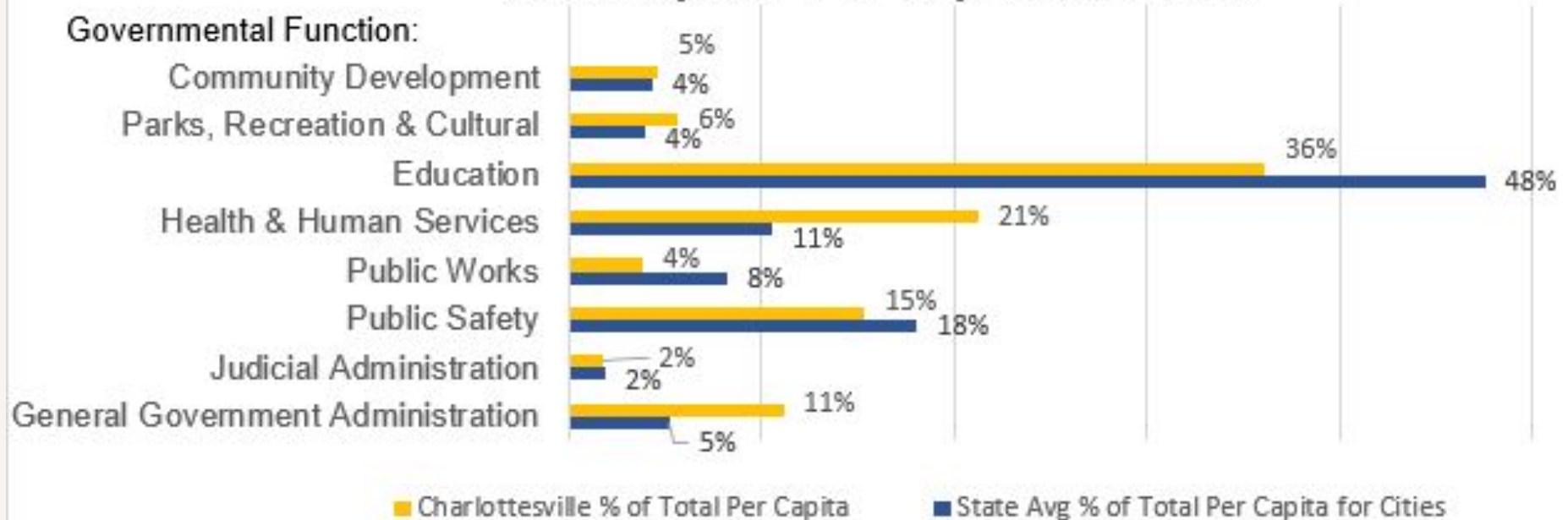


Budget Summary – ALL Funds

By Funding Source

	Amended FY 2023 – 24 Budget	Adopted FY 2024 – 25 Budget	Dollar Change FY 2025 Over (Under) FY 2024	Percentage Change FY 25 Over (Under) FY 24
City Appropriation	\$ 67,092,134	\$ 76,115,708	\$ 9,023,574	13.4 %
State	\$ 44,044,919	\$ 23,729,801	(\$ 20,315,118)	(46.1%)
Federal	\$ 10,102,524	\$ 10,112,524	\$ 10,000	0.1 %
Fund Balance	\$ 2,301,428	\$5,323,823	\$ 3,022,395	131.3 %
Other – Local	\$ 1,979,579	\$ 4,140,687	\$ 2,161,108	109.2 %
Total Revenue	\$ 125,520,584	\$ 119,422,543	(\$ 6,098,041)	(4.9 %)

Auditors of Public Accounts (APA) 2022 Comparative Cost Report - Per Capita for Cities



- ❖ State's Per Capita for Cities Average for Education Exceeds the City by 12%.

Working & Moving Forward Together

❖ Collaboration

- Communicate early and often to minimize surprises and understand the City's and Schools' challenges, such as unexpected student growth in specialized programs (ex: ESL and SPED) and opportunities, such as building the Preschool Center.
- Continue with transparency through a public process, as it is critical for effective budget development each year.

❖ Holistic View

- Facilitate discussions about housing, and ensure school personnel are included, as housing has a direct impact on enrollment and staffing.
- Reevaluate the school funding model to ensure sustainable funding for essential needs.

❖ Data Driven Decision-Making

- Use data to drive program changes to support the needs of students and schools.



Thanks!
Questions?



Appendix

FY 2025 School Board Adopted Budget – Budget Change Details

EL Students & ESL Teachers by Schools

	Division	BME	CLK	GBR	JVIA	JON	VEN	WUES	BMS	CHS
Enrollment	747	33	64	56	72	65	37	98	100	222
Current ESL FTEs	22.5*	1	2	2	2	2	1.5*	3	3	6

*.5 FTE Not Budget FTE

Ratio of EL Students to Teachers Across Schools

BME	CLK	GBR	JVIA	JON	VEN	WUES	BMS	CHS
33:1	32:1	28:1	36:1	32.5:1	37:1	32.7:1	33.3:1	37:1



FY 2024-25 Funding Request (Changes to FY 2024)

February 22, 2024 Superintendent's Proposed Budget

Strategic Plan Priority	SALARY & BENEFIT ACTIONS	AMOUNT	FTE
3	Teachers and Staff: 2% Mid-Year Raise implemented 1/1/2024	1,231,977	
3	Teachers: Step Increase (avg. 1.25%)	564,525	
3	Administration & General: Implementation of Evergreen Plan (avg. 1.67%)	323,197	
3	Benefit: Health Insurance (Estimate 3%)	349,314	
	<i>Total Salary & Benefit Actions</i>	2,469,013	
	RECURRING & NON-DISCRETIONARY CONTRACTS		
4	City Contract: Pupil Transportation (Estimate 8.6%)	634,768	
4	City Contract: Maintenance (Estimate 6%)	272,172	
4	Subscription: Parents Square	12,000	
4	Security: Access Controls Software Subscription	8,000	
4	CATEC: Sustain Academic and Operation Services	441,904	
	<i>Total Recurring & Non-Discretionary Contracts</i>	1,368,844	

Strategic Plan Priority	SCHOOL-BASED PROGRAM SUPPORTS & IMPROVEMENTS		FTE
1	Teachers: Enrollment Growth - Elementary, English Second Language, English, & Social Studies	711,608	7.5
1	Instructional Assistant: CATEC Special Education	46,156	1.0
2	Support Staff: CHS Care & Safety Assistant	55,645	1.0
3	Teachers: Site Base Substitutes at CHS, Buford, and Walker Schools	569,286	6.0
1	Teachers: Reading & Math Specialists at Walker	189,762	2.0
1	Teachers: Reading & Math Interventionists at Walker	189,762	2.0
1	Teachers: Reading or Math Specialists at Buford	94,881	1.0
1	Teacher: Math Specialist at Clark	94,881	1.0
1	Knight School	213,688	
3	Instructional Assistants: Special Education Stipend Increase	16,775	
4	Technology: CATEC Hardware & Software	27,000	
3	Tuition: Increase Division Reimbursement Rate	42,300	
3	Collective Bargaining: Labor Relations	9,000	
	<i>Total School-Based Program Supports & Improvements</i>	2,260,744	
Total Increase Expenditures		6,098,601	21.5
	REVENUES		
	Decrease: State	(2,924,973)	
	City (Estimated Request)	9,023,574	
Total Increase Revenues		6,098,601	

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	March 5, 2024
Action Required:	Hear a presentation
Presenter:	Samuel Sanders, Jr., City Manager
Staff Contacts:	Krisy Hammill, Director of Budget
Title:	Presentation of the Proposed City Budget for Fiscal Year 2025

Background

Annual budget presentation

Discussion

Alignment with City Council's Vision and Strategic Plan

The proposed City budget aligns with all strategic outcome areas of City Council's Vision and Strategic Plan.

Community Engagement

Community input is considered throughout the budget development process, including the City Manager's Budget Forum, regular City Council meetings, budget development work sessions and public hearings, and through various modes of contact from the public.

Budgetary Impact

Recommendation

Alternatives

Attachments

None

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	March 5, 2024
Action Required:	Adoption of Franchise Agreement (first reading)
Presenter:	Jacob Stroman, City Attorney
Staff Contacts:	Ryan Franklin, Assistant City Attorney Jonathan Dean, Public Service Manager
Title:	Ordinance for creating Shenandoah Mobile Franchise Agreement (1 of 2 readings)

Background

To help provide for public safety and to ensure the integrity of its roads and streets and the appropriate use of the Public Rights-of-Way the City enacts ordinances to impose regulations on telecommunications and its associated equipment and facilities currently in place or to be placed at some time in the future. These ordinances must be reviewed and renewed according to the timelines set forth in the specific agreement between the City and associated user of the Public-Rights-of-Way, specifically Shenandoah Mobile LLC.

Discussion

Approval is needed for the creation of this Franchise Agreement in order to continue operations and regulation of associated equipment, including posts, poles, cables, wires and all other necessary overhead or underground apparatus and associated equipment on, over, along, in, under and through the streets, alleys, highways and other public places of the City that may be required by Shenandoah Mobile LLC.

Alignment with City Council's Vision and Strategic Plan

To help ensure a Connected Community by regulating the use of the City's Public-Rights-of-Way.

Community Engagement

N/A

Budgetary Impact

There is no budgetary impact except for the prescribed measures granted by this agreement for the City to recover costs as appropriate for use of the Public-Rights-of-Way.

Recommendation

Staff recommends approval of this agreement.

Alternatives

N/A

Attachments

1. Shenandoah Franchise Agreement

TELECOMMUNICATIONS FRANCHISE

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**AN ORDINANCE
GRANTING A TELECOMMUNICATIONS FRANCHISE TO
SHENANDOAH MOBILE, LLC, ITS SUCCESSORS AND ASSIGNS
TO USE THE STREETS AND OTHER PUBLIC PLACES
OF THE CITY OF CHARLOTTESVILLE, VIRGINIA
FOR ITS POLE, WIRES, CONDUITS, CABLES AND FIXTURES,
FOR A PERIOD OF FIVE (5) YEARS**

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia, that Shenandoah Mobile, LLC, (the "Company"), its successors and assigns, is hereby granted a telecommunications franchise for a period of five (5) years from the effective date hereof and is hereby authorized and empowered to erect, maintain and operate certain telephone lines and associated equipment, including posts, poles, cables, wires and all other necessary overhead or underground apparatus and associated equipment on, over, along, in, under and through the streets, alleys, highways and other public places of the City of Charlottesville, Virginia (the "City") as its business may from time to time require; provided that:

ARTICLE I

SECTION 101 PURPOSE AND SCOPE

To provide for the health, safety and welfare of its citizens and to ensure the integrity of its roads and streets and the appropriate use of the Public Rights-of-Way, the City strives to keep the right-of-way under its jurisdiction in a state of good repair and free from unnecessary encumbrances.

Accordingly, the City hereby enacts this Ordinance relating to a telecommunications right-of-way franchise and administration. This Ordinance imposes regulation on the placement and maintenance of Facilities and equipment owned by the Company currently within the City's Public Rights-of-Way or to be placed therein at some future time. The Ordinance is intended to complement, and not replace, the regulatory roles of both state and federal agencies. Under this Ordinance, when excavating and obstructing the Public Rights-of-Way, the Company will bear financial responsibility for their work to the extent provided herein. Finally, this Ordinance provides for recovery of the City's reasonable out-of-pocket costs related to the Company's use of the Public Rights-of-Way, subject to the terms and conditions herein.

SECTION 102 AUTHORITY TO MANAGE THE RIGHT OF WAY

This Ordinance granting a telecommunications franchise is created to manage and regulate the Company's use of the City's Public Rights-of-Way along city roads pursuant to the authority granted to the City under Sections 15.2-2015, 56-460, and 56-462(A) of the Virginia Code and other applicable state and federal statutory, administrative and common law provisions.

This Ordinance and any right, privilege or obligation of the City or Company hereunder, shall be interpreted consistently with state and federal statutory, administrative and common law, and such statutory, administrative or common law shall govern in the case of conflict. This Ordinance shall not be interpreted to limit the regulatory and police powers of the City to adopt and enforce other general ordinances necessary to protect the health, safety, and welfare of the public.

SECTION 103 DEFINITIONS

103.1 CITY means the City of Charlottesville, Virginia, a municipal corporation.

103.2 COMPANY means Shenandoah Mobile, LLC, including its successors and assigns.

103.3 DIRECTOR means the Director of Public Works for the City of Charlottesville.

103.4 FACILITY means any tangible asset in the Public Rights-of-Way required to provide utility service, which includes but is not limited to; cable television, electric, natural gas, telecommunications, water, sanitary sewer and storm sewer services.

103.5 PATCH means a method of pavement replacement that is temporary in nature.

103.6 PAVEMENT means any type of improved surface that is within the Public Rights-of-Way including but not limited to any improved surface constructed with bricks, pavers, bituminous, concrete, aggregate, or gravel or some combination thereof.

103.7 PUBLIC RIGHTS-OF-WAY or PROW means the area on, below, or above a public roadway, highway, street, cartway, bicycle lane, and public sidewalk in which the City has an interest, included other dedicated rights-of-way for travel purposes and utility easements of the City, paved or otherwise. This definition does not include a state highway system regulated pursuant to the direction of the Commonwealth Transportation Board.

ARTICLE II

SECTION 201 INITIAL INSTALLATION

The initial installation of equipment, lines, cables or other Facilities by the Company shall be a mixture of overhead and underground in Public Rights-of-Way as depicted in Exhibit A, attached hereto, and as may have been or may hereafter be modified, and incorporated by reference.

SECTION 202 SUBSEQUENT INSTALLATION

202.1 SUBSEQUENT INSTALLATION MADE PURSUANT TO AN APPROVED PROW PLAN:

Additional Facilities installed within the PROW may be placed overhead or underground pursuant to an approved request by the Company made pursuant to Article III, and in accordance with such generally applicable ordinances or regulations governing such

installations that have been adopted by the City from time to time.

202.2 GENERAL PREFERENCE FOR UNDERGROUND FACILITIES: As a matter of policy, the City prefers that the installation of any Facility within the PROW occur underground. Notwithstanding this preference, the City recognizes that in some circumstances the placement of Facilities underground may not be appropriate. Any additional installation of lines, cable, equipment or other Facilities shall be underground unless it shall be determined by the Director, pursuant to Article III, that it is not feasible to do so.

202.3 INSTALLATION OF OVERHEAD FACILITIES: Where a subsequent PROW Plan is approved for overhead installation, the Company shall use its existing Facilities, or those of another utility where available. If the PROW Plan calls for overhead installation and existing Facilities cannot accommodate the proposed installation, the Company will clearly indicate in the PROW Plan its intended placement of new Facilities for the Director's review and consideration pursuant to Article III.

202.4 FUTURE ORDINANCES: Nothing herein shall be construed to limit the authority of the city to adopt an ordinance that will restrict the placement of overhead lines for all utilities using the PROW within a defined area of the City.

202.5 CONDITIONS FOR RELOCATING UNDERGROUND: The Company agrees that if, at some future time, the telephone and other utility lines on the posts, poles, and other overhead apparatus upon which the Company has placed some or all of its Facilities in the City's PROWs are relocated underground, the Company will also, at such time, relocate its Facilities on those posts, poles, and other overhead apparatus underground at its expense. Notwithstanding the foregoing, the City shall reimburse Company for any such relocation expense if such reimbursement is required by Section 56-468.2 of the Code of Virginia, or other applicable law.

SECTION 203 INSPECTION BY THE CITY

The Company shall make the work-site available to the City and to all others as authorized by law for inspection at all reasonable times, during the execution of, and upon completion of, all work conducted pursuant to this Ordinance.

SECTION 204 AUTHORITY OF THE CITY TO ORDER CESSATION OF EXCAVATION

At the time of inspection, or any other time as necessary, the City may order the immediate cessation and correction of any work within the Public Rights-of-Way which poses a serious threat to the life, health, safety or well being of the public.

SECTION 205 LOCATION OF POSTS, POLES, CABLES AND CONDUITS

In general, all posts, poles, wires, cables and conduits which the Company places within the Public Rights-of-Way pursuant to this Ordinance shall in no way permanently obstruct or interfere with public travel or the ordinary use of, or the safety and convenience of persons traveling through, on, or over, the Public Rights-of-Way within the City of Charlottesville.

SECTION 206 OBSTRUCTION OF THE PROW

Generally, any obstruction of the PROW is limited to the manner clearly specified within an approved PROW plan.

206.1 REMOVAL OF OBSTRUCTIONS: Obstructions of the PROW not authorized by an approved PROW Plan shall be promptly removed by the Company upon receipt of notice from the City. The City's notice of the Obstruction will include a specified reasonable amount of time determined by the Director for the Company's removal of the obstruction, given the location of the obstruction and its potential for an adverse effect on the public's safety and the public's use of the PROW. If the Company has not removed its obstruction from the PROW within the time designated within the notice, the City, at its election, will make such removal and the Company shall pay to the City its reasonable costs within thirty (30) days of billing accompanied by an itemized statement of the City's reasonable costs. If payment is not received by the City within the thirty (30) day period, the City Attorney may bring an action to recover the reasonable costs of the removal and reasonable attorney's fees in a court of competent jurisdiction pursuant to Section 56-467 of the Virginia Code. Reasonable costs may include, but are not limited to administrative, overhead mobilization, material, labor, and equipment related to removing the obstruction.

206.2 NO OBSTRUCTION OF WATER: The Company shall not obstruct the PROW in a manner that interferes with the natural free and clear passage of water through the gutters, culverts, ditches tiles or other waterway.

206.3 PARKING, LOADING AND UNLOADING OF VEHICLES SHALL NOT OBSTRUCT THE PROW: Private vehicles of those doing work for the Company in the PROW must be parked in a manner that conforms to the City's applicable parking regulations. The loading or unloading of trucks must be done in a manner that will not obstruct normal traffic within the PROW, or jeopardize the safety of the public who use the PROW.

ARTICLE III

SECTION 301 ADMINISTRATION OF THE PUBLIC RIGHTS OF WAY

The Director is the principal City official responsible for the administration of this Ordinance granting a telecommunications franchise to the Company and any of its PROW Plans. The Director may delegate any or all of the duties hereunder to an authorized City employee.

SECTION 302 SUBMISSION OF PROW PLAN

At least thirty (30) days before beginning any installation, removal or relocation of underground or overhead Facilities, the Company shall submit a detailed PROW Plan of the proposed action to the Director for review and approval.

SECTION 303 GOOD CAUSE EXCEPTION

303.1 WAIVER: The Director, at his or her sole judgment, is authorized to waive the thirty (30) day requirement in Section 302 for good cause shown.

303.2 EMERGENCY WORK: The Company shall immediately notify the Director of any event regarding its facilities that it considers to be an emergency. The Company will proceed to take whatever actions are necessary to respond to the emergency, or as directed by the Director.

If the City becomes aware of an emergency regarding the Company's facilities, the City will attempt to contact the Company's emergency representative as indicated in Section 1202. In any event, the City shall take whatever action it deemed necessary by the Director to make an appropriate and reasonable response to the emergency. The costs associated with the City's response shall be borne by the person whose facilities occasioned the emergency.

SECTION 304 DECISION ON PROW PLAN BY THE DIRECTOR

304.1 DECISION: The Director, or his or her authorized representative, shall, within sixty (60) days, either approve the Company's plans for proposed action as described in Section 302 or inform the Company of the reasons for disapproval. The Company shall designate a responsible contact person with whom officials of the Department of Public Works can communicate on all matters relating to equipment installation and maintenance.

304.2 APPEAL: Upon written request within thirty (30) days of the Director's decision, the Company may have the denial of a PROW Plan reviewed by the City Manager. The City Manager will schedule its review of the Director's decision within forty-five (45) days of receipt of such a request. A decision by the City Manager will be in writing and supported by written findings establishing the reasonableness of its decision.

SECTION 305 MAPPING DATA

Upon completion of each installation within the PROW, the Company shall provide to the City such information necessary to document the location and elevation of the installation, including but not limited to:

- (a) location and elevation of the mains, cables, conduits, switches, and related equipment and other Facilities owned by the Company located in the PROW, with the location based on (i) offsets from property lines, distances from the centerline of the Public Rights-of-Way, and curb lines; (ii) coordinates derived from the coordinate system being used by the City; or (iii) any other system agreed upon by the Company and the City;
- (b) the outer dimensions of such Facilities; and
- (c) a description and location of above-ground appurtenances.

ARTICLE IV

SECTION 401 COMPLIANCE WITH ALL LAW AND REGULATIONS

Obtaining this telecommunications franchise shall in no way relieve the Company of its duty to obtain all other necessary permits, licenses, and authority and to pay all fees required by any applicable state or federal rule, law or regulation. The Company shall comply with and fulfill all generally applicable laws and regulations, including ordinances, regulations and requirements of the City, regarding excavations and any other work in or affecting the Public Rights-of-Way. The Company shall perform all work in conformance with all applicable codes and established rules and regulations, and it is responsible for all work conducted by the Company, another entity or person acting on its behalf pursuant to this Ordinance in the Public Rights-of-Way.

ARTICLE V

SECTION 501 RELOCATION OF COMPANY FACILITIES WITHIN THE PUBLIC RIGHTS-OF WAY

Upon written notice from the Director of a planned and authorized improvement or alteration of City sidewalks, streets or other property, or of a proposed relocation of any City-owned utilities that necessitate relocation of some or all of the Facilities owned by the Company and lines to accommodate same, the Company shall relocate at its own expense any such Facilities within one hundred eighty (180) days of receipt of the notice. At Company's request, the city may consent to a longer period, such consent not to be unreasonably or discriminatorily withheld, conditioned or delayed. Notwithstanding the foregoing, the City shall reimburse Company for any such relocation expense if such reimbursement is required by Section 56-468.2 of the Code of Virginia, or other applicable law.

SECTION 502 RIGHTS-OF WAY PATCHING AND RESTORATION

502.1 RESTORATION STANDARD: Where the Company disturbs or damages the Public Rights-of-Way, the Director shall have the authority to determine the manner and extent of the

restoration of the Public Rights-of-Way, and may do so in written procedures of general application or on a case-by-case basis. In exercising this authority, the Director will consult with any state or federal standards for rights-of-way restoration and shall be further guided by the following considerations:

- (a) the number, size, depth and duration of the excavations, disruptions or damage to the Public Rights-of-Way;
- (b) the traffic volume carried by the Public Rights-of-Way; the character of the neighborhood surrounding the right-of-way;
- (c) the pre-excavation condition of the Public Rights-of-Way and its remaining life expectancy;
- (d) the relative cost of the method of restoration to the Company balanced against the prevention of an accelerated deterioration of the right-of-way resulting from the excavation, disturbance or damage to the Public Rights-of-Way; and
- (e) the likelihood that the particular method of restoration would be effective in slowing the depreciation of the Public Rights-of-Way that would otherwise take place.

502.2 TEMPORARY SURFACING: The Company shall perform temporary surfacing patching and restoration including, backfill, compaction, and landscaping according to standards determined by, and with the materials determined by, the Director.

502.3 TIMING: After any excavation by the Company pursuant to this Ordinance, the patching and restoration of the Public Rights-of-Way must be completed promptly and in a manner determined by the Director.

502.4 GUARANTEES: The Company guarantees its restoration work and shall maintain it for twenty-four (24) months following its completion. The previous statement notwithstanding, the Company will guarantee and maintain plantings and turf for twelve (12) months. During these maintenance periods, the Company shall, upon notification by the City, correct all restoration work to the extent necessary, using the method determined by the Director. Such work shall be completed after receipt of notice from the Director, within a reasonably prompt period, with consideration given for days during which work cannot be done because of circumstances constituting force majeure. Notwithstanding the foregoing, the Company's guarantees set forth hereunder concerning restoration and maintenance, shall not apply to the extent another company, franchisee, licensee, permittee, other entity or person, or the City disturbs or damages the same area, or a portion thereof, of the Public Rights-of-Way.

502.5 DUTY TO CORRECT DEFECTS: The Company shall correct defects in patching, or restoration performed by it or its agents. Upon notification from the City, the Company shall correct all restoration work to the extent necessary, using the method determined by

the Director. Such work shall be completed after receipt of the notice from the Director within a reasonably prompt period, with consideration given for days during which work cannot be done because of circumstances constituting force majeure.

502.6 FAILURE TO RESTORE: If the Company fails to restore the Public Rights-of-Way in the manner and to the condition required by the Director pursuant to Section 502.5, or fails to satisfactorily and timely complete all restoration required by the Director pursuant to the foregoing, the City shall notify the Company in writing of the specific alleged failure or failures and shall allow the Company at least ten (10) days from receipt of the notice to cure the failure or failures, or to respond with a Plan to cure. In the event that the Company fails to cure, or fails to respond to the City's notice as provided above, the City may, at its election, perform the necessary work and the Company shall pay to the City its reasonable costs for such restoration within thirty (30) days of billing accompanied by an itemized statement of the City's reasonable costs. If payment is not received by the City within the thirty (30) day period, the City Attorney may bring an action to recover the reasonable costs of the restoration and reasonable attorney's fees in a court of competent jurisdiction pursuant to Section 56-467 of the Virginia Code. Reasonable costs may include, but are not limited to, administrative, overhead mobilization, material, labor, and equipment related to such restoration.

502.7 DAMAGE TO OTHER FACILITIES WITHIN THE PUBLIC RIGHTS-OF-WAY: The Company shall be responsible for the cost of repairing any Facilities existing within the Public Rights-of-Way that it or the Facilities owned by the Company damage. If the Company damages the City's Facilities within the Public Rights-of-Way, such as, but not limited to, culverts, road surfaces, curbs and gutters, or tile lines, the Company shall correct the damage within a prompt period after receiving written notification from the City. If the Company does not correct the City's damaged Facilities pursuant to the foregoing, the City may make such repairs as necessary and charge all of the reasonable costs of such repairs within thirty (30) days of billing accompanied by an itemized statement of the City's reasonable costs. If payment is not received by the City within such thirty (30) day period, the City Attorney may bring an action to recover the reasonable costs of the restoration and reasonable attorney's fees in a court of competent jurisdiction pursuant to Section 56-467 of the Virginia Code. Reasonable costs may include, but are not limited to, administrative, overhead mobilization, material, labor, and equipment related to such repair.

502.8 DIRECTOR'S STANDARD: All determinations to be made by the Director with respect to the manner and extent of restoration, patching, repairing and similar activities under the franchise granted by this Ordinance, shall be reasonable and shall not be unreasonably conditioned, withheld, or delayed. The Company may request additional time to complete restoration, patching, repair, or other similar work as required under the franchise granted by this Ordinance, and the Director shall not unreasonably withhold, condition, or delay consent to such requests.

ARTICLE VI

SECTION 601 INDEMNIFICATION AND LIABILITY

601.1 SCOPE OF INDEMNIFICATION: Subject to the following, the Company agrees and binds itself to indemnify, keep and hold the City, City Council ("Council") members, officials and its employees free and harmless from liability on account of injury or damage to persons, firms or corporations or property growing out of or directly or indirectly resulting from:

- (a) the Company's use of the streets, alleys, highways, sidewalks, rights-of-way and other public places of the City pursuant to the franchise granted by this Ordinance;
- (b) the acquisition, erection, installation, maintenance, repair, operation and use of any poles, wires, cables, conduits, lines, manholes, facilities and equipment by the Company, its authorized agents, subagents, employees, contractors or subcontractors; or
- (c) the exercise of any right granted by or under the franchise granted by this Ordinance or the failure, refusal or neglect of the Company to perform any duty imposed upon or assumed by the Company by or under the franchise granted by this Ordinance.

601.2 DUTY TO INDEMNIFY, DEFEND AND HOLD HARMLESS: If a suit arising out of subsection (a), (b), (c) of Section 601.1, claiming such injury, death, or damage shall be brought or threatened against the City, its officers, or employees, either independently or jointly with the Company, the Company will defend, indemnify and hold the City harmless in any such suit, at the cost of the Company, provided that the City promptly provides written notice of the commencement or threatened commencement of the action or proceeding involving a claim in respect of which the City will seek indemnification hereunder. The Company shall be entitled to have sole control over the defense through counsel of its own choosing and over settlement of such claim provided that the Company must obtain the prior written approval of City of any settlement of such claims against the City, which approval shall not be unreasonably withheld or delayed more than thirty (30) days. If, in such a suit, a final judgment is obtained against the City, its officers, or employees, either independently or jointly with the Company, the Company will pay the judgment, including all reasonable costs, and will hold the City harmless therefrom.

SECTION 602 WAIVER BY THE CITY

The City waives the applicability of these indemnification provisions in their entirety if it:

- (a) elects to conduct its own defense against such claim;
- (b) fails to give prompt notice to the Company of any such claim such that the Company's ability to defend against such claim is compromised;

- (c) denies approval of a settlement of such claim for which the Company seeks approval; or
- (d) fails to approve or deny a settlement of such claim within thirty (30) days of the Company seeking approval.

SECTION 603 INSURANCE

603.1 The Company shall also maintain in force a comprehensive general liability policy in a form satisfactory to the City Attorney, which at minimum must provide:

- (a) verification that an insurance policy has been issued to the Company by an insurance company licensed to do business in the State of Virginia, or a form of self insurance acceptable to the City Attorney;
- (b) verification that the Company is insured against claims for personal injury, including death, as well as claims for property damage arising out of (i) the use and occupancy of the Public Rights-of-Way by the Company, its agents, employees and permittees, and (ii) placement and use of Facilities owned by the Company in the Public Rights-of-Way by the Company, its officers, agents, employees and permittees, including, but not limited to, protection against liability arising from completed operations, damage of underground Facilities and collapse of property;
- (c) verification that the City Attorney will be notified thirty (30) days in advance of cancellation of the policy or material modification of a coverage term;
- (d) verification that comprehensive liability coverage, automobile liability coverage, workers compensation and umbrella coverage established by the City Attorney in amounts sufficient to protect the City and the public and to carry out the purposes and policies of this Ordinance; and
- (e) verification that the policy has a combined single limit coverage of not less than two million dollars (\$2,000,000).

The policy shall include the City as an additional insured party, and the Company shall provide the City Attorney with a certificate of such coverage before execution of this franchise in a form acceptable to the City Attorney.

603.2 The Company shall also require similar indemnification and insurance coverage from any contractor working on its behalf in the public right-of-way.

SECTION 604 NEGLIGENCE AND INTENTIONAL ACTS

Nothing herein contained shall be construed to render the Company liable for or obligated to indemnify the City, its agents, or employees, for the negligence or intentional acts of the City, its Council members, its agents or employees, or a permittee of the City.

ARTICLE VII

SECTION 701 GENERAL REQUIREMENT OF A PERFORMANCE BOND

Prior to the Effective Date of this Ordinance, the Company has deposited with the City a Performance Bond made payable to the city in the amount of twenty-five thousand dollars (\$25,000). The bond shall be written by a corporate surety acceptable to the City and authorized to do business in the Commonwealth of Virginia. The Performance Bond shall be maintained at this amount through the term of this franchise.

SECTION 702 CHANGED AMOUNT OF THE PERFORMANCE BOND

At any time during the Term, the City may, acting reasonably, require or permit the Company to change the amount of the Performance Bond if the City finds that new risk or other factors exist that reasonably necessitate or justify a change in the amount of the Performance Bond. Such new factors may include, but not be limited to, such matters as:

- (a) material changes in the net worth of the Company;
- (b) changes in the identity of the Company that would require the prior written consent of the City;
- (c) material changes in the amount and location of Facilities owned by the Company;
- (d) the Company's recent record of compliance with the terms and conditions of this Ordinance; and
- (e) material changes in the amount and nature of construction or other activities to be performed by the Company pursuant to this Ordinance.

SECTION 703 PURPOSE OF PERFORMANCE BOND

The Performance Bond shall serve as security for:

- (a) the faithful performance by the Company of all terms, conditions and obligations of this Ordinance;
- (b) any expenditure, damage or loss incurred by the City occasioned by the Company's failure to comply with all rules, regulations, orders, permits and other directives of the City issued pursuant to this Ordinance;

- (c) payment of compensation required by this Ordinance;
- (d) the payment of premiums for the liability insurance required pursuant to this Ordinance ;
- (e) the removal of Facilities owned by the Company from the Streets at the termination of the Ordinance, at the election of the City, pursuant to this Ordinance;
- (f) any loss or damage to the Streets or any property of the City during the installation, operation, upgrade, repair or removal of Facilities by the Company;
- (g) the payment of any other amounts that become due to the City pursuant to this Ordinance or law;
- (h) the timely renewal of any letter of credit that constitutes the Performance Bond; and
- (i) any other costs, loss or damage incurred by the City as a result of the Company's failure to perform its obligations pursuant to this Ordinance.

SECTION 704 FEES OR PENALTIES FOR VIOLATIONS OF THE ORDINANCE

704.1 FEE OR PENALTY: The Company shall be subject to a fee or a penalty for violation of this Ordinance as provided for in applicable law.

704.2 APPEAL: The Company may, upon written request within thirty (30) days of the City's decision to assess a fee or penalty and for reasons of good cause, ask the City to reconsider its imposition of a fee or penalty pursuant to this Ordinance unless another period is provided for in applicable law. The City shall schedule its review of such request to be held within forty-five (45) days of receipt of such request from the Company. The City's decision on the Company's appeal shall be in writing and supported by written findings establishing the reasonableness of the City's decision. During the pendency of the appeal before the City or any subsequent appeal thereafter, the Company shall place any such fee or penalty in an interest-bearing escrow account. Nothing herein shall limit the Company's right to challenge such assessment or the City's decision on appeal, in a court of competent jurisdiction.

ARTICLE VIII

SECTION 801 COMPENSATION/PROW USE FEE.

The City reserves the right to impose at any time on the Company consistent with Section 253(c) of the Communications Act of 1934, as amended:

- (a) a PROW Use Fee in accordance with Section 56-468.1(G) of the Code of Virginia, and/or
- (b) any other fee or payment that the City may lawfully impose for the occupation and use of the Streets.

The Company shall be obligated to remit the PROW Use Fee and any other lawful fee enacted by the City, so long as the City provides the Company and all other affected certificated providers of local exchange telephone service appropriate notice of the PROW Use Fee as required by Section 56-468.1(G) of the Code of Virginia. If the PROW Use Fee is eliminated, discontinued, preempted or otherwise is declared or becomes invalid, the Company and the City shall negotiate in good faith to determine fair and reasonable compensation to the City for use of the Streets by the Company for Telecommunications.

SECTION 802 RESERVED

SECTION 803 NO CREDITS OR DEDUCTIONS

The compensation and other payments to be made pursuant to Article VIII: (a) shall not be deemed to be in the nature of a tax, and (b) except as may be otherwise provided by Section 56-468.1 of the Code of Virginia, shall be in addition to any and all taxes or other fees or charges that the Company shall be required to pay to the City or to any state or federal agency or authority, all of which shall be separate and distinct obligations of the Company.

SECTION 804 REMITTANCE OF COMPENSATION/LATE PAYMENTS, INTEREST ON LATE PAYMENTS

(1) If any payment required by this Ordinance is not actually received by the City on or before the applicable date fixed in this Ordinance, or (2), in the event the City adopts an ordinance imposing a PROW Use Fee, if such Fee has been received by the Company from its customers, and has not been actually received by the City on or before the applicable date fixed in this Ordinance or thirty (30) days after receipt of the PROW Use Fee from its customers, whichever is later, then the Company shall pay interest thereon, to the extent permitted by law, from the due date to the date paid at a rate equal to the rate of interest then charged by the City for late payments of real estate taxes.

ARTICLE IX

SECTION 901 RESERVATION OF ALL RIGHTS AND POWERS

The City reserves the right by ordinance or resolution to establish any reasonable regulations for the convenience, safety, health and protection of its inhabitants under its police powers, consistent with state and federal law. The rights herein granted are subject to the exercise of such police powers as the same now are or may hereafter be conferred upon the City. Without

limitation as to the generality of the foregoing the City reserves the full scope of its power to require by ordinance substitution of underground service for overhead service, or the transfer of overhead service from the front to the rear of property whenever reasonable in all areas in the City and with such contributions or at such rates as may be allowed by law.

Notwithstanding anything herein to the contrary, nothing herein shall be construed to extend, limit or otherwise modify the authority of the City preserved under Sections 253 (b) and (c) of the Communications Act of 1934, as amended. Nothing herein shall be construed to limit, modify, abridge or extend the rights of the Company under the Communications Act of 1934, as amended.

SECTION 902 SEVERABILITY

If any portion of this Ordinance is for any reason held to be invalid by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

ARTICLE X

SECTION 1001 MAINTENANCE OBLIGATION

The Company will maintain the poles, wires, cable, conduits, lines, manholes, equipment and other Facilities it owns within the City's PROW in good order and operating condition throughout the term of the franchise granted by this Ordinance.

SECTION 1002 TREE TRIMMING

Should the Company install any overhead lines, it shall have the authority to trim trees upon or overhanging the streets, alleys, walkways or Public Rights-of-Way to prevent the branches of such trees from interfering with its lines or other Facilities. However, all such trimmings shall be performed in a safe and orderly manner under the general direction of the Director of Public Works or his or her designee and in compliance with the pruning standards of the National Arborists Association as currently in effect.

ARTICLE XI

SECTION 1101 INITIAL TERM OF TELECOMMUNICATIONS FRANCHISE

The term of the franchise granted by this Ordinance shall be for a period of five (5) years from the effective date of this Ordinance.

SECTION 1102 APPLICATION FOR NEW TELECOMMUNICATIONS FRANCHISE

If the Company wishes to maintain its equipment within the City and to continue the operation of the system beyond the term of the franchise granted by this Ordinance, it shall give written notice to the City at least one hundred twenty (120) days before expiration of the franchise granted by this Ordinance, stating that it wishes to apply for a new franchise. Such application shall include a report of the location of the Facilities owned by the Company within the City's PROW, and a statement as to whether the Company has complied with the provisions of this Ordinance.

SECTION 1103 OPERATION OF FACILITIES OWNED BY THE COMPANY WHILE RENEWAL IS PENDING

Upon a timely request by the Company prior to the expiration of its initial franchise, the Company shall be permitted to continue operations of the Facilities owned by the Company within the City under the terms of the franchise granted by this Ordinance until the City acts upon the Company's request. Nothing herein shall be construed to grant the Company a perpetual franchise interest.

ARTICLE XII

SECTION 1201 NOTICE

All notices, except for in cases of emergencies, required pursuant to the franchise granted by this Ordinance shall be in writing and shall be mailed or delivered to the following address:

To the Company:
Shenandoah Mobile, LLC
Attn: Industry Affairs & Regulatory
500 Shentel Way
Edinburg, VA 22824

To the City:
City of Charlottesville
Attn: City Manager
605 East Main Street
Charlottesville, VA 22902

All correspondences shall be by registered mail, certified mail or regular mail with return receipt requested; and shall be deemed delivered when received or refused by the addressee. Each Party may change its address above by like notice.

SECTION 1202 EMERGENCY NOTIFICATION

Notices required pursuant to Section 303.2 shall be made orally and by facsimile to the following:

To the Company:

Shenandoah Mobile, LLC
Network Operations Center
(540) 984-5531

To the City:

Gas Dispatchers
(434) 970-3800 (office)
Emergency (434)293-9164 (leaks)
(434) 970-3817 (facsimile)

Steven Hicks
Director of Public Works
(434) 970-3536 (office)
(434) 970-3817 (facsimile)

SECTION 1203 REGISTRATION OF DATA

The Company, including any sub-leasee or assigns, must keep on record with the City the following information:

- (a) Name, address and e-mail address if applicable, and telephone and facsimile numbers;
- (b) Name, address and e-mail address if applicable, and telephone and facsimile numbers of a local representative that is available for consultation at all times. This information must include how to contact the local representative in an emergency; and
- (c) A certificate of insurance as required under Article VI, Section 603 of this telecommunications franchise, and a copy of the insurance policy.

The Company shall keep update all of the above information with the City within fifteen (15) days following its knowledge of any change.

ARTICLE XIII

SECTION 1301 TERMINATION OF TELECOMMUNICATIONS FRANCHISE

The franchise granted by this Ordinance may be terminated:

- (a) by the Company, at its election and without cause, by written notice to the City at least sixty (60) days prior to the effective date of such termination; or
- (b) by either the Company or the City, after thirty (30) days written notice to the other party of the occurrence or existence of a default of the franchise granted by this Ordinance, if the defaulting party fails to cure or commence good faith efforts to cure, such default within sixty (60) days after delivery of such notice.

Notwithstanding the provisions of this Section, the terms and conditions of the franchise granted by this Ordinance pertaining to indemnification shall survive a termination under this Section.

ARTICLE XIV

SECTION 1401 REMOVAL OF FACILITIES FROM THE PUBLIC RIGHTS-OF-WAY

The Company shall remove all Facilities owned by the Company from the streets, alleys and public places of the City at the expense of the Company within six (6) months after the termination, abandonment, or expiration of this franchise granted by this Ordinance, or by such reasonable time to be prescribed by the City Council, whichever is later. No such removal will be required while any renewal requests as provided for in Section 1102 and Section 1103, are pending before the City. If such renewal request is denied, the six (6) month period provided above shall commence on the date of denial or expiration, whichever is later. The City reserves the right to waive this requirement, as provided for in Section 1402 herein. The City shall grant the Company access to the Public Rights-of-Way in order to remove its telecommunications Facilities owned by the Company pursuant to this paragraph.

SECTION 1402 ABANDONMENT OF FACILITIES OWNED BY THE COMPANY IN THE PUBLIC RIGHTS-OF-WAY

The telecommunications Facilities owned by the Company may be abandoned without removal upon request by the Company and approval by the City. This Section survives the expiration or termination of this franchise granted by this Ordinance.

ARTICLE XV

SECTION 1501 PRIOR WRITTEN CONSENT FOR ASSIGNMENT

The franchise granted by this Ordinance shall not be assigned or transferred without the expressed written approval of the City, which shall not be unreasonably or discriminatorily conditioned, withheld or delayed.

In addition, the City agrees that nothing in this Ordinance shall be construed to require the Company to obtain approval from the City in order to lease any Facilities owned by the Company or any portion thereof in, on, or above the PROW, or grant an indefeasible right of use ("IRU") in the Facilities owned by the Company, or any portion thereof, to any entity or person. The lease or grant of an IRU in such Facilities owned by the Company, or any portion or combination thereof, shall not be construed as the assignment or transfer of any franchise rights granted under this Ordinance.

SECTION 1502 SUCCESSORS AND ASSIGNS

Notwithstanding Section 1501, the Company may assign, transfer, or sublet its rights, without the consent of the City, to any person or entity that controls, is controlled by or is under common control with the Company, any company or entity with which or into which the Company may merge or consolidate, to any lender of the Company provided the City is advised of the action prior to enactment. Any successor(s) of the Company shall be entitled to all rights and privileges of this franchise granted by this Ordinance and shall be subject to all the provisions, obligations, stipulations and penalties herein prescribed.

ARTICLE XVI

SECTION 1601 NONEXCLUSIVE FRANCHISE

Nothing in the franchise granted by this Ordinance shall be construed to mean that this is an exclusive franchise, as the City Council reserves the right to grant additional telecommunications franchises to other parties.

ARTICLE XVII

SECTION 1701 ALL WAIVERS IN WRITING AND EXECUTED BY THE PARTIES

Subject to the foregoing, any waiver of the franchise granted by this Ordinance or any of its provisions shall be effective and binding upon the Parties only if it is made in writing and duly signed by the Parties.

SECTION 1702 NO CONSTRUCTIVE WAIVER RECOGNIZED

If either Party fails to enforce any right or remedy available under the franchise granted by this Ordinance, that failure shall not be construed as a waiver of any right or remedy with respect to any breach or failure by the other Party. Nothing herein shall be construed as a waiver of any rights, privileges or obligations of the City or the Company, nor constitute a waiver of any remedies available at equity or at law.

ARTICLE XVIII

SECTION 1801 NO DISCRIMINATION

The Company's rights, privileges and obligations under the franchise granted by this Ordinance shall be no less favorable than those granted by the City to and shall not be interpreted by the City in a less favorable manner with respect to any other similarly situated entity or person or user of the City's Public Rights-of-Way.

The Company's rights, privileges and obligations under the franchise granted by this Ordinance shall be no less favorable than those granted by the City to and shall not be interpreted by the City in a less favorable manner with respect to any other similarly situated entity or person or user of the City's Public Rights-of-Way.

ARTICLE XIX

SECTION 1901 FORCE MAJEURE

Neither the Company nor the City shall be liable for any delay or failure in performance of any part of the franchise granted by this Ordinance from any cause beyond its control and without its fault or negligence including, without limitation, acts of nature, acts of civil or military authority, government regulations, embargoes, epidemics, terrorist acts, riots insurrections, fires, explosions, earthquakes, nuclear accidents, floods, work stoppages, equipment failure, power blackouts, volcanic action, other major environmental disturbances, or unusually severe weather conditions.

ARTICLE XX

SECTION 2001 EFFECTIVE DATE

This Ordinance shall be effective upon its passage.

Adopted by the Council of the City of Charlottesville on the ____ day of _____, 20__.

Clerk of Council

ACCEPTED: This franchise is accepted, and we agree to be bound by its terms and conditions.

By SHENANDOAH MOBILE, LLC
Ch Kyle
Its VICE PRESIDENT
Date 2/2/2024

Exhibit A

Small Cell Site List

Scott Stadium
317 Montebello Circle
Charlottesville, VA 22903
Coordinates: 38.03052, -78.51131

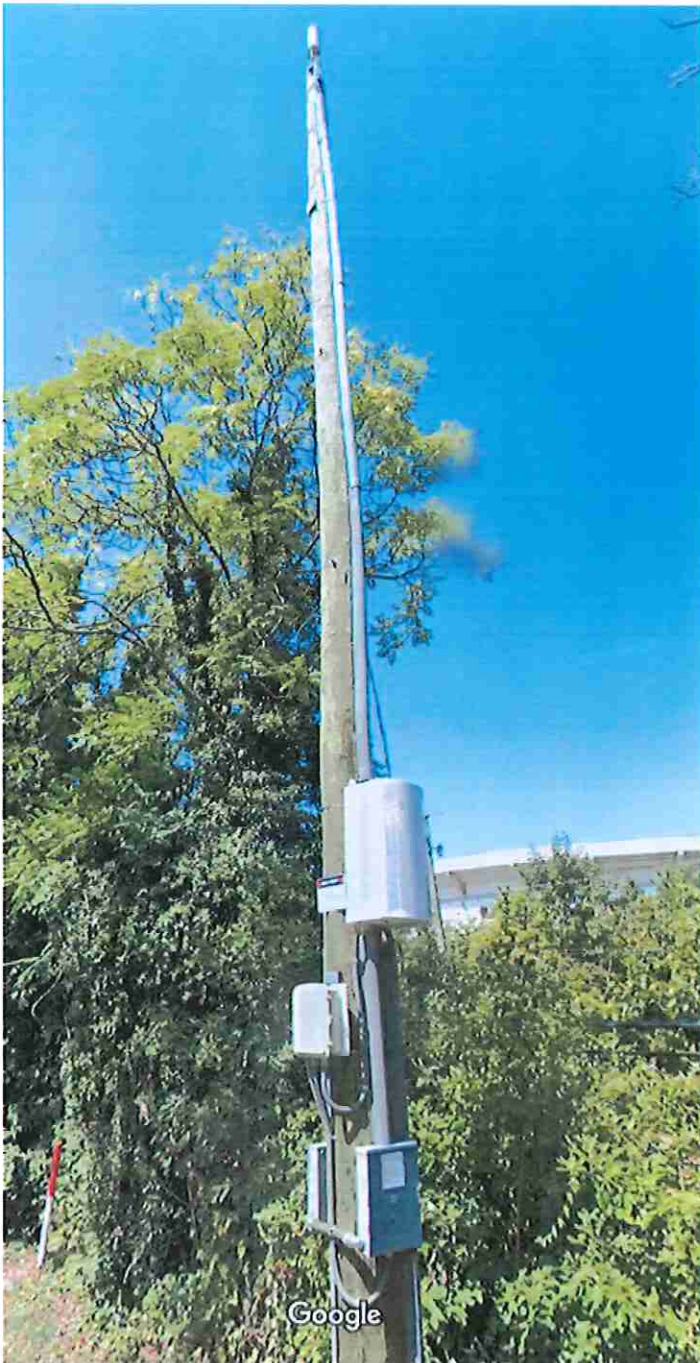


Exhibit A

Small Cell Site List

John Paul Jones Arena
400 Emmet Street North
Charlottesville, VA 22903
Coordinates: 38.04369, -78.50496



**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	March 5, 2024
Action Required:	Discussion
Presenter:	Colonel Martin Kumar - Superintendent, Tony Bell
Staff Contacts:	Ashley Marshall, Deputy City Manager
Title:	Albemarle Charlottesville Regional Jail (ACRJ) Renovation architectural design options

Background

At Mayor Wade's request, the ACRJ Superintendent & representative from Mosley Architects will present the three (3) architectural design options for the ACRJ renovation process.

Discussion

The Albemarle-Charlottesville Regional Jail (ACRJ) has presented three (3) design options for a potential jail renovation process. All information about the ACRJ Renovation process is available to the public at <https://www.acrj.org/renovationproject>. The website includes copies of documentation from the beginning of the process and information from two (2) public meetings, one held in January 2024 and the second held in February 2024, that present the three (3) options to the public.

Attached for review is the second handout that was provided to the community for the public meeting on February 12, 2024. The ACRJ website has an audio and video recording of each public meeting for community review at <https://www.acrj.org/renovationproject>.

Alignment with City Council's Vision and Strategic Plan

Public Safety: Charlottesville provides comprehensive, trusted public safety services and treats everyone with respect and dignity.

Community Engagement

ACRJ held public meetings for the Charlottesville Community at Carver Recreation Center as well as on-line via Zoom on:

- January 25, 2024
- February 12, 2024
- February 29, 2024

Budgetary Impact

The funding required for any proposed ACRJ renovation would be rolled into the City's support of the Regional Jail entity, and would be proportional to the population at the jail who were sentenced as residents of Charlottesville. The remaining funding would be proportional to the jail populations of the other regional partners - the County of Albemarle and the County of Nelson.

Recommendation

N/A

Alternatives

N/A

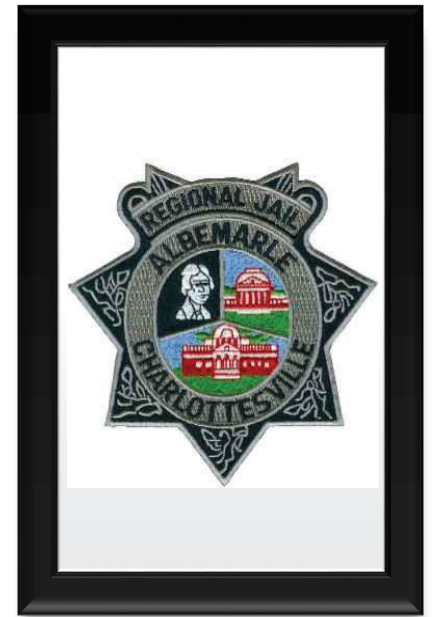
Attachments

1. Jail Authority Board Presentation City Council Final Kumer (PDF)
2. PowerPoint Presentation_ACRJ_Feb122024 Meeting
3. ACRJ Community Forum 2_Handout_2024-02-12
4. ACRJ Community Forum Flyer_02.29.24

Charlottesville City Council Update on Expansion and Renovation of Albemarle – Charlottesville Regional Jail

March 5, 2024

Martin Kumer, Superintendent



MOSELEYARCHITECTS

MOSELEYARCHITECTS

Albemarle Charlottesville Regional Jail - Expansion and Renovation

PROJECT NO.632552

PROJECT SCHEDULE

January 4, 2024; REVISED 1/22/2024

PROJECT SCHEDULE

Activity	Duration(calendar days)	Completion Date	Phase Duration (calendar days)	Project Duration
Programming/Conceptual/Schematic Design (20 Weeks)				
Notice to Proceed		Tuesday, January 2, 2024	0	0
Kick-off meeting	7	Tuesday, January 9, 2024	7	7
Schematic Design to 5% complete	14	Tuesday, January 23, 2024	21	21
Community Engage In-person mtg 1, Virtual mtg 1, Survey 1 and 2, Interview 1	2	Thursday, January 25, 2024	23	23
Schematic Design to 10% complete	14	Thursday, February 8, 2024	37	37
Community Engage In-person mtg 2, Virtual mtg 2, Interview 2	5	Tuesday, February 13, 2024	42	42
Schematic Design to 15% complete	14	Tuesday, February 27, 2024	56	56
Community Engage In-person mtg 3	2	Thursday, February 29, 2024	58	58
ACRJ Board review/direction provided (fixed date**, ACRJ BOARD Meeting) SD to 25% complete	14	Thursday, March 14, 2024	72	72
Schematic Design to 100% complete	42	Thursday, April 25, 2024	114	114
Prepare SD cost estimate; Submit SD; start at 100% SD	14	Thursday, May 9, 2024	128	128
ACRJ Review Schematic Design and Issues Approval	7	Thursday, May 16, 2024	135	135
Design Development (15 Weeks)				
Meeting with County Building Official (starts at SD Approval)	0	Thursday, May 16, 2024	0	135
Design Development to 50% complete	21	Thursday, June 6, 2024	21	156
Meeting with ACRJ staff to review 50% DD documents	0	Thursday, June 6, 2024	21	156
ACRJ Board update (fixed date**, ACRJ BOARD Meeting)	0	Thursday, June 6, 2024	21	156
Design Development to 75% complete	21	Thursday, June 27, 2024	42	177
Design Development to 100% complete	14	Thursday, July 11, 2024	56	191
Prepare Design Development cost estimate; Submit DD	14	Thursday, July 25, 2024	70	205
Value Engineering	14	Thursday, August 8, 2024	84	219
Resolve comments	7	Thursday, August 15, 2024	91	226
VDOC approval	7	Thursday, August 22, 2024	98	233
ACRJ Review Design Development and Issues Approval	7	Thursday, August 29, 2024	105	240

MOSELEYARCHITECTS

Albemarle Charlottesville Regional Jail - Expansion and Renovation

PROJECT NO.632552

PROJECT SCHEDULE

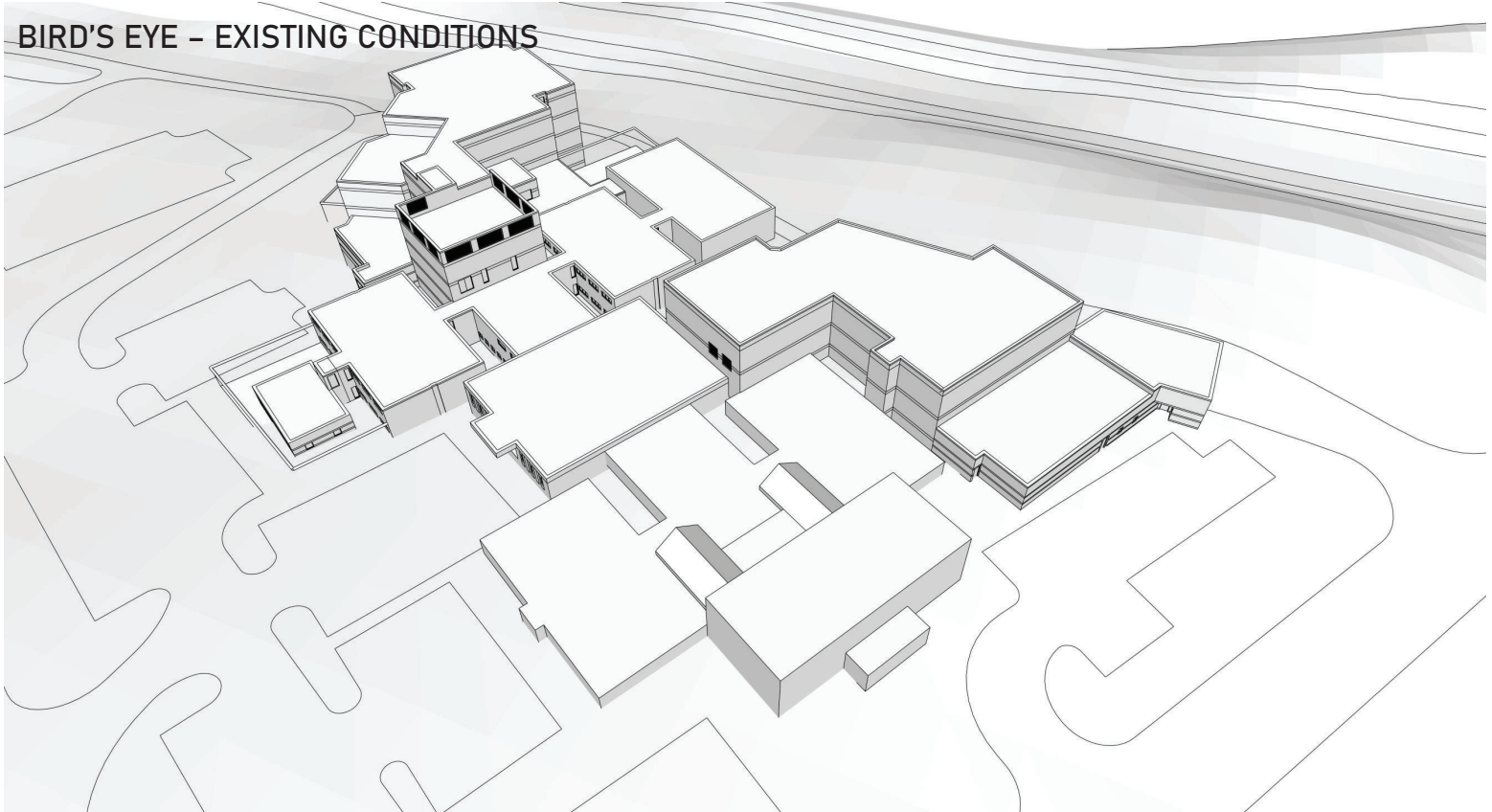
January 4, 2024; REVISED 1/22/2024

PROJECT SCHEDULE

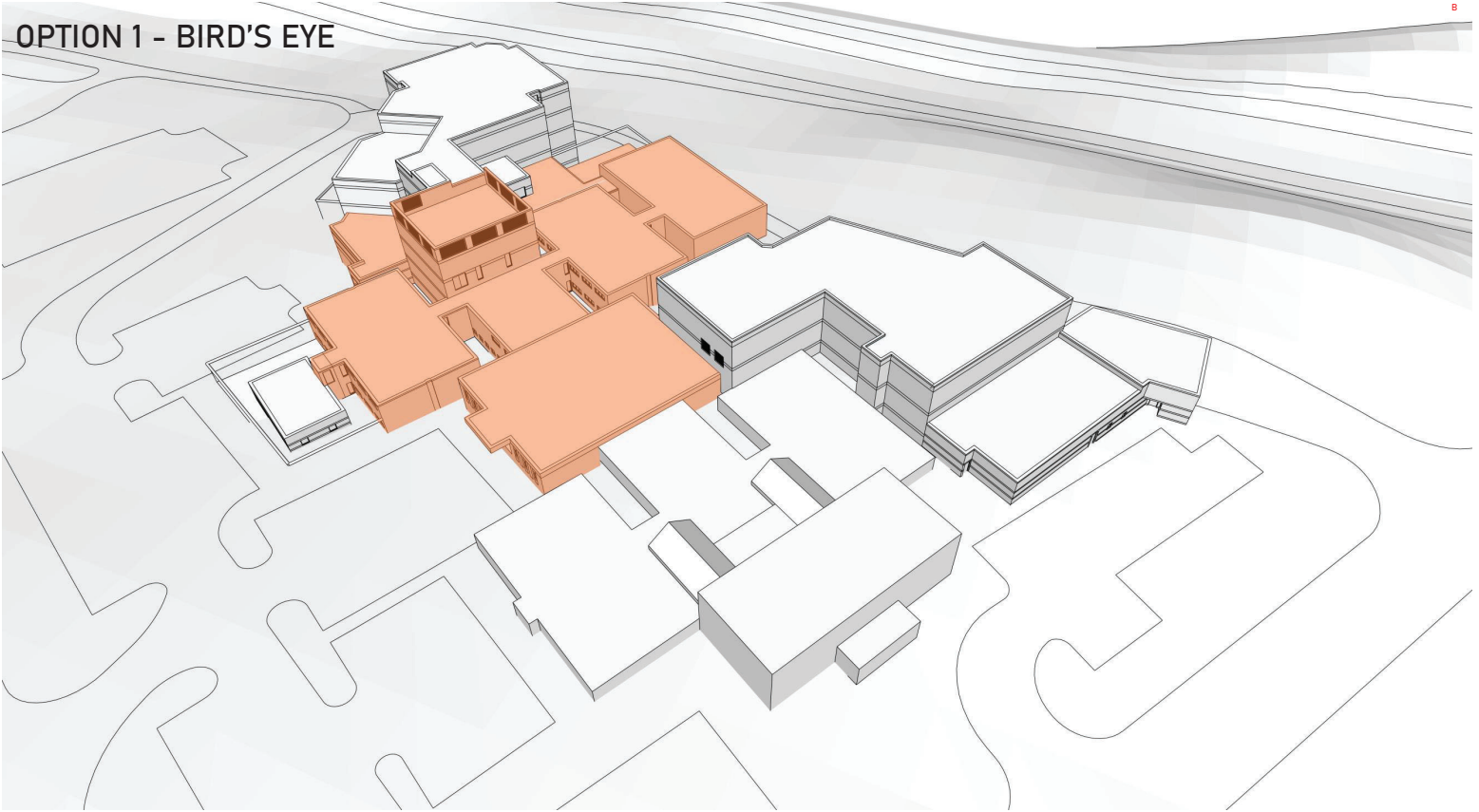
Activity	Duration(calendar days)	Completion Date	Phase Duration (calendar days)	Project Duration
Construction Documents (14 Weeks)				
Construction Documents to 50% complete	35	Thursday, October 3, 2024	35	275
Construction Documents to 75% complete	14	Thursday, October 17, 2024	49	289
Quality Control Review printing/100% Construction Documents	21	Thursday, November 7, 2024	70	310
Complete QC Review/incorporate comments/submit for permit	21	Thursday, November 28, 2024	91	331
Prepare Construction Documents cost estimate	0	Thursday, November 28, 2024	91	331
Submit Owner Review Set	0	Thursday, November 28, 2024	91	331
ACRJ Review Construction Documents and Issues Approval	7	Thursday, December 5, 2024	98	338
Building Permit Review (6 Weeks)				
Building permit review (starts at complete QC review)	21	Thursday, December 19, 2024	21	359
Resolve, incorporate comments, complete Construction Docs	14	Thursday, January 2, 2025	35	373
Building Permit approval	7	Thursday, January 9, 2025	42	380
Bidding and Award (13 Weeks)				
Advertise for Bids	3	Sunday, January 12, 2025	3	383
Receive Bids	37	Tuesday, February 18, 2025	40	420
Award Construction Contract (fixed date**, ACRJ BOARD Meeting)	51	Thursday, April 10, 2025	91	471
NTP and Construction Administration (14 Months construction schedule NTP to SC)				
Issue Notice to Proceed	1	Friday, April 11, 2025	0	472
Shop dwgs/submittals/Issue Notice to Proceed for demo	61	Wednesday, June 11, 2025	61	533
Substantially complete construction	365	Thursday, June 11, 2026	426	898
Final Completion/furniture installation and move-in	30	Saturday, July 11, 2026	91	928
Warranty period	335	Friday, June 11, 2027	426	1263

Items in **bold italics** are not in sequence with activity directly above and are controlled by other task

BIRD'S EYE - EXISTING CONDITIONS



OPTION 1 - BIRD'S EYE



Option One (Housing/Systems)

Total estimated cost: \$25,006,850

Renovate and reconfigure approximately 40,000 square feet primarily of the West Wing, Ground Floor, and its support areas of the 1975 original facility.

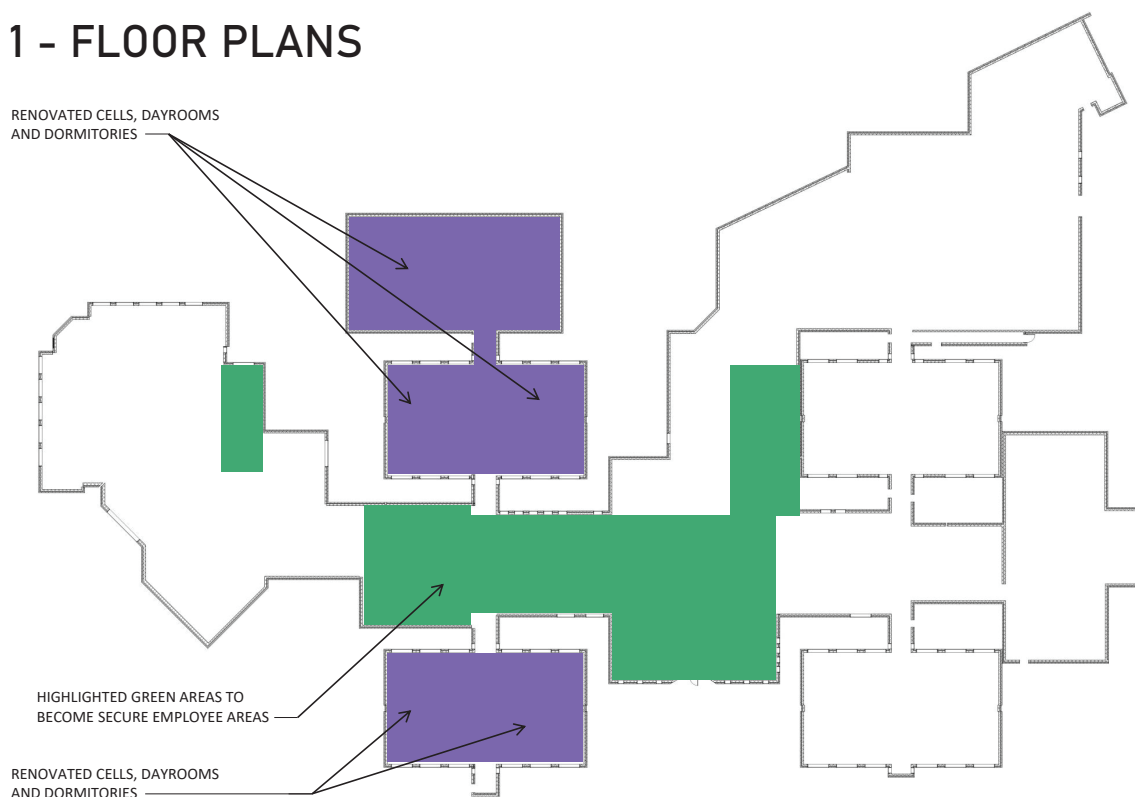
- Renovations include removing bar grate from all housing areas. This will increase the dormitory and dayroom space (not cells) to meet 2018 Jail Standards.
- Replace exterior windows.
- Replace existing and adding additional toilets and showers to meet 2018 Jail Standards.
- Additional outdoor recreation.
- Replace all lighting, HVAC, and plumbing.
- Improves ADA accessibility.

Option One Does Not Address

- Mental health housing
- Special management housing
- Family, friends or professional visitation.
- Additional office space.
- Does not include any renovations to the East Wing of the 1975 jail.
- Does not address HVAC for the rest of the 1975 portion.
- Does not bring all aspects of the West Wing into compliance with the 2018 Jail Standards including cell size.

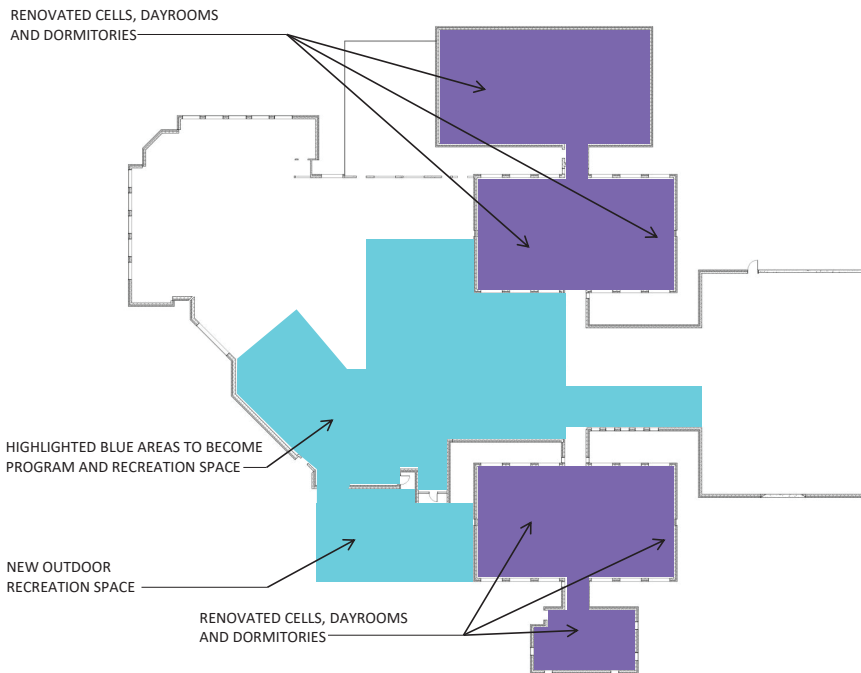
MOSELEYARCHITECTS

OPTION 1 - FLOOR PLANS



FOURTH FLOOR – NEW WORK

OPTION 1 - FLOOR PLANS

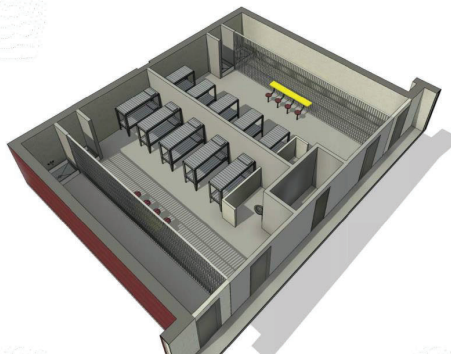


THIRD FLOOR - NEW WORK

DAYROOM IMPROVEMENTS

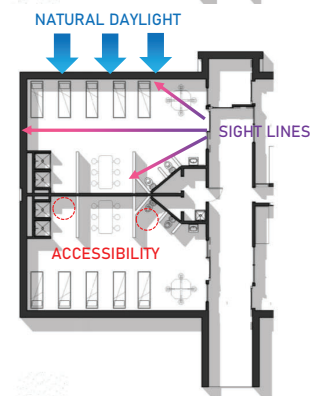
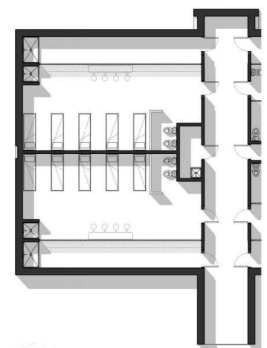
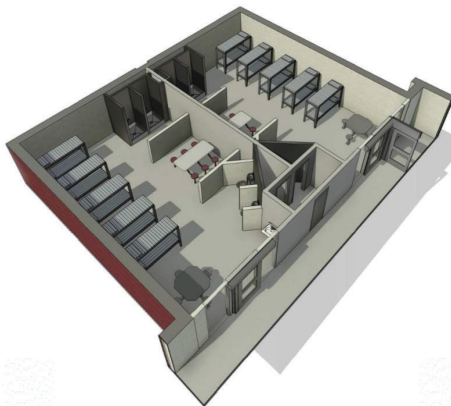
EXISTING DORM LAYOUT

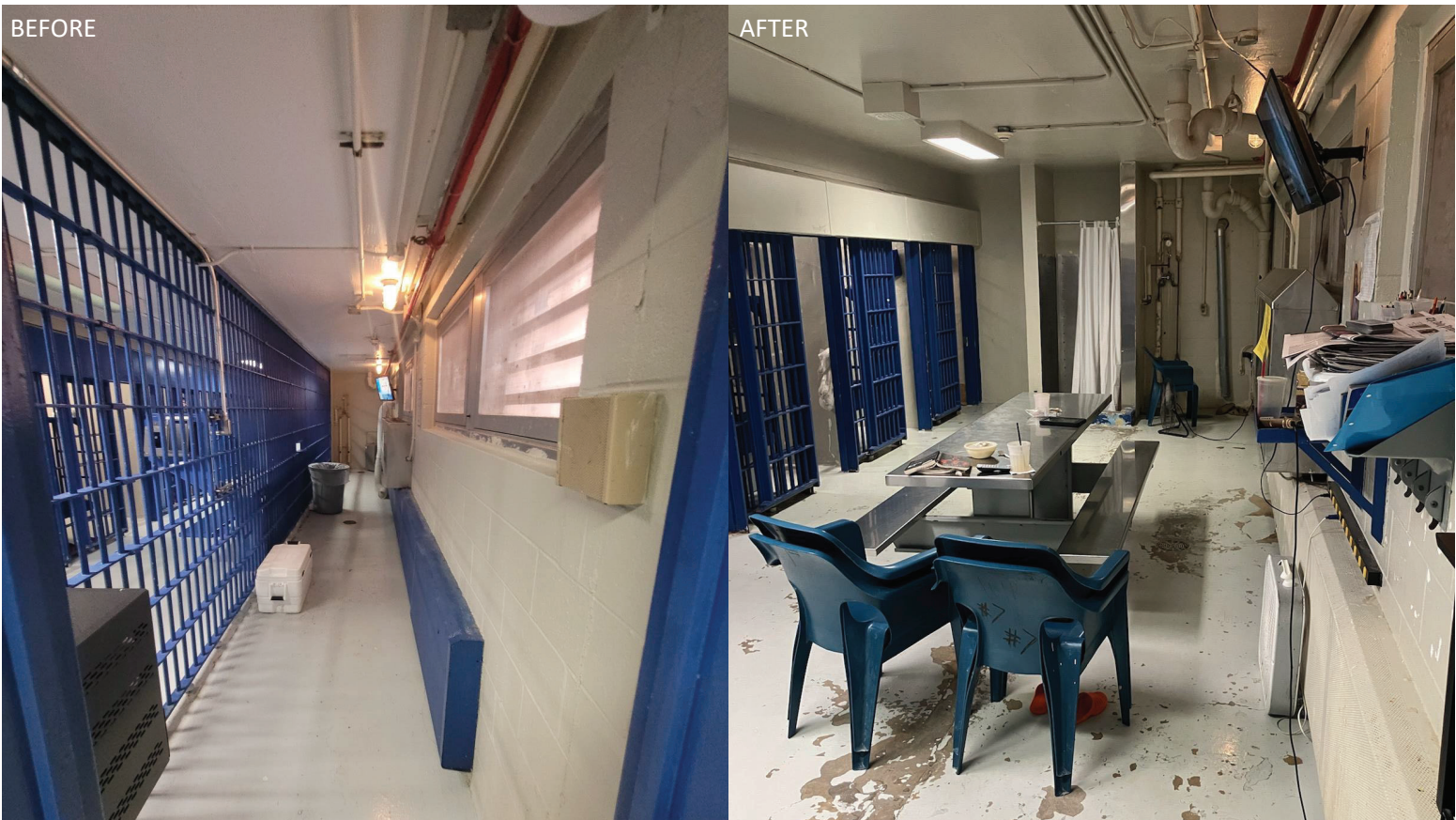
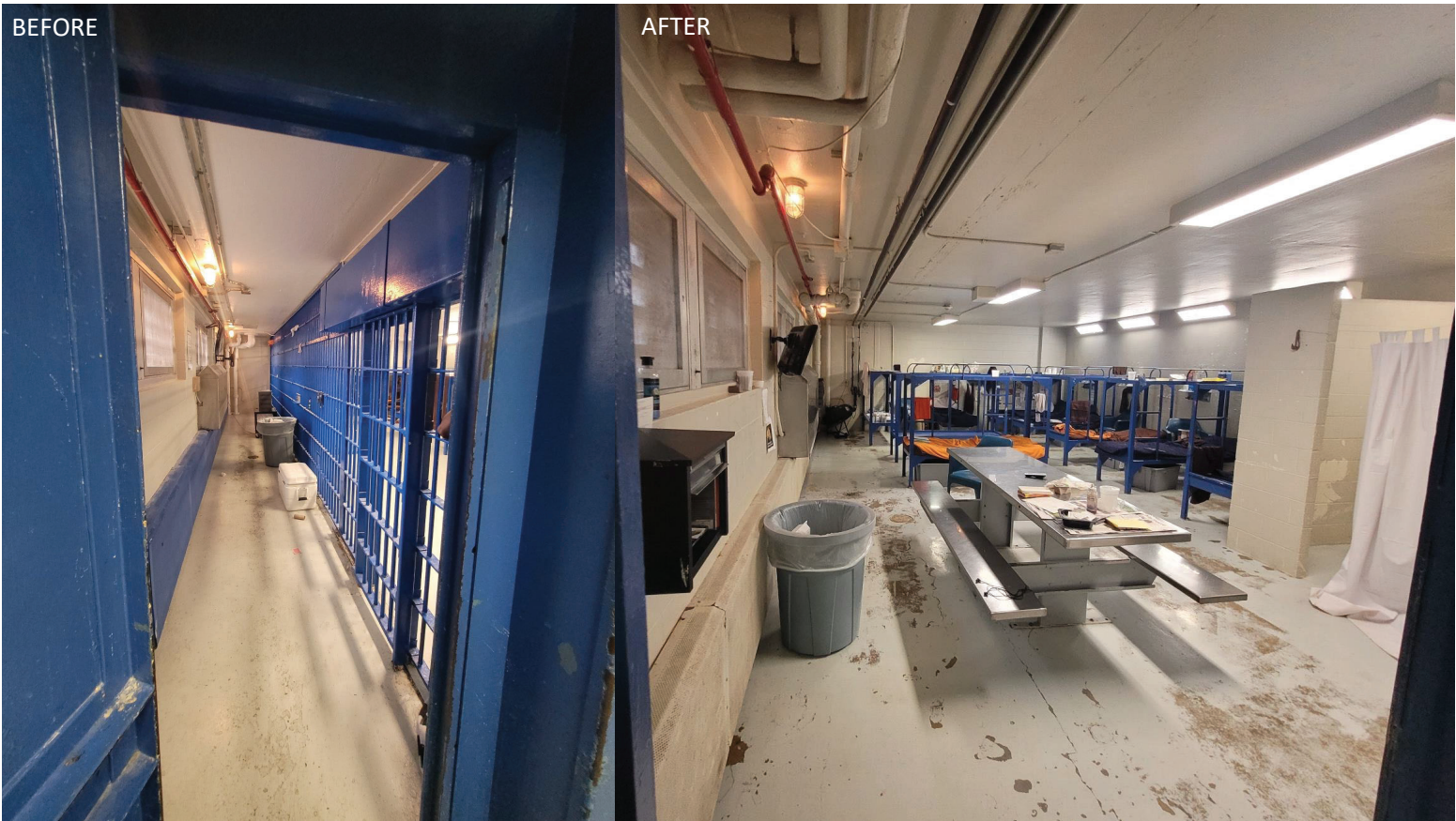
- POOR SIGHT LINES
- NO ADA COMPLIANCE
- INSUFFICIENT DINING SPACE
- POOR DRAINAGE
- INSUFFICIENT DAYROOM SPACE
- SUBSTANDARD FIXTURES
- NATURAL DAYLIGHT LIMITED



DORM RECONFIGURATION

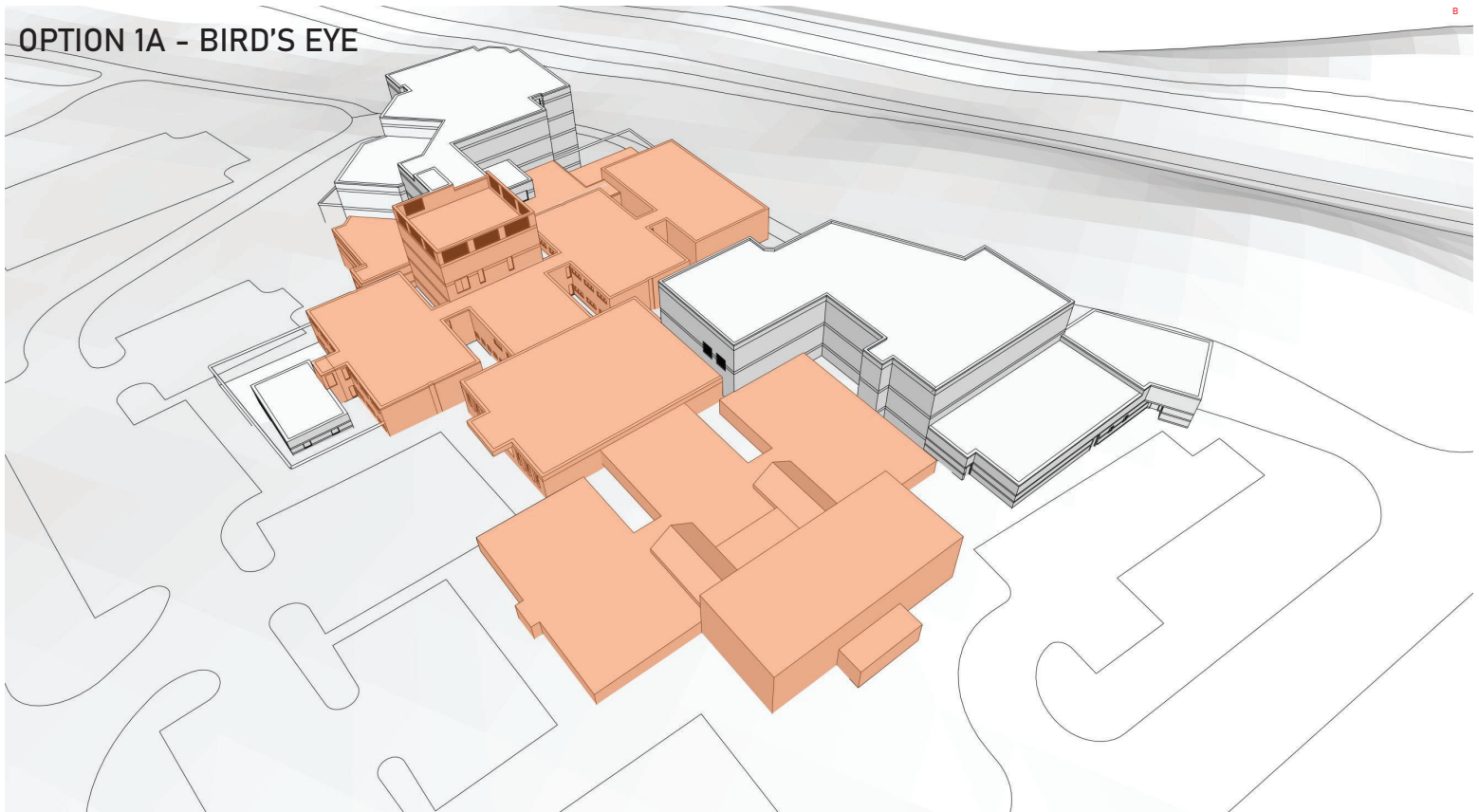
- IMPROVED SIGHT LINES
- ADA COMPLIANT
- SALLYPORT
- SUFFICIENT DINING SPACE
- IMPROVED STAFF AND INMATE SAFETY
- MORE GLAZING
- NATURAL DAYLIGHT MAXIMIZED



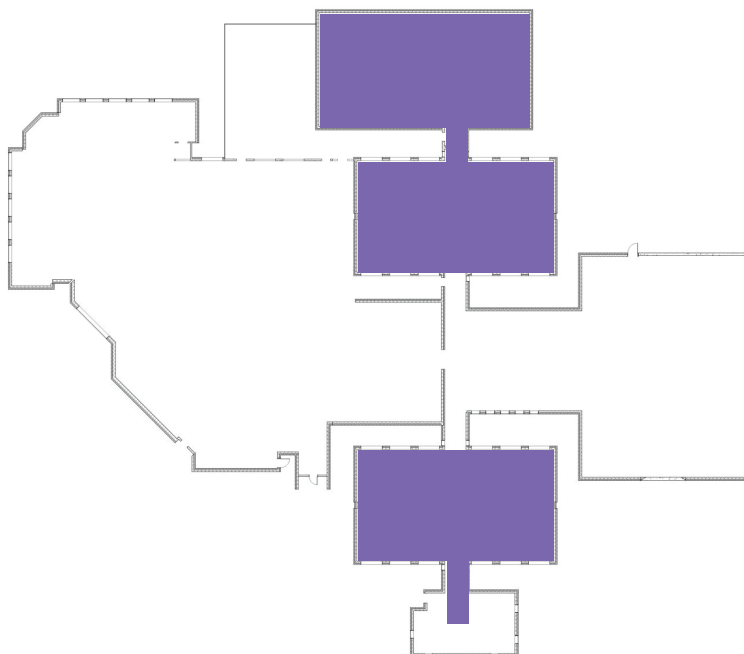




OPTION 1A - BIRD'S EYE

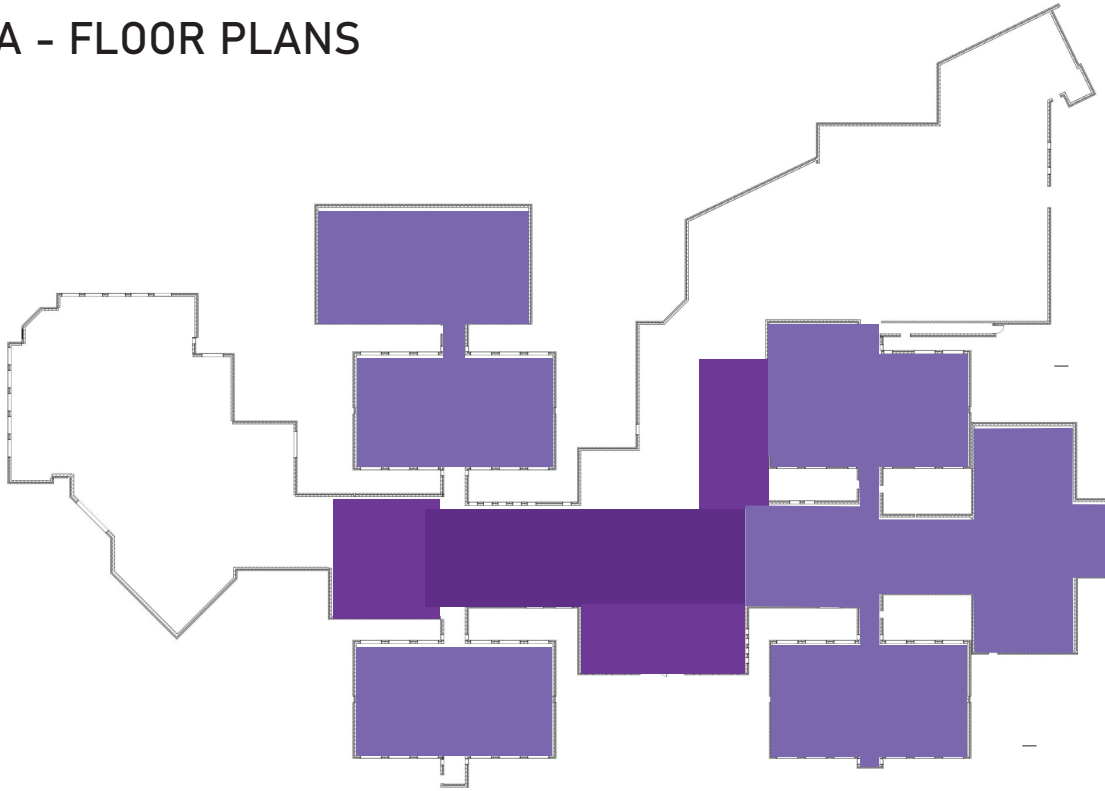


OPTION 1A - FLOOR PLANS



THIRD FLOOR - NEW WORK

OPTION 1A - FLOOR PLANS



FOURTH FLOOR – NEW WORK

Option One “A” (Systems Renovation)

Total Estimated Cost: \$25,006,850

The system Renovation will encompass approximately 60,000 square feet of the East Wing, West Wing and Ground Floor portions of the 1974 original facility.

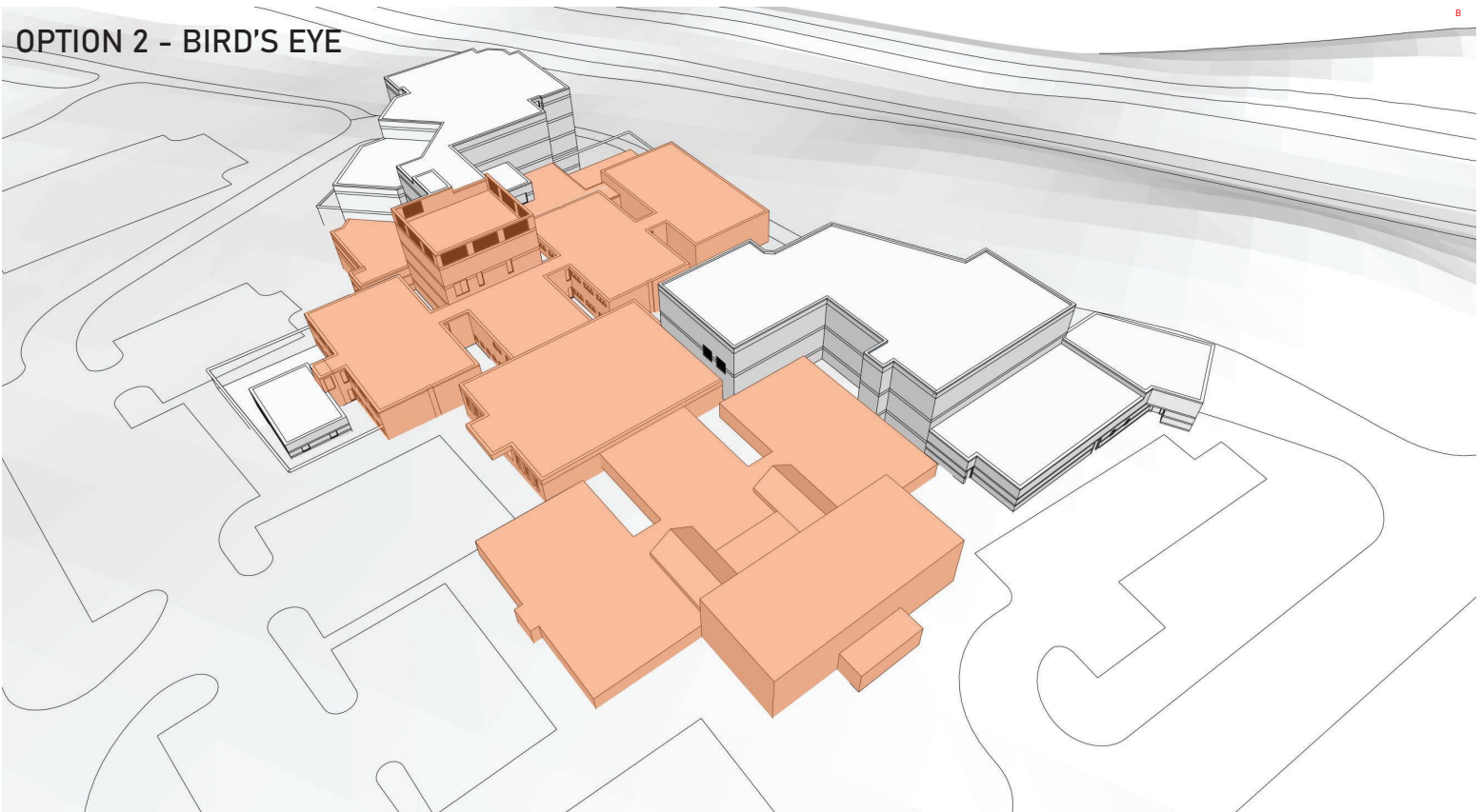
- Upgrade toilets and showers.
- Replace and or repair plumbing, electrical.
- Upgrade lighting.
- Upgrade the HVAC systems.
- Does not address all ADA concerns.

Option One “A” Does Not Address

- Mental health housing.
- Does not remove bar grate or increase day room space
- Special management housing.
- Family, friends and professional visitation.
- Additional office space.
- Does not address square foot per person deficiencies in housing areas.
- Does not add additional shower or toilets.

MOSELEYARCHITECTS

OPTION 2 - BIRD'S EYE



Option Two Scope of Work

Total estimated cost: \$34,461,851.

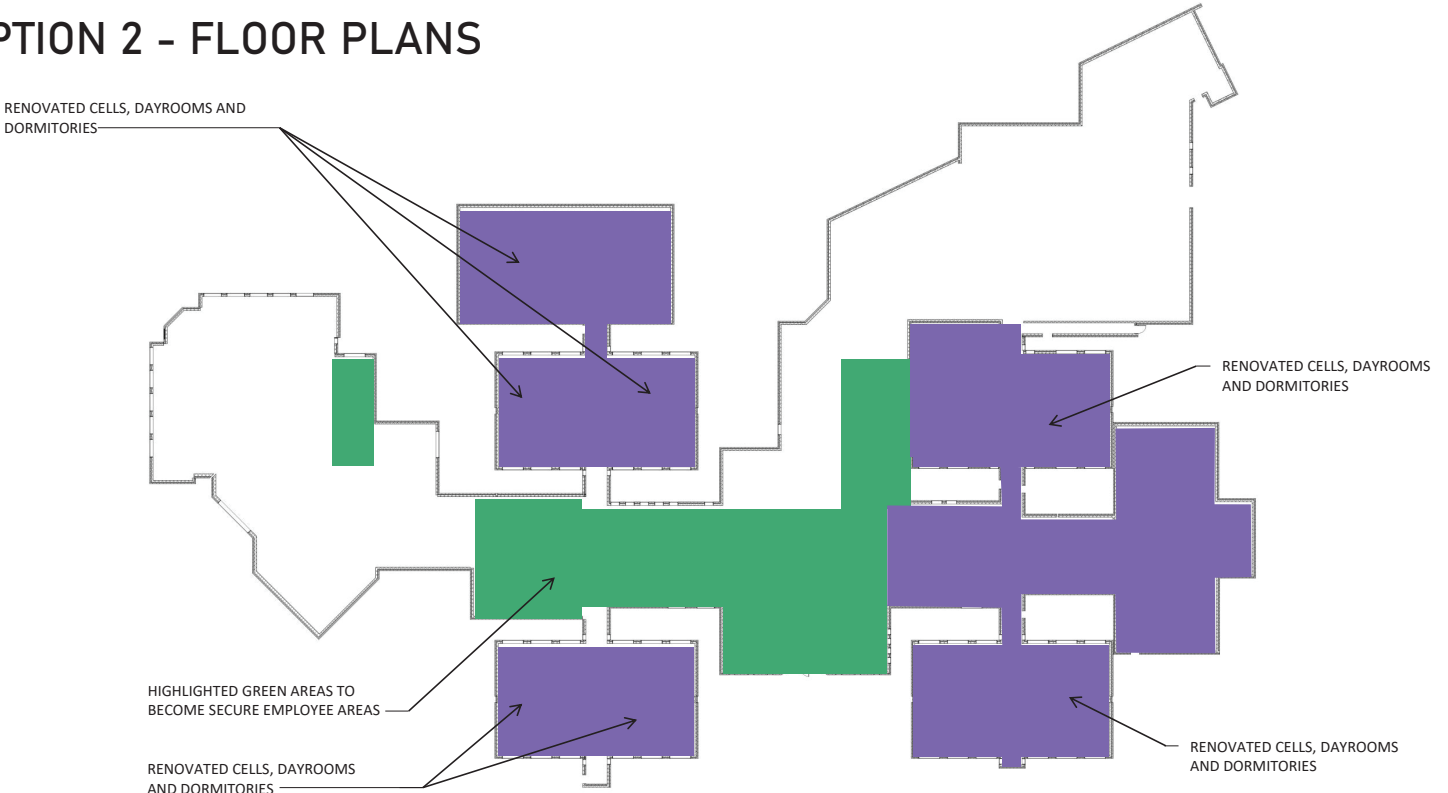
Renovate and reconfigure approximately 60,000 square feet of the East Wing, West Wing and Ground Floor portions of the 1975 original facility.

- Renovations will include removing bar grate from all housing areas. This will increase the dormitory and dayroom space (not cell size) to meet the 2018 standards
- Replace existing and add additional toilets and showers to meet the 2018 standards.
- Replace all lighting, HVAC, and plumbing.
- Address ADA accessibility issues.

Option 2 Does Not Address

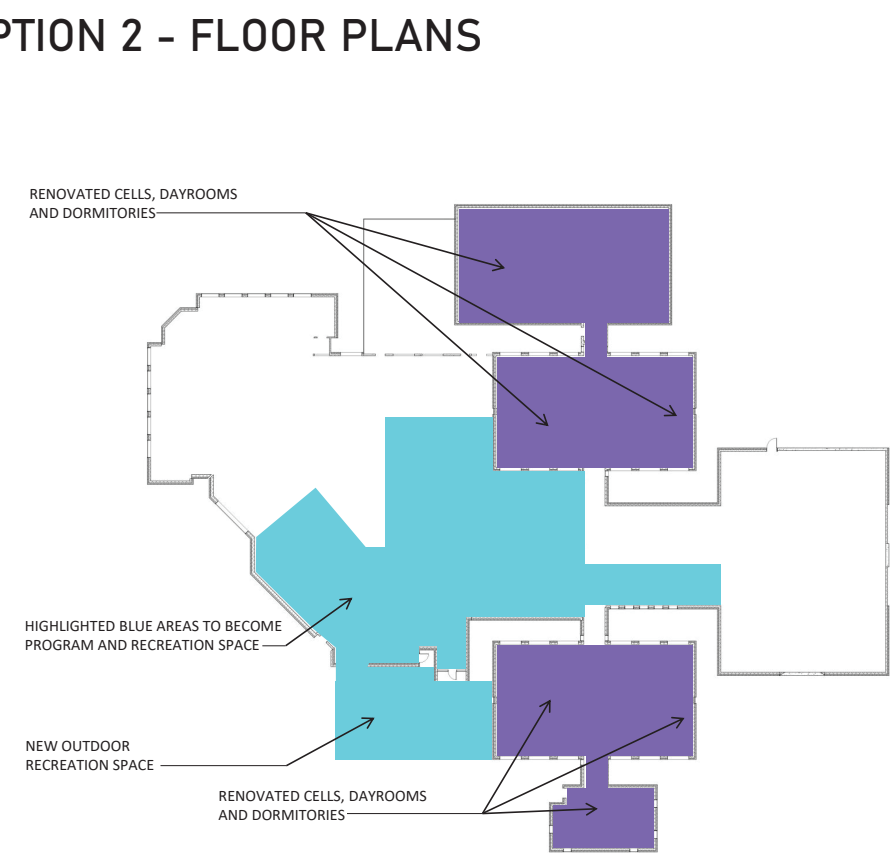
- Mental health housing
- Special management housing
- Family, friends and professional visitation.
- Additional staff office space.
- Does not bring all aspects of the East Wing, West Wing, or Ground Floor into compliance with the 2018 Jail Standards including cell size.

OPTION 2 - FLOOR PLANS

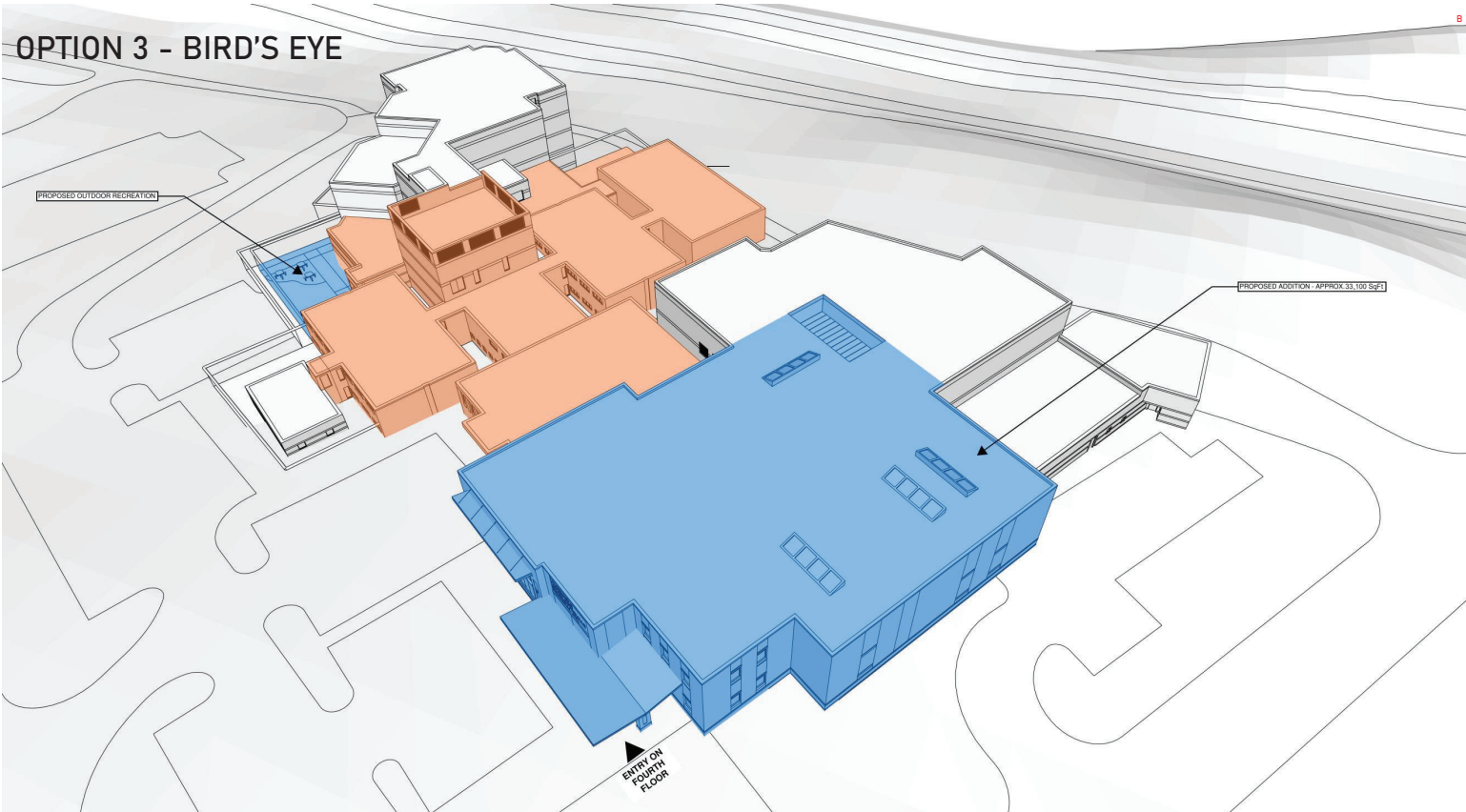


FOURTH FLOOR – NEW WORK

OPTION 2 - FLOOR PLANS



THIRD FLOOR – NEW WORK



Option Three Scope of Work

Total estimated cost: \$49,021,414. (approved for reimbursement of \$11,689,250)

Renovate and reconfigure approximately 40,000 square feet of the West Wing and Ground Floor portion of the 1975 original facility. Addresses all concerns as noted in Option 2 Scope of Work in addition to:

Demolish 16,000 square feet of the East Wing.

Construct a two-story 33,100 square foot portion in the footprint of the 1975 East Wing.

- Create a new facility entry, increase office space
- House the redesigned family, friends and professional visitation that will include more private visitation areas.
- Remove bar grate from the entire facility. This will increase the dormitory and dayroom space.
- Replace existing and add additional toilets and showers to meet the BOLRJ 2018 Jail Standards.
- Replace all lighting throughout the facility
- Replace and upgrade all HVAC and plumbing

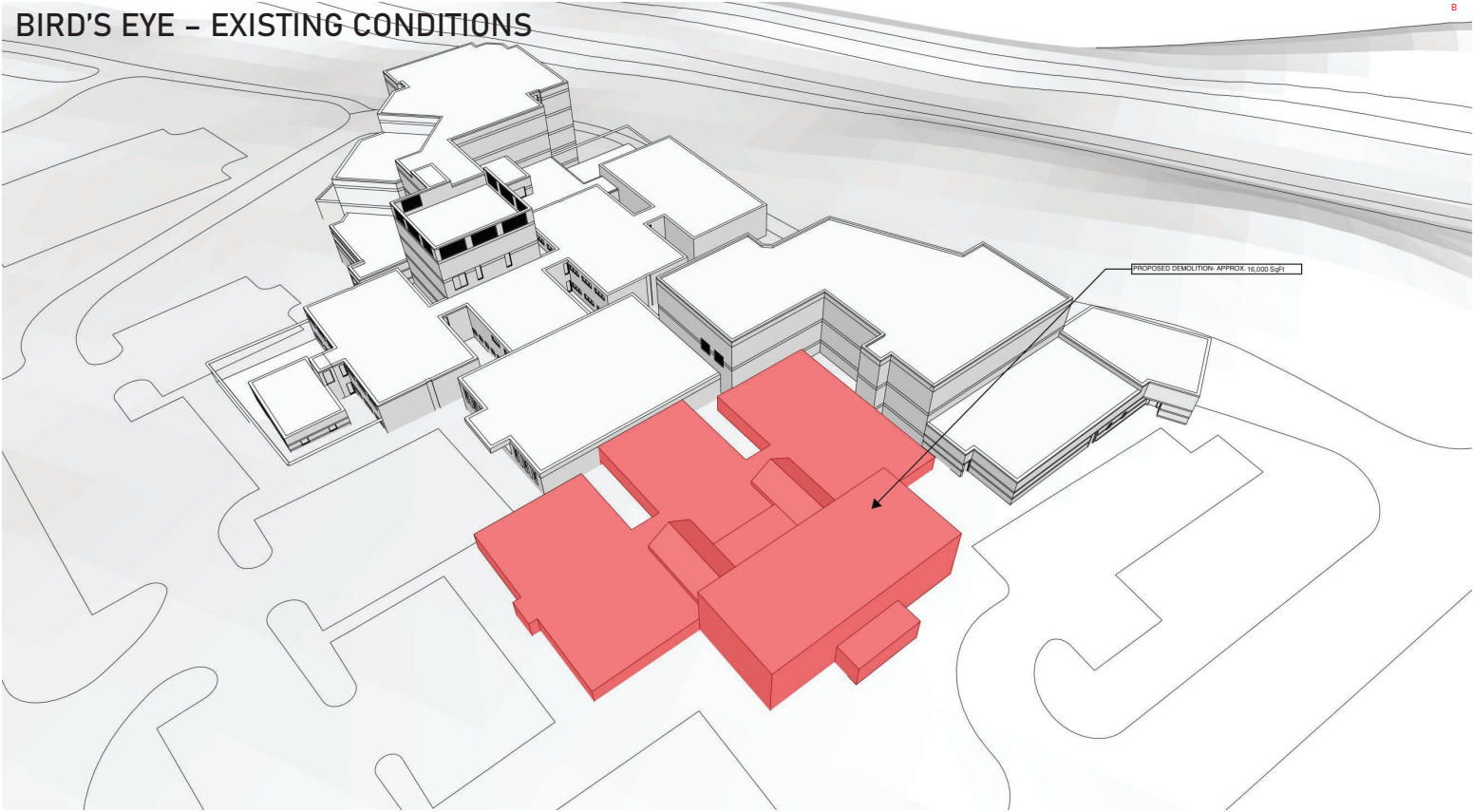
Option Three Scope of Work Continued:

- Replaces the 65 beds lost with the demolition and renovation with 65 single bed cells designed to meet 2018 Jail Standards.
- Expansion and the renovated areas will be designed with trauma informed design to reduce noise, increase natural sunlight and etc.
- Add an additional three outdoor recreation areas.

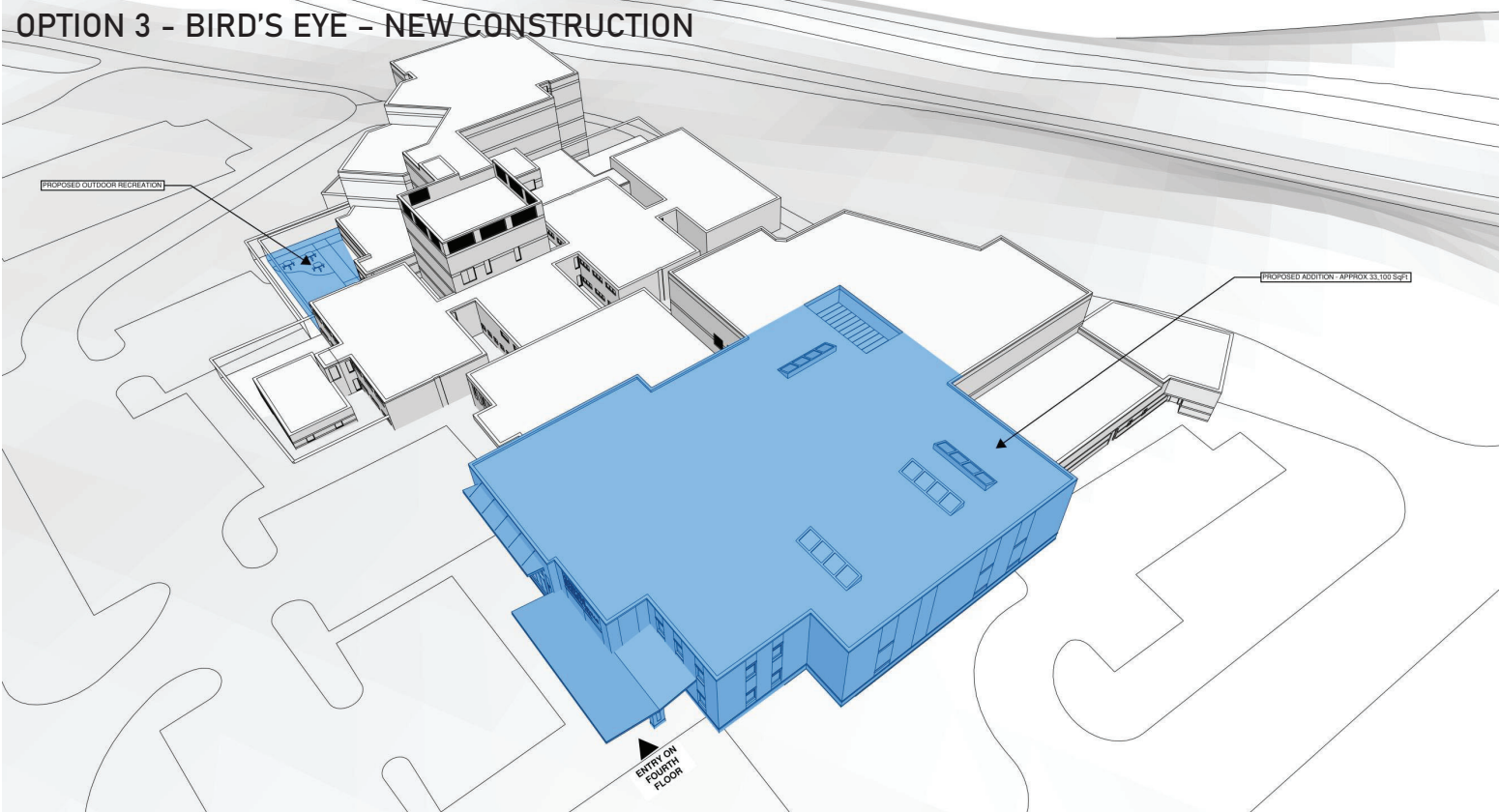
Option Three Does Not Address

- Option Three addresses the majority of the issues and concerns identified in the Community Based Corrections Plan.
- Does not bring the cell size of the West Wing or Ground Floor into compliance with the 2018 Jail Standards.

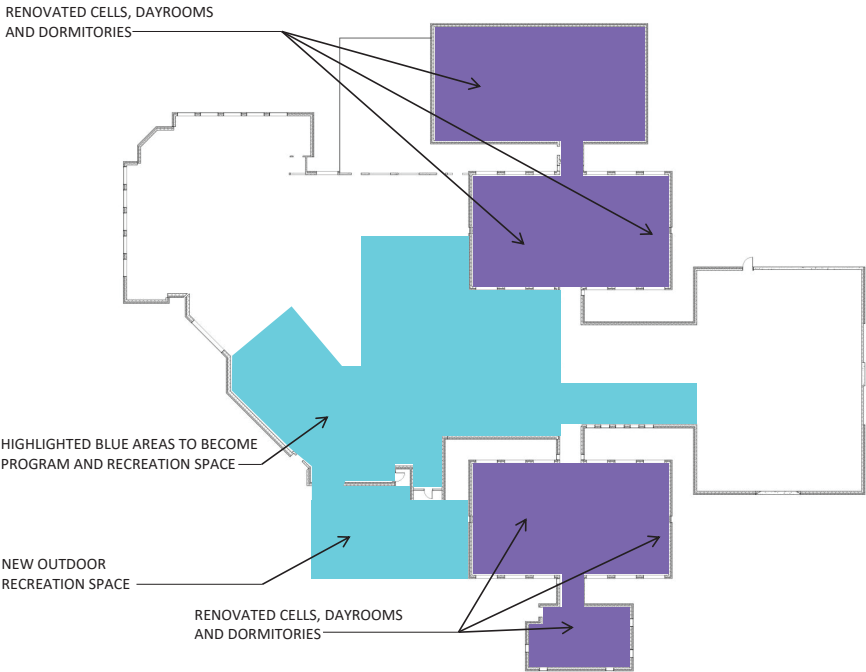
BIRD'S EYE - EXISTING CONDITIONS



OPTION 3 - BIRD'S EYE - NEW CONSTRUCTION

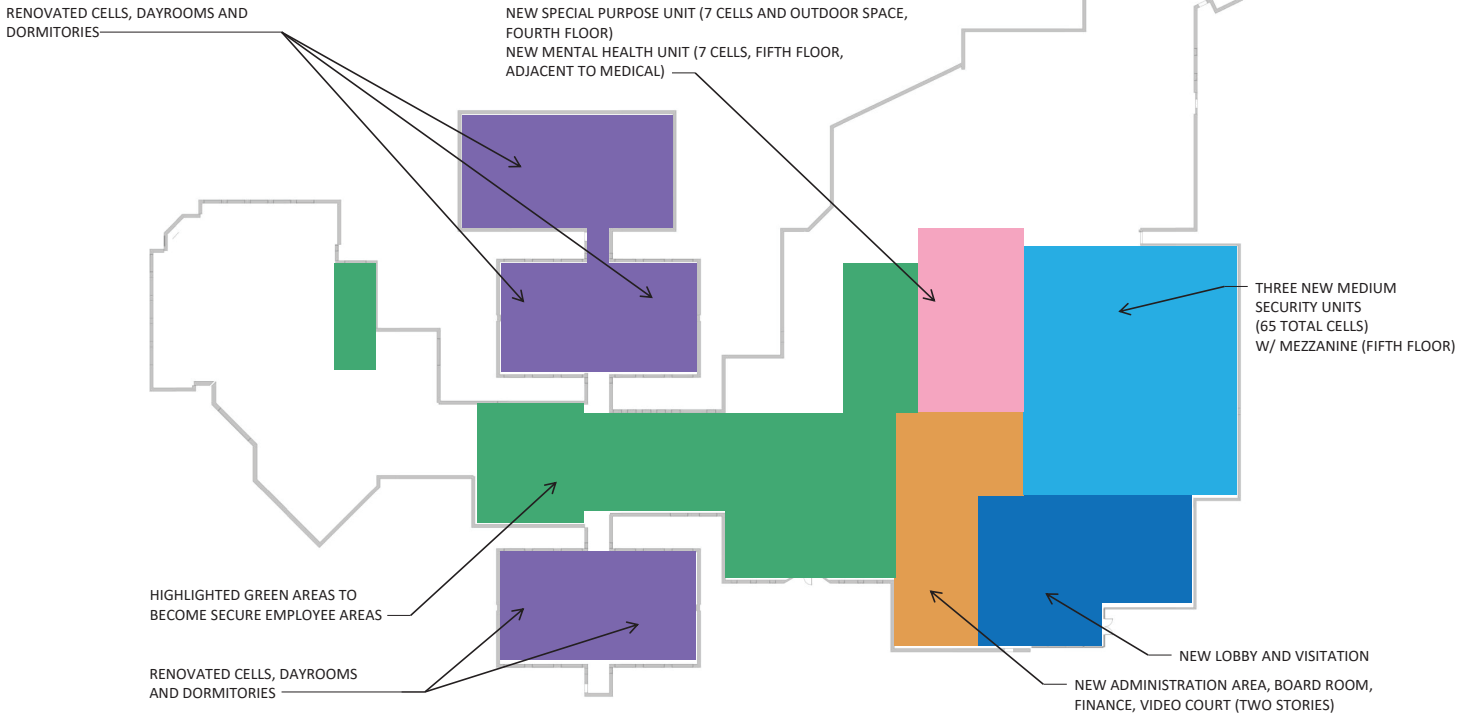


OPTION 3 - FLOOR PLANS



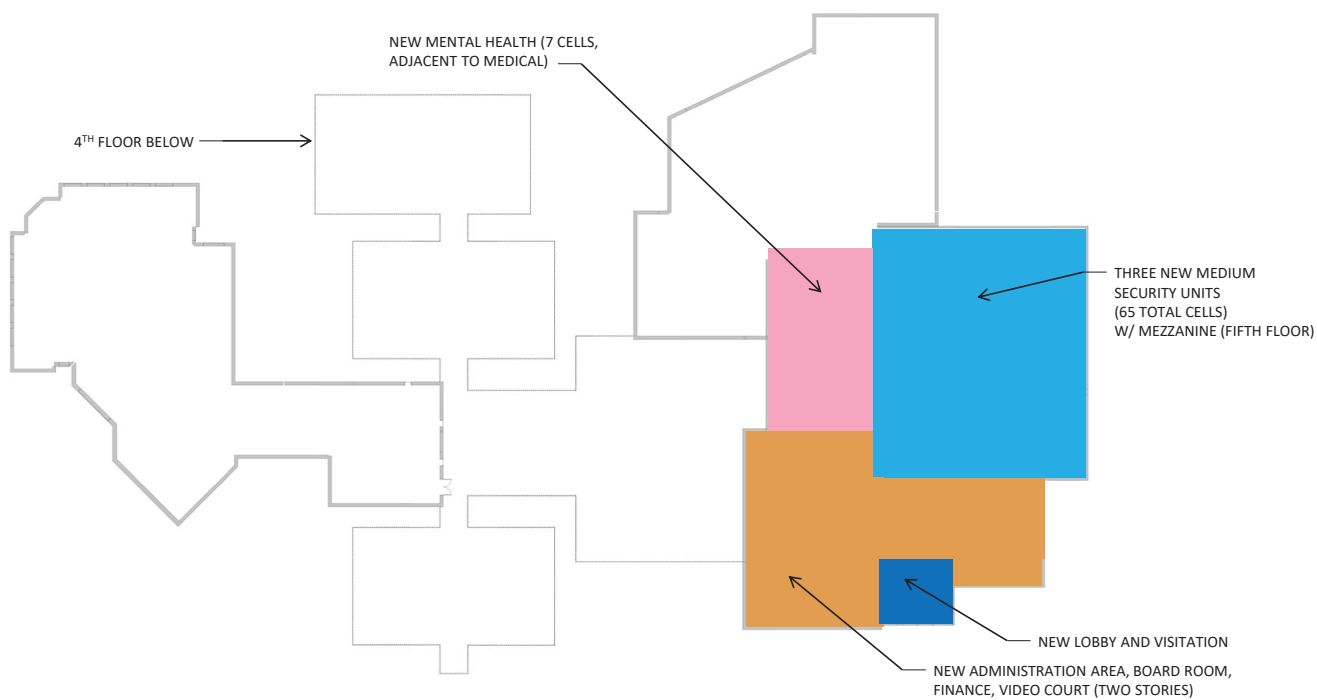
THIRD FLOOR – NEW WORK

OPTION 3 - FLOOR PLANS



FOURTH FLOOR – NEW WORK

OPTION 3 - FLOOR PLANS

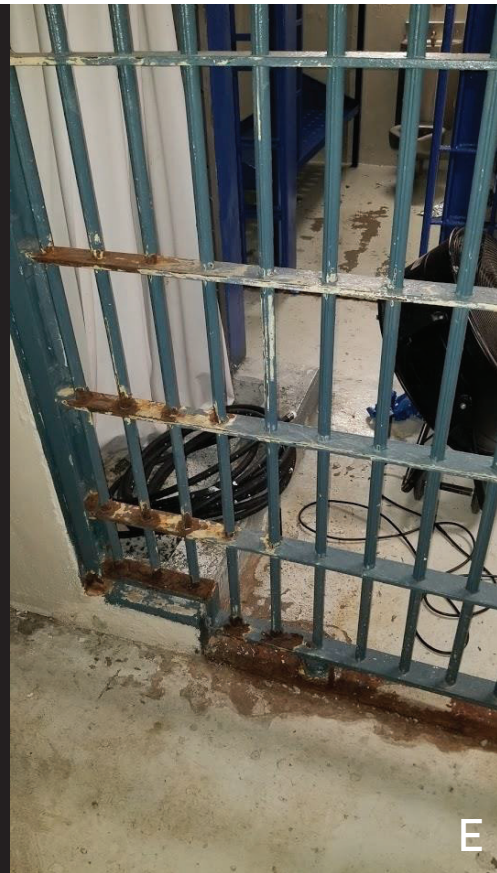
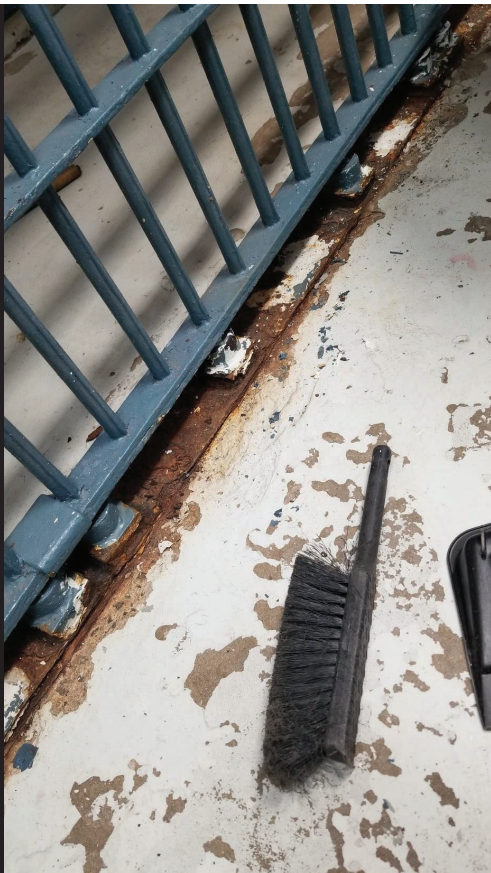
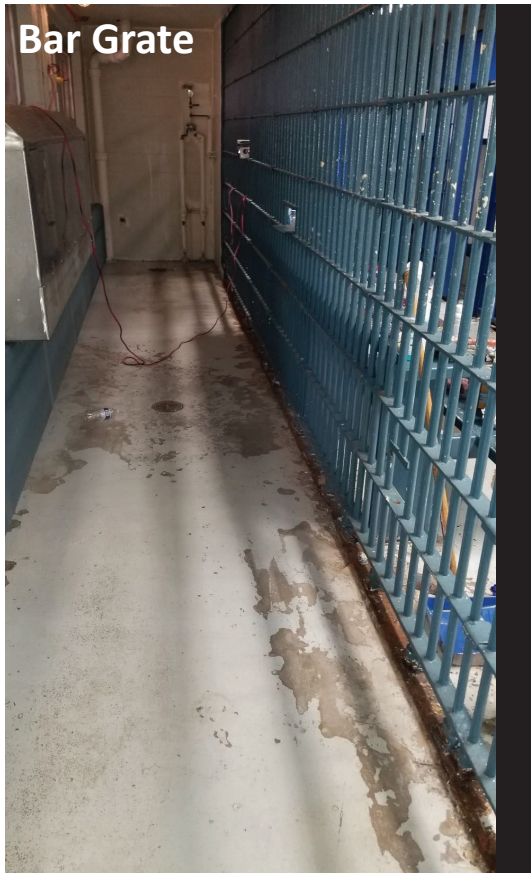


FIFTH FLOOR - NEW WORK

NEW FRONT ENTRY



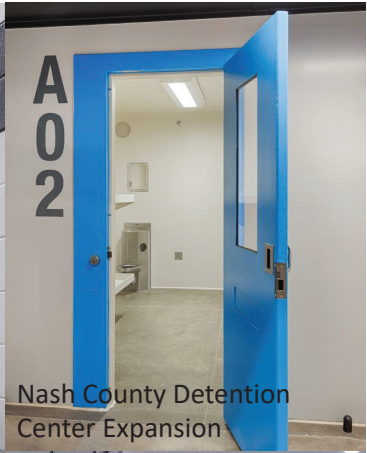
Bar Grate



E

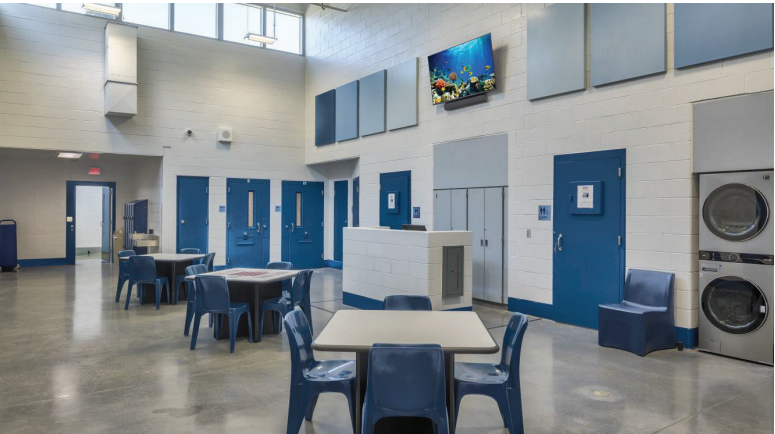


E



Nash County Detention Center Expansion

Henry County ADC



Loudoun County Juvenile Detention Center

NEW MULTI-PURPOSE SPACE



RSW Regional Jail

NEW HOUSING UNIT



RSW Regional Jail



Randolph County Detention Center Renovation and Expansion



Henry County ADC



RSW Regional Jail



Collapsed Drain Lines

E



Failing Plumbing Connections

E

Original Water lines in
1975 section that has been
replaced



E



Plumbing chase



Access Panel

E



Plumbing chase



Access Panel

E

NEW HVAC,
PLUMBING,
AND
ELECTRICAL
CHASES



Orangeburg County
Detention Center



Randolph County Detention Center Renovation and
Expansion



1975 facility
Exhaust Ventilation



1975 facility
Cooling and Heating

NEW HVAC FOR 1975 AREAS



BEFORE



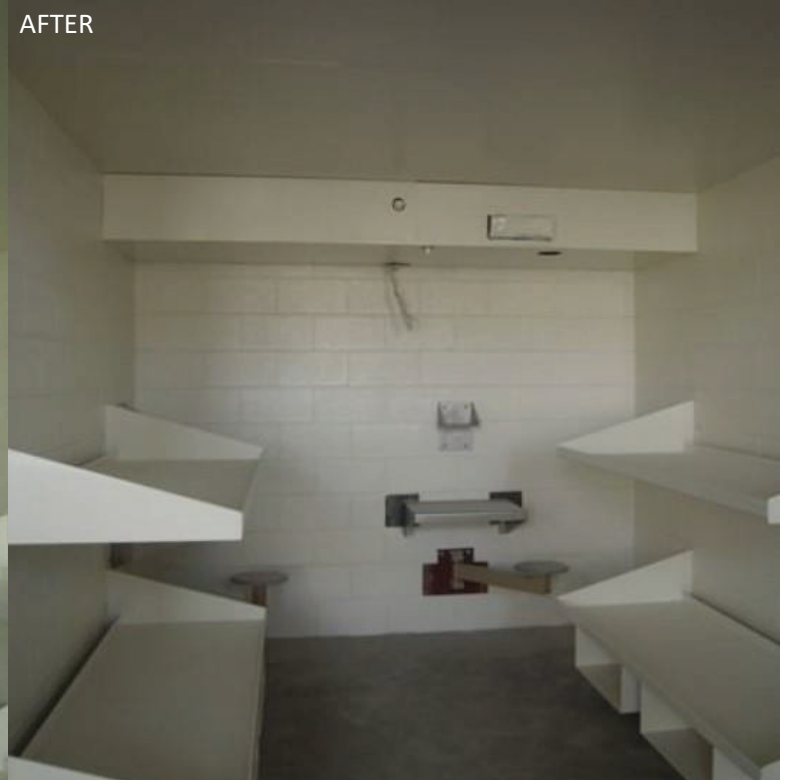
AFTER

NEW HVAC FOR 1975 AREAS

BEFORE



AFTER



Existing Toilet Fixture with corroding sinks

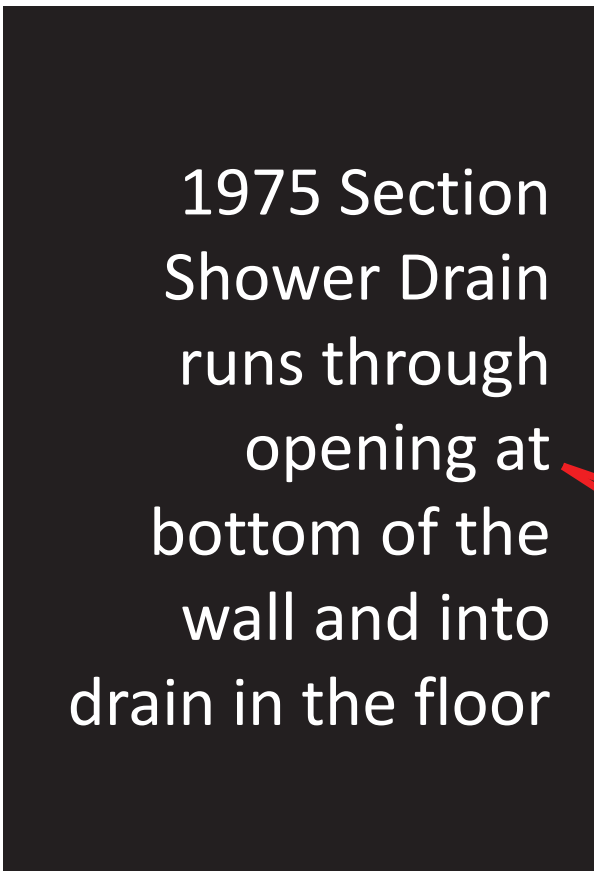




1975 Shower enclosure with Stainless Steel Insert



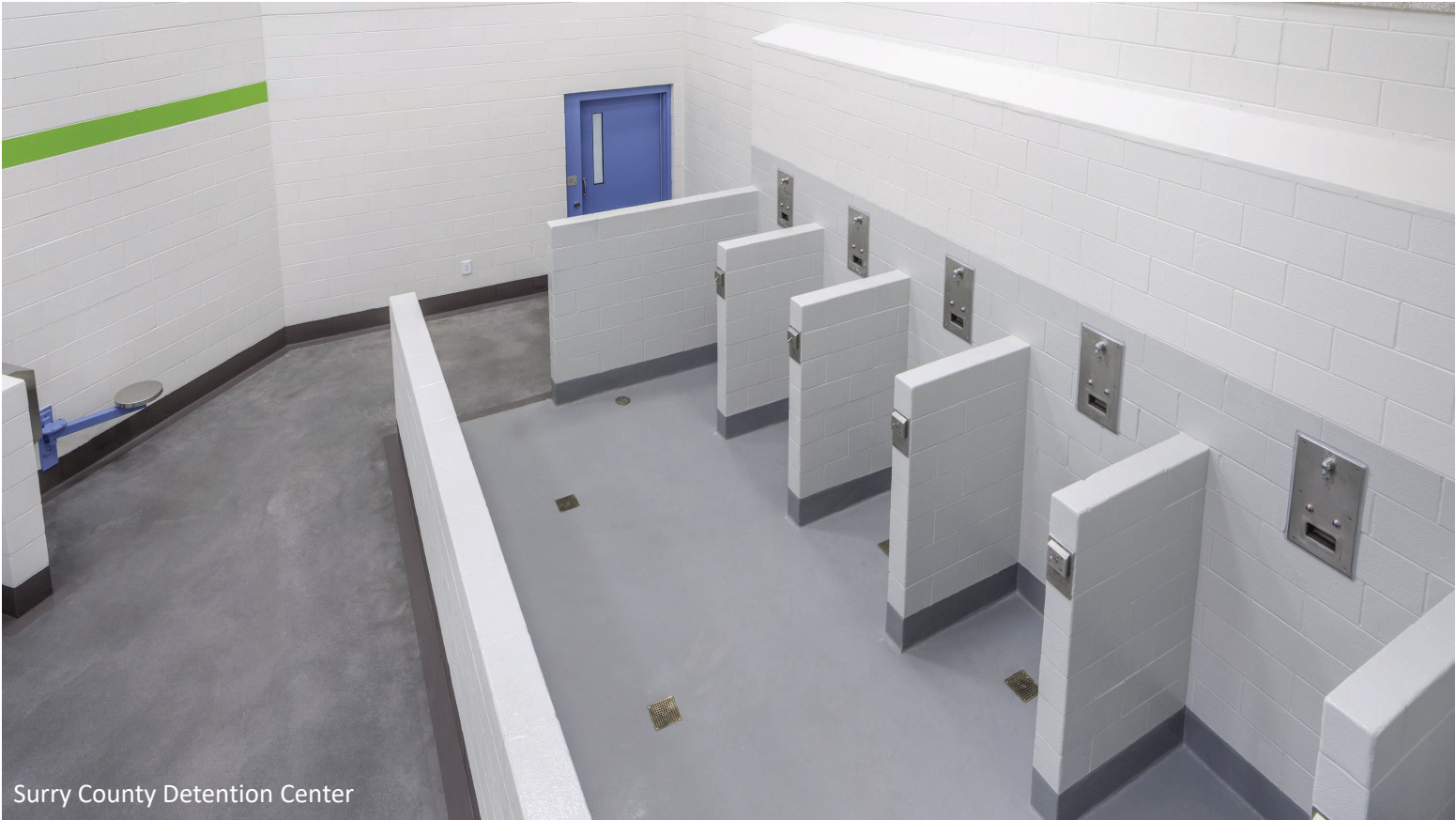
E



1975 Section Shower Drain runs through opening at bottom of the wall and into drain in the floor



E



Surry County Detention Center



Henry County ADC



Existing corridor 1975 build



Outdoor Recreation

E



RSW Regional Jail



Blue Ridge Regional Jail - Amherst



RSW Regional Jail

NEW LOBBY



Henry County ADC



Pickens County Detention Center



RSW Regional Jail



RSW Regional Jail

NEW VISITATION SPACE



Henry County ADC



Meherrin River Regional Jail - Mecklenburg

Summary of space requirements for local jails indicated in the STANDARDS FOR PLANNING, DESIGN, CONSTRUCTION & REIMBURSEMENT OF LOCAL CORRECTIONAL FACILITIES, Effective: March 8, 2018

1. 6VAC15-81-310. Criteria for Board Funding Recommendation.
 4. For the purposes of cost calculations only, the adjusted square-foot costs shall be multiplied by per-bed area allowances based on the national average gross square footage of facilities; the area allowances shall be: Facilities housing maximum, medium, and minimum inmates -400 square feet per bed;
2. 6VAC15-81-640. Intake and Processing.
 - C. Intake cells and group areas.
 1. Space shall be provided for intake of inmates at a minimum of one for every 10 inmates for which the facility is designed up to the first 400 beds of design capacity.
 - a. Intake cells, group cells, and open seating shall be provided at a ratio of one for every 40 beds of additional design capacity above 400.
 - b. Consideration shall be made for future expansion.
 - c. At least 50% of this required capacity shall be single cells with the remainder being a combination of group cells and open seating area. Exception: The number of single cells may be reduced based on approved statistical documentation or needs identified in the needs assessment.
 2. Intake cells shall be designed to contain a minimum of 45 square feet for single occupancy cells plus 15 square feet per inmate for each additional inmate for which the cell is designed.
3. 6VAC15-81-660. Cells and Dayrooms.

Maximum and medium security:

 1. All single cells shall be sized in accordance with the latest edition of the American Correctional Association Standards for Adult Local Detention Facilities and have a ceiling height no less than eight feet. Single occupancy cells, with the exception of special purpose cells, shall be configured to open into a dayroom or activity space. [Current ACA standards indicate that single cells be 70 square feet in area.]
 2. Multiple occupancy cells shall be designed for no more than four inmates per cell and shall be sized in accordance with the current American Correctional Association Standards for Adult Local Detention Facilities concerning multiple occupancy cells and have a ceiling height of no less than eight feet. Multiple occupancy cells shall be configured to open into a dayroom. [Current ACA standards indicate that double cells (double-bunked; or two bunks per cell) must have 50 square feet in area unencumbered.]
4. 6VAC15-81-680. Dayroom Requirements.
 - A. Dayroom space shall contain no less than 35 square feet of space for each inmate for whom the writ is designed to serve. Calculation of this space shall not include sally ports, visitation booths, stairs, area under stairs, toilet, shower, and lavatory areas. On the first level an 18-inch wide path in front of all cell fronts, toilets, and showers, and the tiered walkway in front of upper level cells shall not be counted as dayroom space.

7. 6VAC1S-81-750. Multipurpose Space.

A. Multipurpose spaces shall be provided in sufficient number and size to allow for and include multipurpose rooms, educational classrooms, religious services, group counseling services, program services, and library. (if inmates are to be moved to the service). For purposes of this chapter, jail industry programs, as defined in §§ 53.1-133.1 through 53.1-133.9 of the Code of Virginia, are not considered multipurpose space.

B. The total multipurpose area square footage shall be designed and constructed to provide a minimum of 20 square feet per inmate for design capacity of the facility up to 480 inmates. No additional multipurpose space is required for facilities with a design capacity of over 480 inmates.

8. 6VAC1S-81-760. Recreation.

A. Recreation space shall be provided at a rate of 10 square feet for each inmate for which the facility is designed up to 480 inmates. For facilities with a design capacity of over 480, no additional recreation space is required. A minimum of two recreation areas shall be provided in facilities with a design capacity of up to 240 inmates. For facilities with a design capacity greater than 240 inmates, a minimum of three recreation spaces shall be provided.

B. Indoor recreation is required, and consideration shall be given to outdoor recreation. At least one indoor recreation area shall have a minimum of 1000 square feet with an 18 foot ceiling height or overhead clearance. At least one outdoor recreation area, if provided, shall have a minimum of 1500 square feet with an 18 foot overhead clearance. Additional recreation areas, if indoors, may have lower clearance or ceiling heights if being utilized for activities such as a weight room or ping-pong. No recreation area shall have less than 600 square feet or measure less than 20 feet in any one direction.

9. 6VAC1S-81-790. Facility Visiting Area.

C. Noncontact visitation.

1. Noncontact visiting shall be provided at a rate of not less than one noncontact visiting space for each 20 inmates for whom the facility is designed, up to 240 inmates. Facilities designed for more than 240 inmates shall provide one additional noncontact visiting space for each additional 50 inmates.

2. In noncontact visiting areas, means shall be provided for audible communication between visitors and inmates. The communication system provided shall be designed to prevent passage of contraband.

3. If video visitation is utilized, a combination of on-site and off-site video visitation units for the public may comply with the requirements of subdivisions 1 and 2 of this subsection. In no event shall off-site video visitation be the only form of noncontact visitation.

4. At least 25% of public noncontact visitation shall be on site.

5. If inmate video visitation spaces are provided in the housing units, at least eight square feet shall be provided per video visitation space. This space shall not be counted towards calculation of dayroom or multipurpose room space.

D. Contact visitation.

1. Not less than two secure contact visiting rooms of at least 60 square feet each shall be provided for the first 100 inmates of design capacity for contact visits from law enforcement officers, attorneys, clergy, and probation officers or parole officers. For facilities having a design capacity in excess of 100 inmates, one additional secure contact visiting room shall be provided for every additional 200 inmates of design capacity. These rooms shall be located to be either visually supervised or monitored by a control station or room.

10. 6V AC1S-81-1190. Housing Unit Size.

A. Housing units shall be dormitories or multiple occupancy cells.

1. Multiple occupancy cells shall be designed for no more than four inmates per cell and shall be sized in accordance with the current American Correctional Association Standards for Adult Local Detention Facilities. Multiple occupancy cells shall be configured to open into a dayroom.
2. Dayroom space shall contain no less than 35 square feet of space for each inmate for which the unit is designed to serve. Calculation of this space shall not include sally ports, visitation booths, stairs, area under stairs, toilet, shower, and lavatory areas. On the first level an, 18-inch wide path in front of all cell fronts, toilets, and showers shall not be counted as dayroom space.
3. Dormitories shall be constructed to provide 85 square feet of space per inmate for each inmate for which the area is designed. The 85 square feet associated with dormitory space is normally separated into 50 square feet for sleeping and 35 square feet for activity. Calculation of this space shall not include sally ports, stairs, area under stairs, or toilet, shower, and lavatory areas.

11. 6VAC15-81-1240. Corridors.

Corridors used for the movement of inmates, stretchers, food carts, etc. shall be constructed to provide a minimum of five feet in width and height meeting the requirements of the table in 6VAC15-81-930 C 2.

12. 6VAC15-81-1280. Multipurpose Space.

A minimum of 15 square feet per inmate expected to use the space at any one time, but not less than 360 square feet of space shall be provided for indoor recreation or multipurpose use.



Community Forum on the Expansion and Renovation of Albemarle – Charlottesville Regional Jail

February 12, 2024

Martin Kumer, Superintendent



MOSELEYARCHITECTS

BRIEF HISTORY OF THE JAIL

Current facility opened in 1975 to combine Albemarle County and Charlottesville City Jails

The facility's rated capacity increased to 209 after two additions in the 1990s

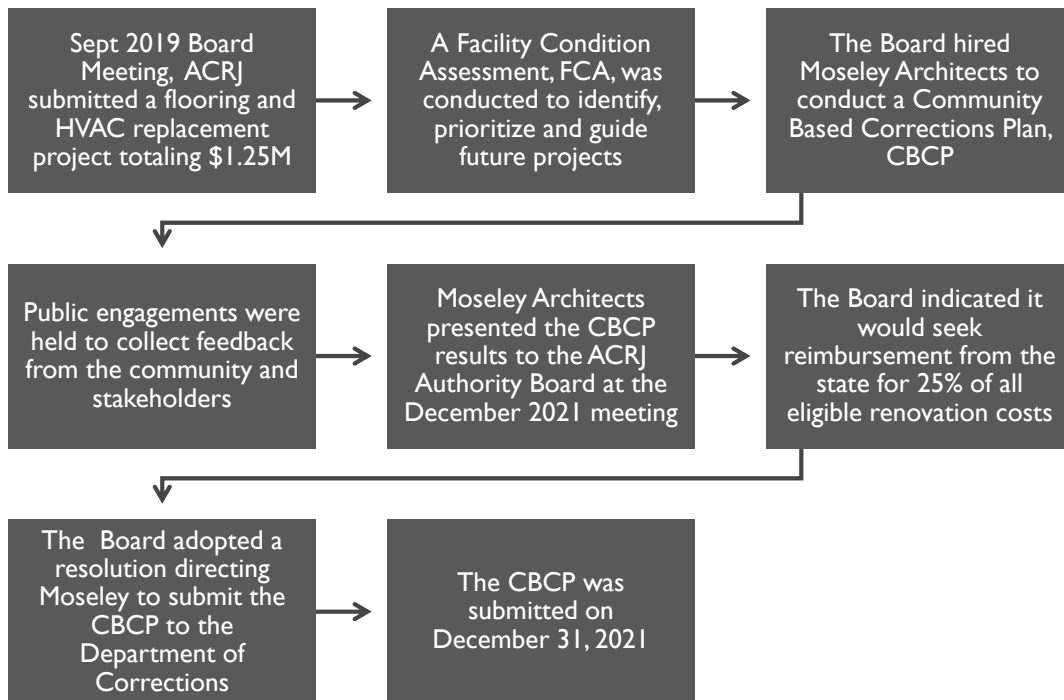
Nelson County became the third Jail member in 1997 and the final expansion was completed, in 2000, bringing capacity to 329

Average Daily Population, ADP, has been as high as 600 in 2008 and as low as 265 in January 2022; the January 2022 ADP is the lowest in 20 years due to programs and other practices

Current authorized staffing level is 161 employees

Renovation and expansion area is approximately 56,000 square feet and will be contained within the current facility's 152,900 square feet

HOW DID WE GET HERE



Facility Condition Assessment Findings

The facility requires significant upgrades and replacement to its HVAC, electrical systems and other major mechanical systems over the next 10 years. In addition to interior fixtures, lighting and security devices, etc. The FCA does not determine staff, inmate or public needs.

CBCP Needs Study Findings

There are no indications in the historical data that suggests the inmate population will increase substantially in the future. After reviewing various alternative forecast models, no models indicated an increasing inmate population. **The rated capacity will not be increased with the renovation.**

CBCP Planning Study Findings

Necessary improvements to the physical structure include but not limited to:

- Additional toilets and showers to comply with ADA and new building codes
- Redesign inmate housing areas that creates an environment that encourages mental and physical well-being
- A dedicated mental health and segregation unit that is conducive to improving an inmates mental health
- Replace major mechanical systems serving the original facility to improve climate control and air quality
- Additional inmate classroom and programming space
- Additional office space for staff
- A larger public visitation area that will meet the needs of the public and professional visitors.
- Additional security measures for staff and inmates

RENOVATION AND EXPANSION MEETS IDENTIFIED GOALS AND OBJECTIVES

Create a space conducive to inmate rehabilitation that reduces recidivism

- Use Trauma Informed Design, (sound deadening materials, stress reducing colors, natural sunlight) throughout the renovation and expansion
- Add classrooms and programming space
- Integrate Technology into the classrooms and housing areas

Heating, Ventilation and Air Conditioning

- Replace existing HVAC units with effective and efficient units
- Install an air filtration system effective against virus and bacteria
- Increase fresh air ventilation

Conservation of Resources

- Use efficient water conserving toilets, shower head and faucets
- Use natural daylight

RENOVATION IMPROVES QUALITY AND EXPERIENCE FOR ALL CONSUMERS

For Inmates

- Increase square footage per inmate in housing areas
- Apply Trauma Informed Design in housing areas
- Renovate inmate housing areas to create more privacy and security
- Create an additional outdoor recreation area
- Improved quality of social interaction with family – technology based and in-person visitation

For Community and Stakeholders

- New customer service area for family and professional visitors to improve service quality
- Professional Visitation area with integrated technology

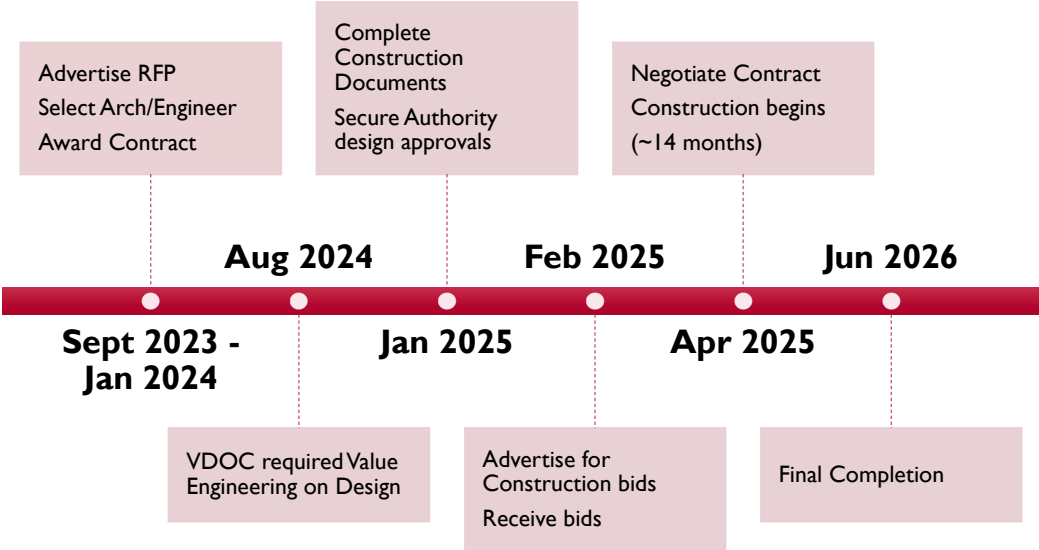
For Employees

- Incorporate improved safety and security measures
- Provide efficient work flow
- Apply Trauma Informed Design in staff work areas
- Create work environment for staff morale, mental and physical well- being



PROJECT PLANNING, DESIGN AND CONSTRUCTION SCHEDULE

PROJECT PLANNING, DESIGN AND CONSTRUCTION SCHEDULE



OPTION 3 - SPACE PROGRAM SUMMARY

▪ Demolition of existing east wing of 1975 facility	16,000 SF
▪ Construction of two-story expansion in footprint of east wing	33,100 SF
▪ Renovation of existing housing units	20,704 SF
▪ Renovation and reconfiguration of existing administration areas	14,997 SF
▪ Renovation of corridors and circulation	5,116 SF
▪ New detainee outdoor recreation area	3,000 SF
▪ Associated site work	Approximately 3 acres

OPTION 3 – COST SUMMARY

ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL EXPANSION AND RENOVATION COST ANALYSIS - SUMMARY

VADOC PART I FORMULA

Expansion of Existing Jail		
MEANS COSTS (2021 Const Cost Data)		432.09 PER SF
MARSHAL & SWIFT MULTIPLIER	X	0.93
MEDIAN COST PER SQ FT	=	401.84 PER SF
ESCALATION / INFLATION		
(Dec 2021 to midpoint of construction June 2025)	**	472.75 PER SF
PROPOSED EXPANSION SF	X	33,100 SF
MEDIAN CONSTRUCTION COST	=	\$15,648,118

**Escalation/Inflation Values as follows:		
Dec 2021 to June 2022	6.625 %	= ((7.00 + 6.25%) / 2)
FY 2023	3.5 %	
FY 2024	3.5 %	
FY 2025	3 %	
Cumulative Value	17.65 %	

PLANNING STUDY PROJECT ESTIMATE (EXCLUSIVE OF BONDS OR FINANCING)	LOCALITY REQUESTED COST	VADOC ELIGIBLE COST
PART I - PROJECT CONSTRUCTION COSTS		
BUILDING CONSTRUCTION COST	15,648,118	
SITEWORK (3 acres @ \$500,000/acre)	1,500,000	
PART I PROJECT CONSTRUCTION COSTS SUBTOTAL:	17,148,118	

PART II - PROJECT SPECIFIC COSTS

DEMOLITION OF EXISTING WING	16,000	SF @	\$	100.00	\$1,600,000
RENOVATION OF EXISTING HOUSING	20,704	SF @	\$	472.75	\$9,787,874
RENOVATION AND RE-CONFIGURATION OF EXISTING SPACES	14,997	SF @	\$	472.75	\$7,089,874
RENOVATION OF CORRIDORS AND CIRCULATION	5,116	SF @	\$	472.75	\$2,418,603
NEW OUTDOOR RECREATION	3,000	SF @	\$	236.38	\$709,129

PART II PROJECT SPECIFIC COSTS SUBTOTAL: \$21,605,481

PART III - OTHER PROJECT COSTS

A/E FEES (8% PART I)	\$1,371,849
A/E FEES (12% PART II)	\$2,592,658
CBCP / PLANNING STUDY	\$185,000
VALUE ENGINEERING STUDY	\$50,000
FF&E (\$30/SF) INCLUDING COST OF SERVICES	\$2,064,030
COMMUNICATIONS/DATA EQUIPMENT (\$1/SF)	\$73,917
TEST BORINGS/TESTING/SPEC INSP (1% of Construction)	\$387,536
SURVEY, TOPO & UTILITY LOCATOR	\$45,000
PRINTING & REPRODUCTION	\$10,000
PERMITS, FEES & CONNECTION (1% of Construction)	\$387,536
PART III OTHER COSTS SUBTOTAL:	\$7,167,526

CONTINGENCY (8% OF PART I AND PART II) \$3,100,288

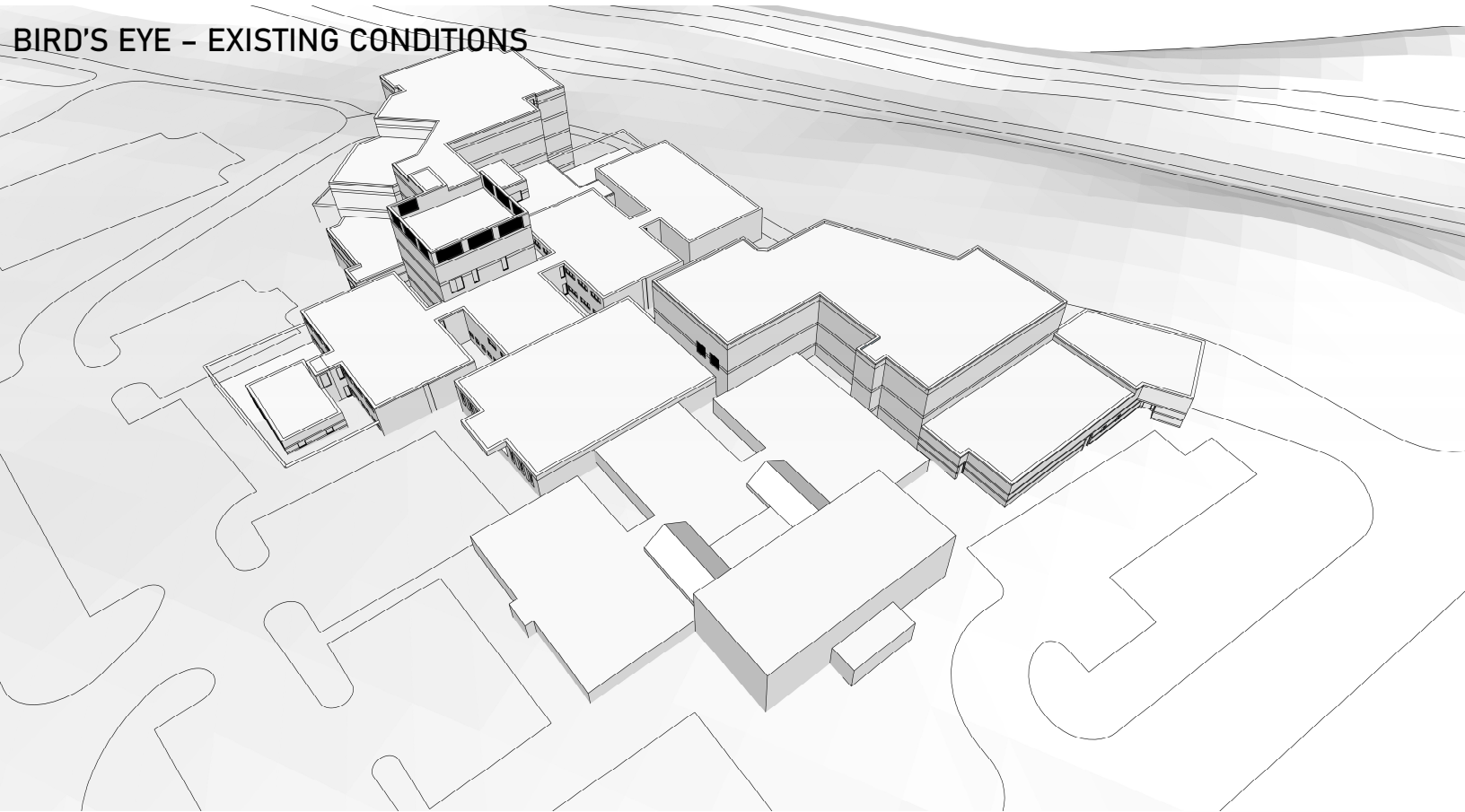
TOTAL CONSTRUCTION COSTS: \$49,021,414

TOTAL PROJECT COST : \$49,021,414

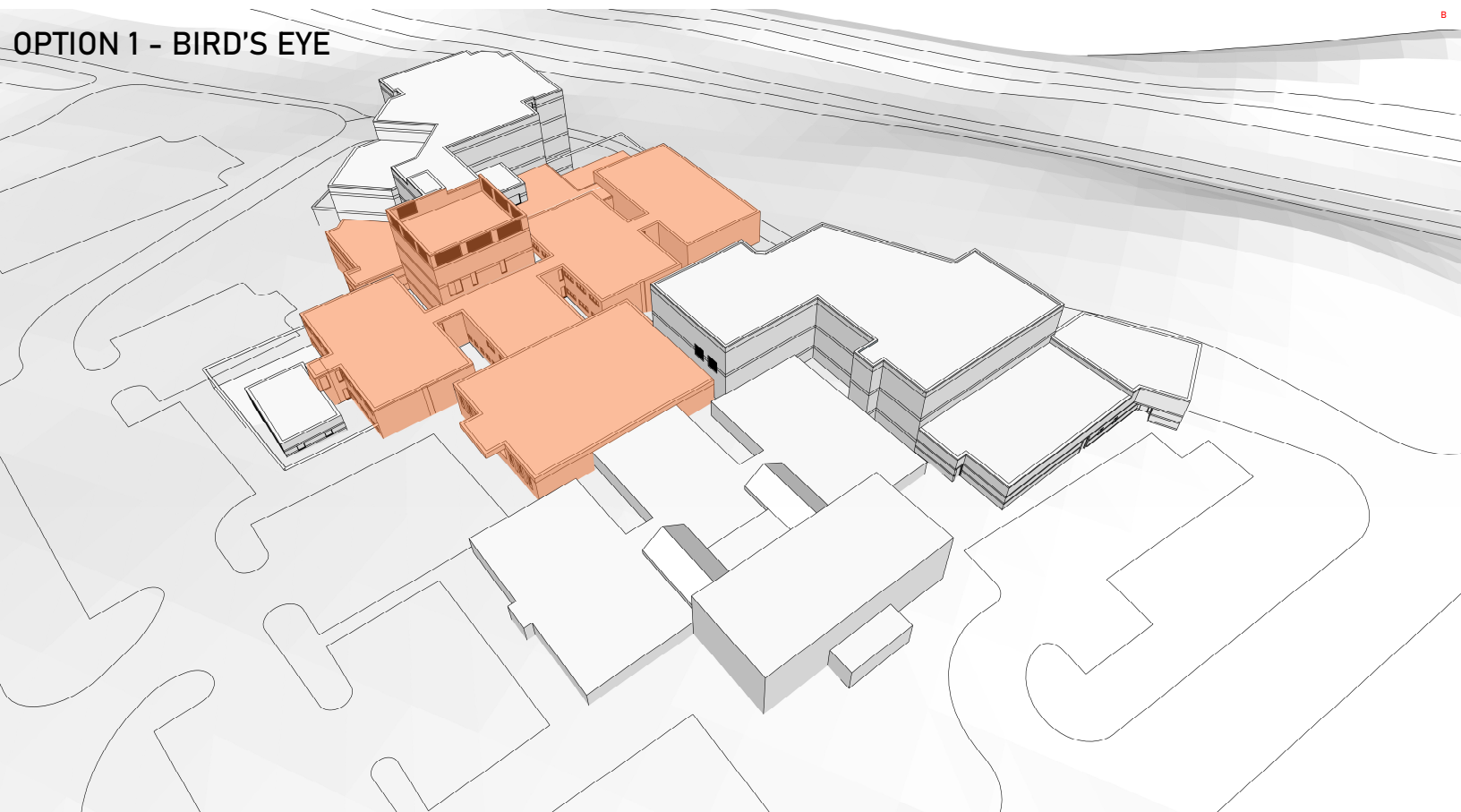
COV APPROVED \$11,689,250

25% of \$12,255,353

BIRD'S EYE - EXISTING CONDITIONS



OPTION 1 - BIRD'S EYE



OPTION 1

ESCALATION / INFLATION				
(Dec 2021 to midpoint of construction June 2025)		**	472.75 PER SF	
PROPOSED EXPANSION SF		X	33,100 SF	
MEDIAN CONSTRUCTION COST		=	\$15,648,118	
PART I - PROJECT CONSTRUCTION COSTS				
BUILDING CONSTRUCTION COST			15,648,118	
SITEWORK (3 acres @ \$500,000/acre)			1,500,000	
PART I PROJECT CONSTRUCTION COSTS SUBTOTAL:			17,148,118	
PART II - PROJECT SPECIFIC COSTS				
DEMOLITION OF EXISTING WING				
	16,000	SF @	\$ 100.00	\$1,600,000
RENOVATION OF EXISTING HOUSING				
	20,704	SF @	\$ 472.75	\$9,787,874
RENOVATION AND RE-CONFIGURATION OF EXISTING SPACES				
	14,997	SF @	\$ 472.75	\$7,089,874
RENOVATION OF CORRIDORS AND CIRCULATION				
	5,116	SF @	\$ 472.75	\$2,418,603
NEW OUTDOOR RECREATION				
	3,000	SF @	\$ 236.38	\$709,129
				\$20,005,480
PART II PROJECT SPECIFIC COSTS SUBTOTAL:				\$21,605,481
TOTAL PROJECT COST - APPROXIMATELY				\$25,006,850

OPTION 1 - FLOOR PLANS

RENOVATED CELLS, DAYROOMS
AND DORMITORIES

HIGHLIGHTED GREEN AREAS TO
BECOME SECURE EMPLOYEE AREAS

RENOVATED CELLS, DAYROOMS
AND DORMITORIES

FOURTH FLOOR - NEW WORK

OPTION 1 - FLOOR PLANS

RENOVATED CELLS, DAYROOMS
AND DORMITORIES

HIGHLIGHTED BLUE AREAS TO BECOME
PROGRAM AND RECREATION SPACE

NEW OUTDOOR
RECREATION SPACE

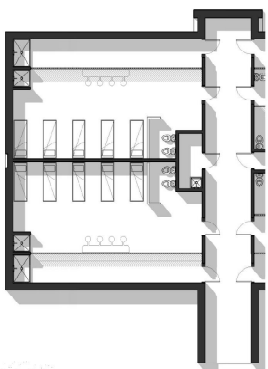
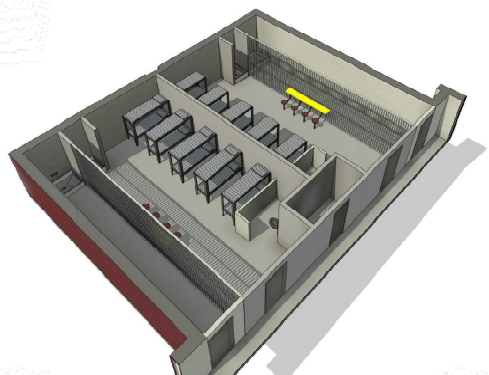
RENOVATED CELLS, DAYROOMS
AND DORMITORIES

THIRD FLOOR - NEW WORK

DAYROOM IMPROVEMENTS

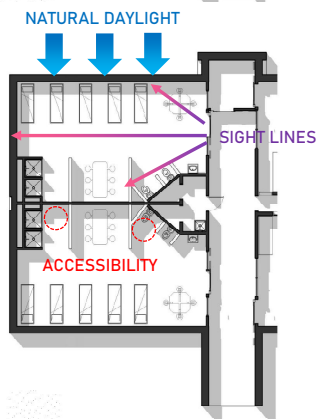
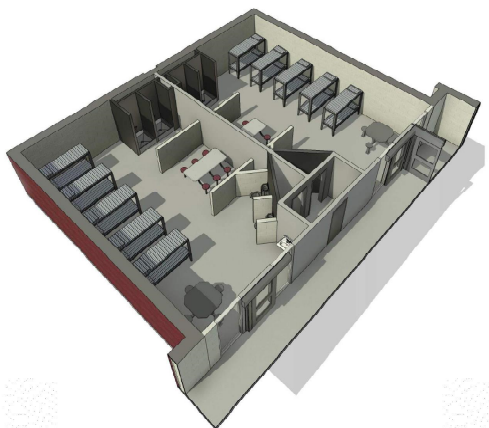
EXISTING DORM LAYOUT

- POOR SIGHT LINES
- NO ADA COMPLIANCE
- INSUFFICIENT DINING SPACE
- POOR DRAINAGE
- INSUFFICIENT DAYROOM SPACE
- SUBSTANDARD FIXTURES
- NATURAL DAYLIGHT LIMITED



DORM RECONFIGURATION

- IMPROVED SIGHT LINES
- ADA COMPLIANT
- SALLYPORT
- SUFFICIENT DINING SPACE
- IMPROVED STAFF AND INMATE SAFETY
- MORE GLAZING
- NATURAL DAYLIGHT MAXIMIZED



OPTION 1A

RENOVATION OF
SYSTEMS ONLY
NO RECONFIG

ESCALATION / INFLATION				
(Dec 2021 to midpoint of construction June 2025)			**	472.75 PER SF
PROPOSED EXPANSION SF			X	33,100 SF
MEDIAN CONSTRUCTION COST			=	\$15,648,118
PART I - PROJECT CONSTRUCTION COSTS				
BUILDING CONSTRUCTION COST				15,648,118
SITEWORK (3 acres @ \$500,000/acre)				1,500,000
PART I PROJECT CONSTRUCTION COSTS SUBTOTAL:				17,148,118
PART II - PROJECT SPECIFIC COSTS				
DEMOLITION OF EXISTING WING			\$266.67	\$4,266,728
RENOVATE EXISTING EAST WING	16,000	SF @	\$ 100.00	\$1,600,000
RENOVATION OF EXISTING HOUSING				
	20,704	SF @	\$266.67	\$5,521,146
			\$ 472.75	\$9,787,874
RENOVATION AND RE-CONFIGURATION OF EXISTING SPACES				
	14,997	SF @	\$ 472.75	\$7,089,874
RENOVATION OF CORRIDORS AND CIRCULATION				
	5,116	SF @	\$ 472.75	\$2,418,603
NEW OUTDOOR RECREATION				
	3,000	SF @	\$ 236.38	\$709,129
PART II PROJECT SPECIFIC COSTS SUBTOTAL:				\$21,605,481
TOTAL PROJECT COST - APPROXIMATELY				\$25,006,850

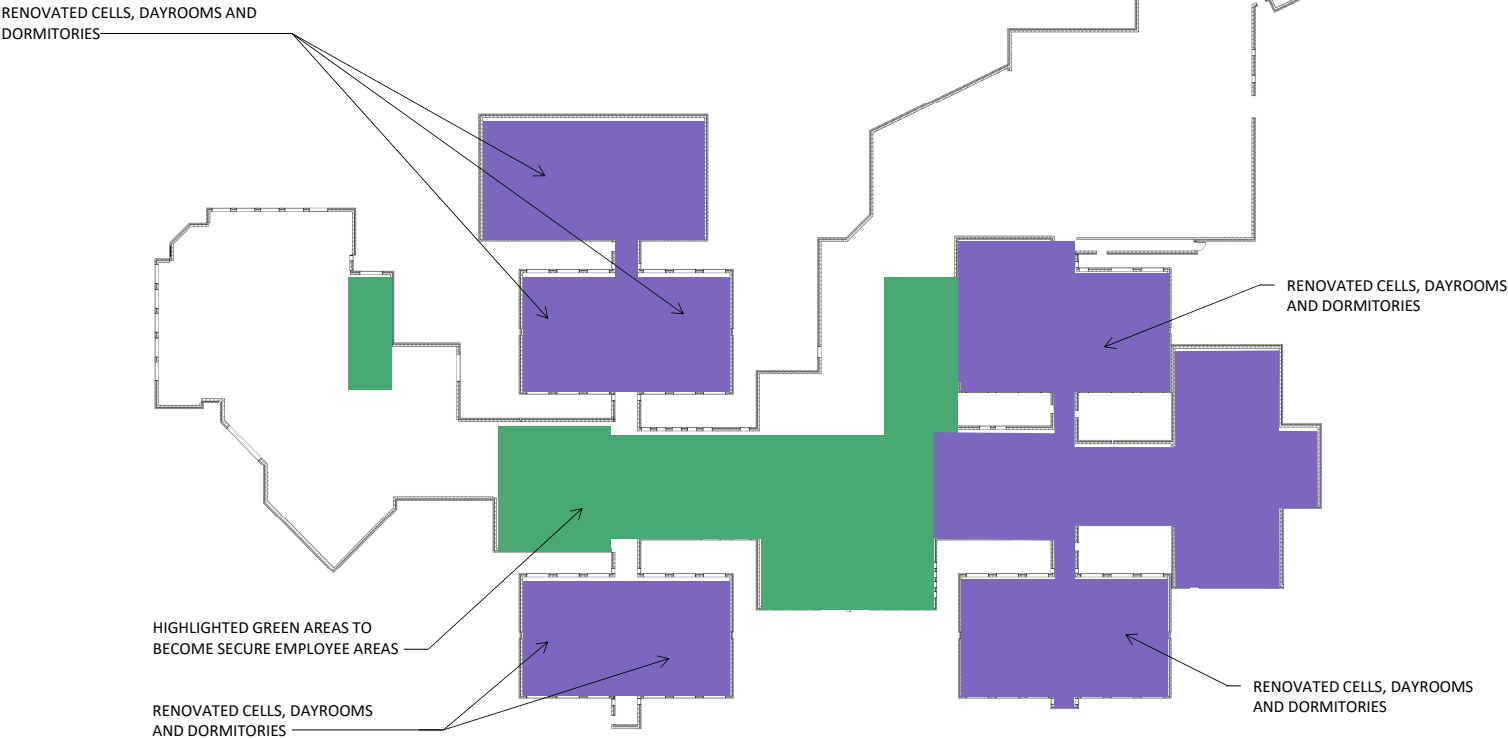
OPTION 2 - BIRD'S EYE



OPTION 2

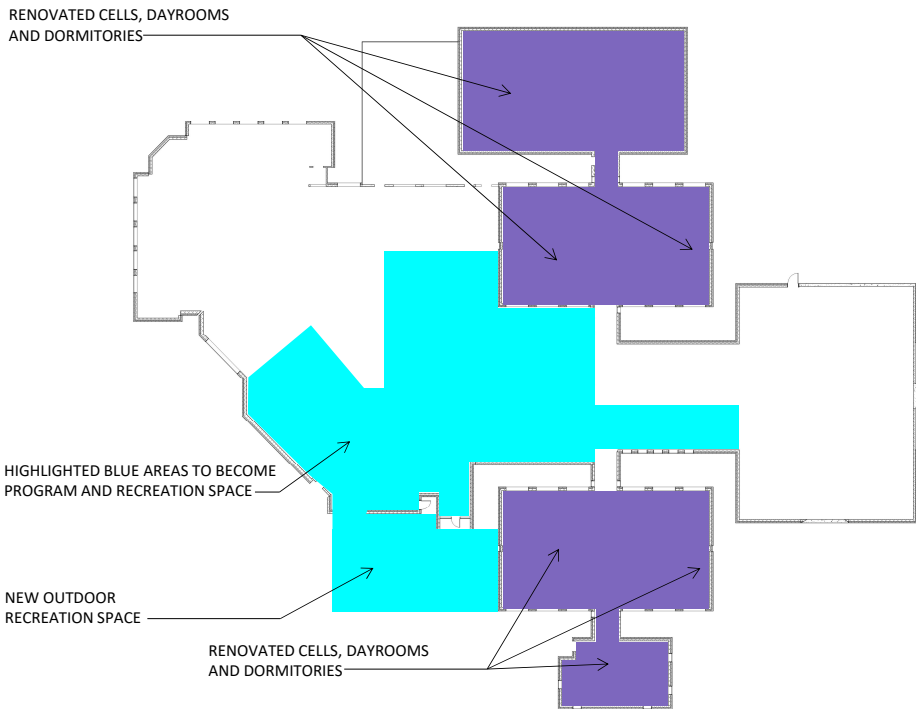
ESCALATION / INFLATION					
(Dec 2021 to midpoint of construction June 2025)				**	472.75 PER SF
PROPOSED EXPANSION SF				X	33,100 SF
MEDIAN CONSTRUCTION COST				=	\$15,648,118
PART I - PROJECT CONSTRUCTION COSTS					
BUILDING CONSTRUCTION COST					15,648,118
SITEWORK (3 acres @ \$500,000/acre)					1,500,000
PART I PROJECT CONSTRUCTION COSTS SUBTOTAL:					17,148,118
PART II - PROJECT SPECIFIC COSTS					
DEMOLITION OF EXISTING WING				\$472.75	\$7,564,000
RENOVATE EXISTING EAST WING	16,000	SF @	\$	100.00	\$1,600,000
RENOVATION OF EXISTING HOUSING					
	20,704	SF @	\$	472.75	\$9,787,874
RENOVATION AND RE-CONFIGURATION OF EXISTING SPACES					
	14,997	SF @	\$	472.75	\$7,089,874
RENOVATION OF CORRIDORS AND CIRCULATION					
	5,116	SF @	\$	472.75	\$2,418,603
NEW OUTDOOR RECREATION					
	3,000	SF @	\$	236.38	\$709,129
					\$27,569,481
PART II PROJECT SPECIFIC COSTS SUBTOTAL:					\$21,605,481
TOTAL PROJECT COST – APPROXIMATELY					\$34,461,851

OPTION 2 - FLOOR PLANS

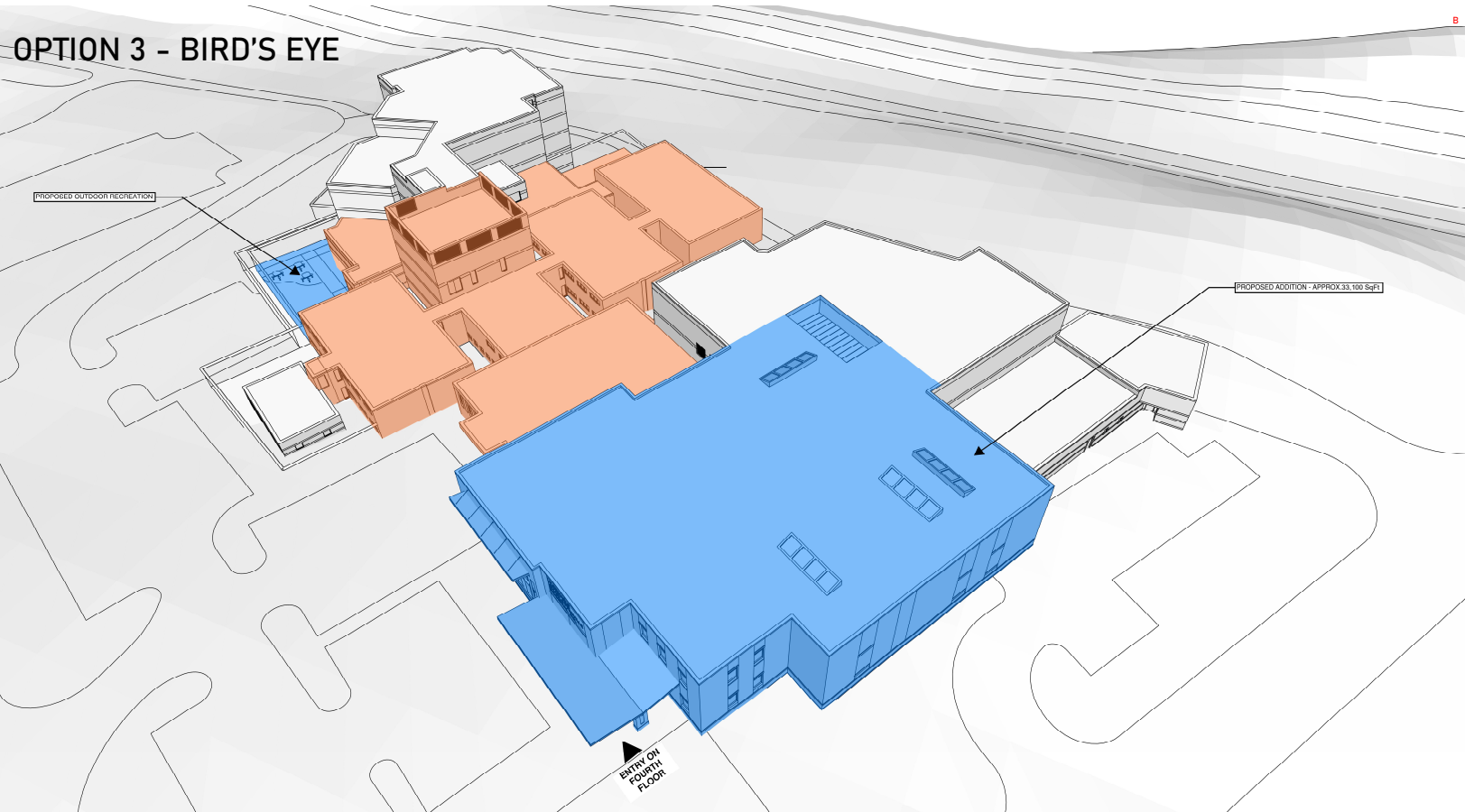


FOURTH FLOOR - NEW WORK

OPTION 2 - FLOOR PLANS



THIRD FLOOR - NEW WORK



OPTION 3

ESCALATION / INFLATION

(Dec 2021 to midpoint of construction June 2025)

PROPOSED EXPANSION SF

**

472.75 PER SF

X

33,100 SF

MEDIAN CONSTRUCTION COST

=

\$15,648,118

PART I - PROJECT CONSTRUCTION COSTS

BUILDING CONSTRUCTION COST

15,648,118

SITWORK (3 acres @ \$500,000/acre)

1,500,000

PART I PROJECT CONSTRUCTION COSTS SUBTOTAL:

17,148,118

PART II - PROJECT SPECIFIC COSTS

DEMOLITION OF EXISTING WING

16,000	SF @	\$	100.00	\$1,600,000
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RENOVATION OF EXISTING HOUSING

20,704	SF @	\$	472.75	\$9,787,874
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RENOVATION AND RE-CONFIGURATION OF EXISTING SPACES

14,997	SF @	\$	472.75	\$7,089,874
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RENOVATION OF CORRIDORS AND CIRCULATION

5,116	SF @	\$	472.75	\$2,418,603
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NEW OUTDOOR RECREATION

3,000	SF @	\$	236.38	\$709,129
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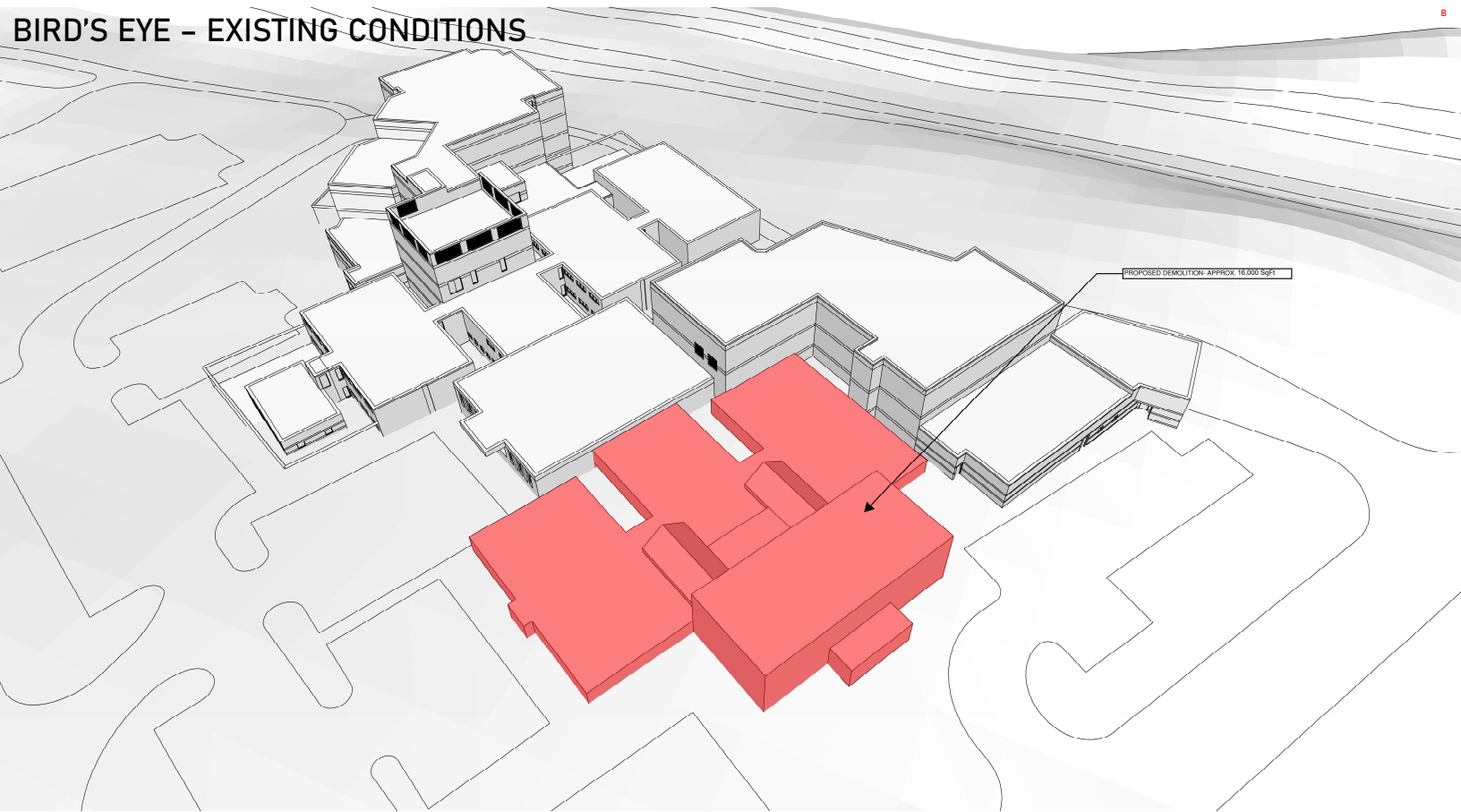
PART II PROJECT SPECIFIC COSTS SUBTOTAL:

\$21,605,481

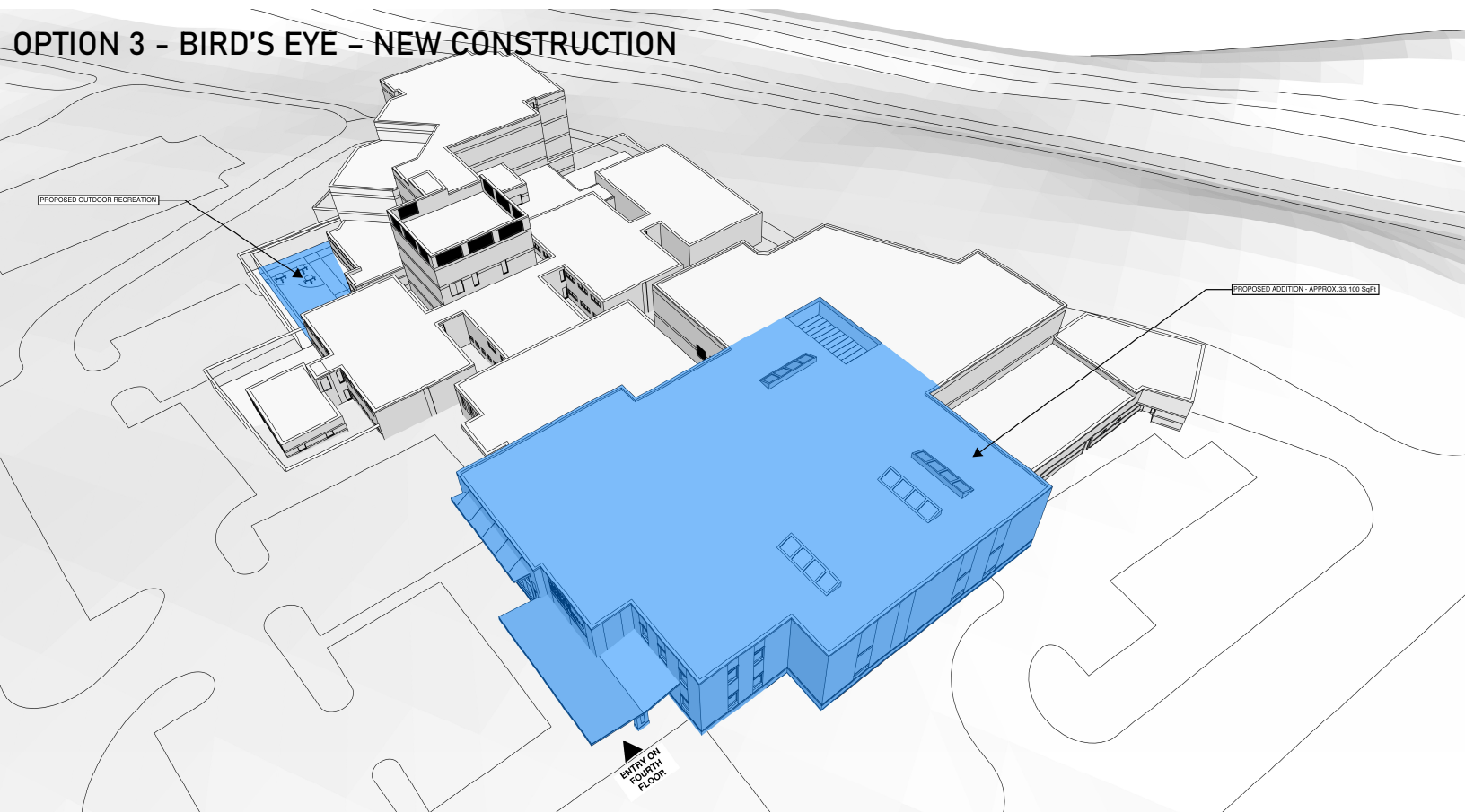
TOTAL PROJECT COST – APPROXIMATELY

\$49,021,414

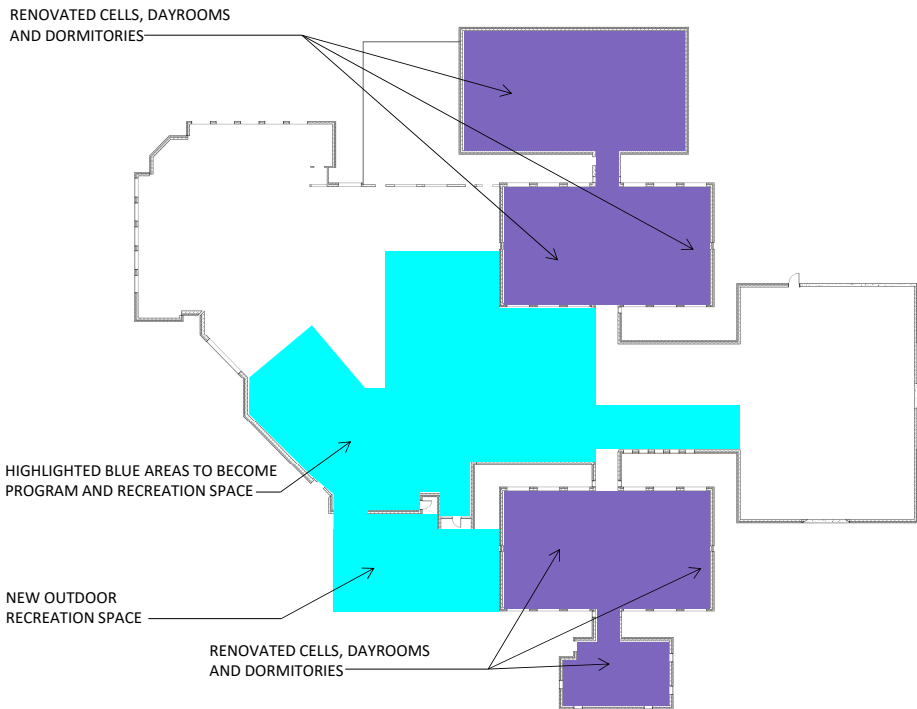
BIRD'S EYE - EXISTING CONDITIONS



OPTION 3 - BIRD'S EYE - NEW CONSTRUCTION

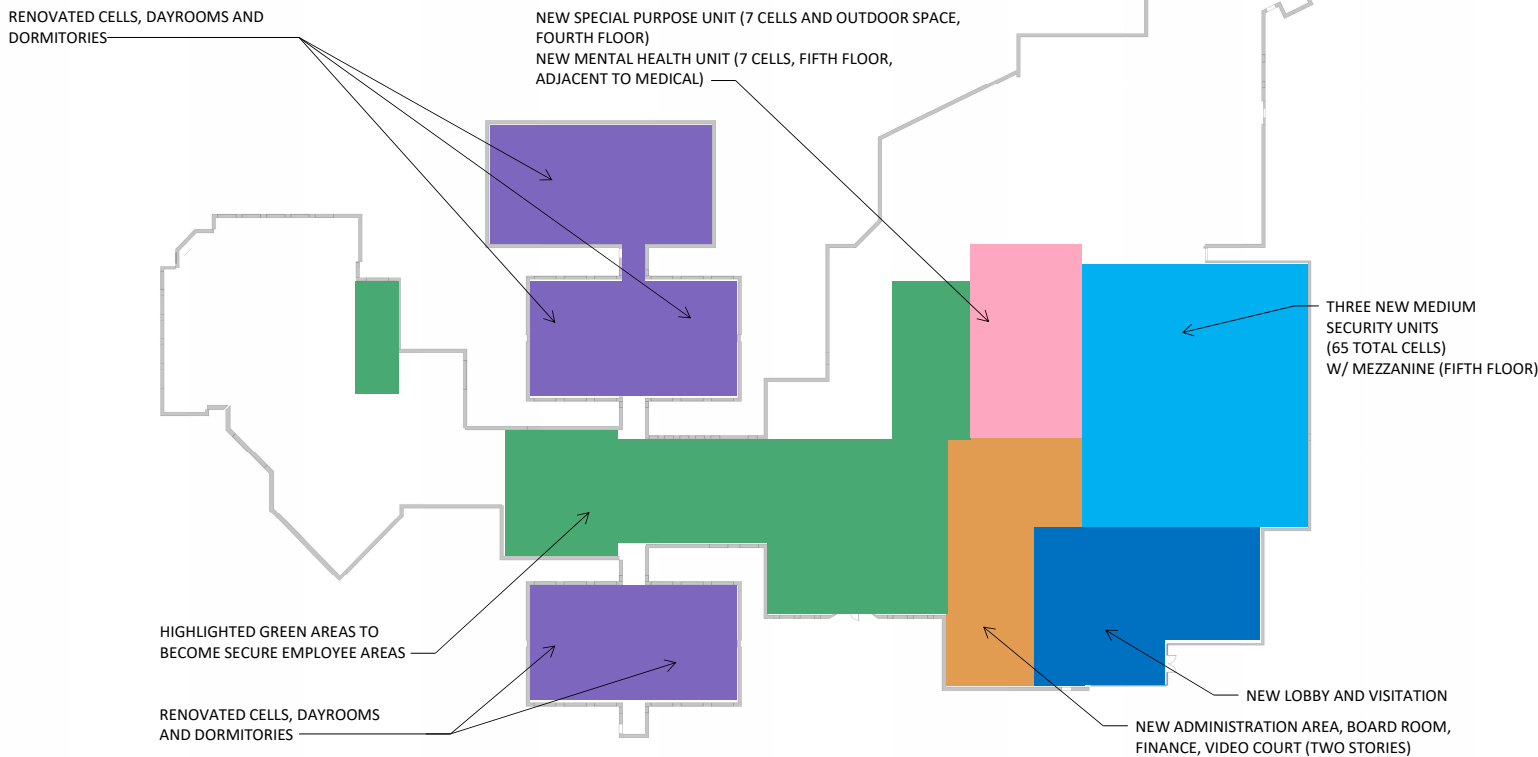


OPTION 3 - FLOOR PLANS



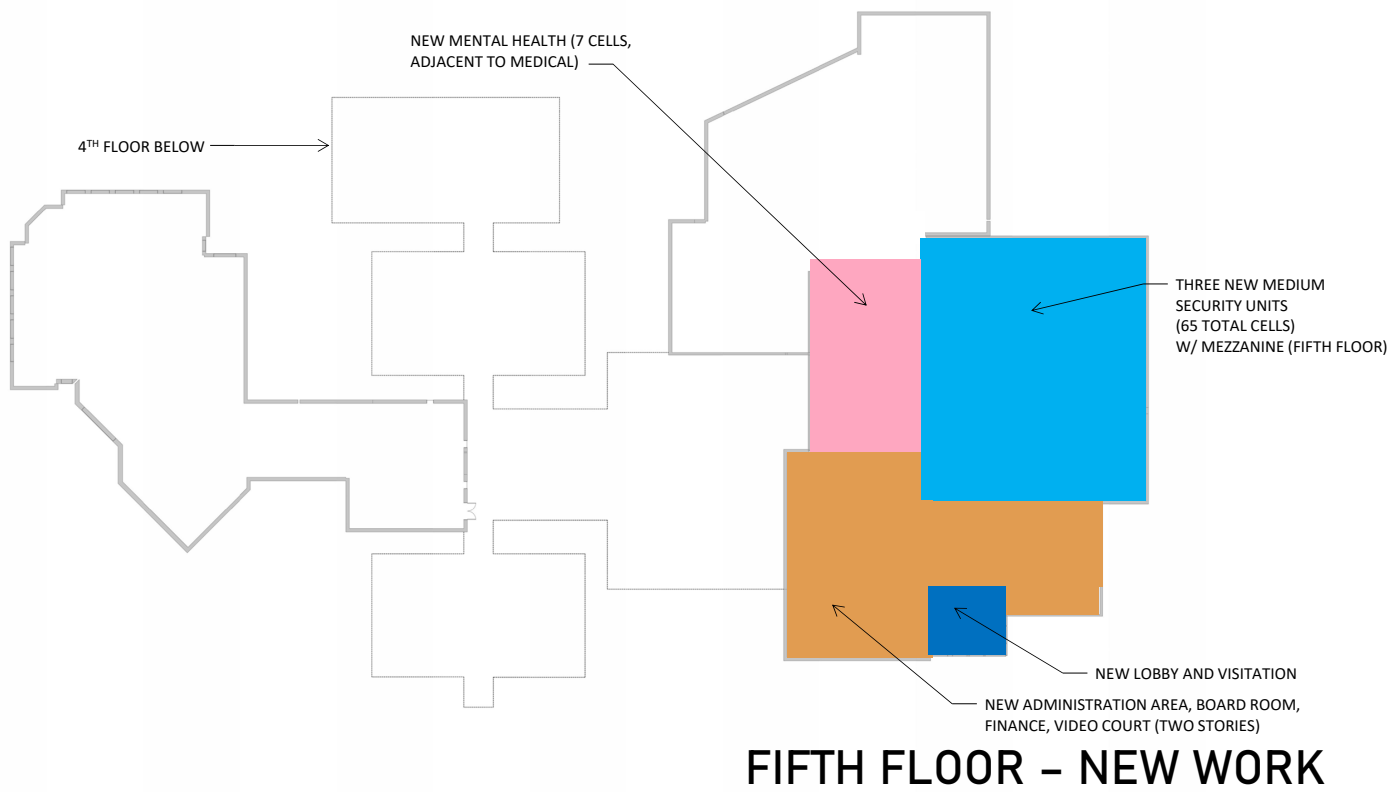
THIRD FLOOR - NEW WORK

OPTION 3 - FLOOR PLANS



FOURTH FLOOR - NEW WORK

OPTION 3 - FLOOR PLANS



NEW FRONT ENTRY



QUESTIONS?





ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL

160 Peregory Lane
Charlottesville, VA 22902

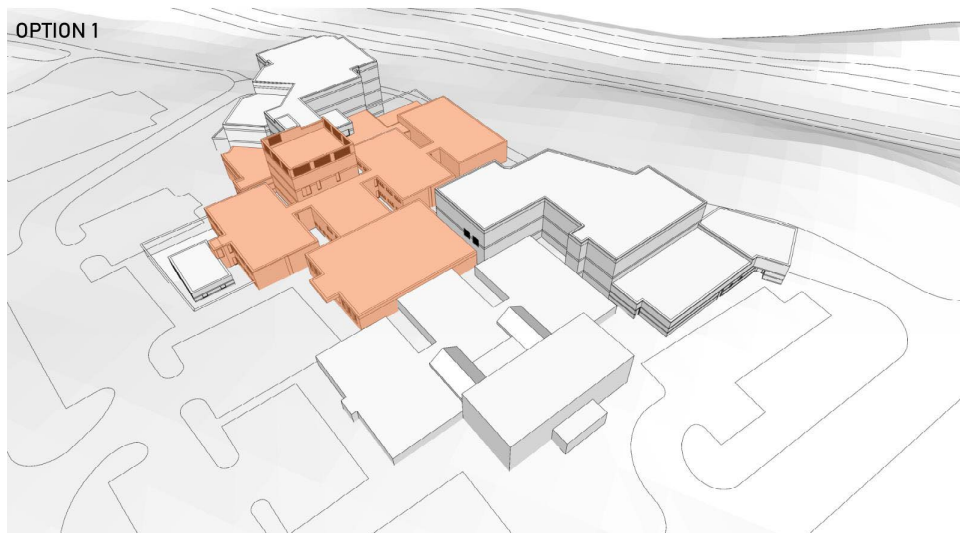
Phone: (434) 977-6981 Fax: (434) 951-1339
www.acrj.org

Colonel Martin Kumer
Superintendent

Community Forum 2 - Handout

February 12, 2024

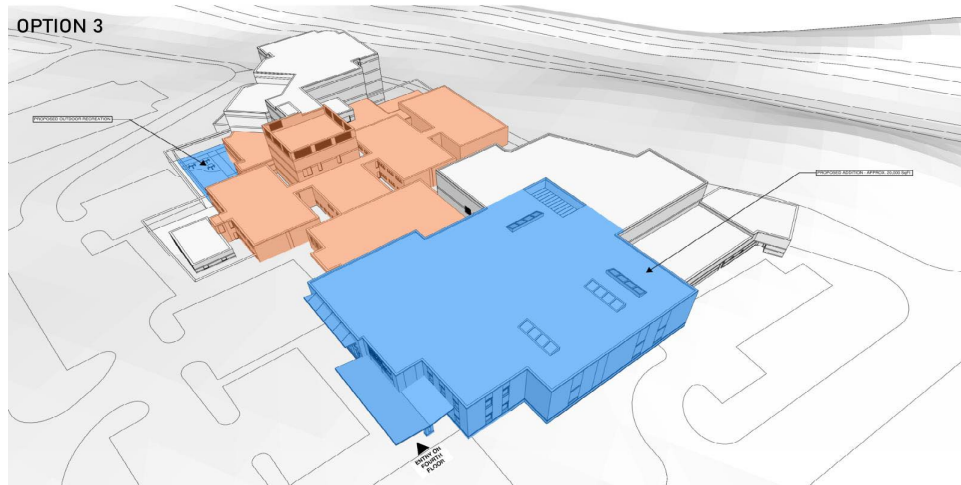
Option 1 - A design intended to address minimal deficiencies in the 1974 original facility. Renovate west wing housing and leaves east wing unrenovated. Approximate construction cost \$20 million. Total project cost approximately \$25 million.



Option 2 - A design proposed to address major deficiencies. Renovate east wing and west wing housing. Construction cost approximately \$28 million. Total project cost approximately \$35 million.



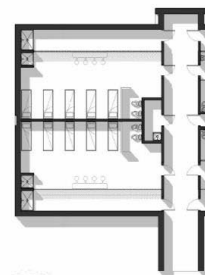
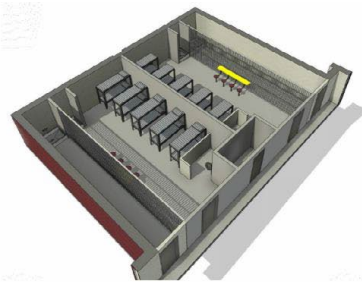
Option 3 - Design submitted to and approved by the Board of Local and Regional Jails and approved for 25% reimbursement by the General Assembly. Renovate west wing housing and demo east wing and rebuild as two-story expansion with new entry and administration suite. Construction cost approximately \$39 million. Total project cost approximately \$49 million.



Existing Dormitory and Dayroom Improvements:

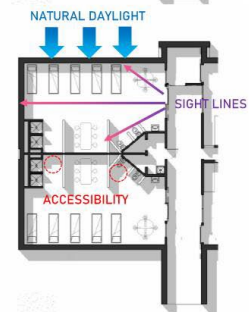
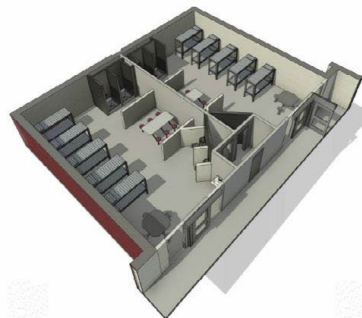
EXISTING DORM LAYOUT

- POOR SIGHT LINES
- NO ADA COMPLIANCE
- INSUFFICIENT DINING SPACE
- POOR DRAINAGE
- INSUFFICIENT DAYROOM SPACE
- SUBSTANDARD FIXTURES
- NATURAL DAYLIGHT LIMITED



DORM RECONFIGURATION

- IMPROVED SIGHT LINES
- ADA COMPLIANT
- SALLYPORT
- SUFFICIENT DINING SPACE
- IMPROVED STAFF AND INMATE SAFETY
- MORE GLAZING
- NATURAL DAYLIGHT MAXIMIZED



For more information, please visit the ACRJ website at <https://www.acrj.org/renovationproject>

THE ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL AUTHORITY INVITES THE PUBLIC TO A

Community Forum

Join this public discussion about the
Albemarle-Charlottesville Regional Jail renovation project

Thursday, February 29
5:30 p.m. to 7:30 p.m.

Attend In-Person
Carver Recreation Center
Classroom Lounge
233 4th Street NW
Charlottesville, Virginia 22903

Attend Virtually via Zoom



<https://us02web.zoom.us/j/2246822826?omn=84620411414>

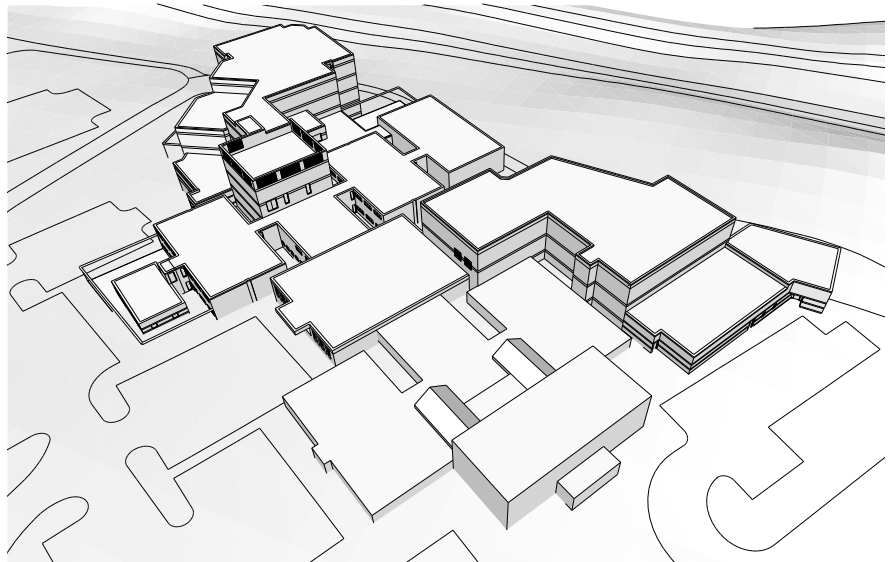
Speakers

Colonel Martin Kumer
Jail Superintendent
Albemarle-Charlottesville
Regional Jail Authority

Tony Bell, AIA
Managing Principal
Moseley Architects

Learn More

www.acrj.org/renovationproject



Review the architectural design options:

1. A design intended to address minimal deficiencies in the 1974 original facility.
2. A design proposed to address major deficiencies.
3. The current design that was submitted to and approved by the Board of Local and Regional Jails, and approved for 25% reimbursement by the General Assembly.

Discuss the following considerations:

- Inmate capacity
- Physical and mental well-being of facility occupants
- Gender equality
- Re-entry programming
- Enhanced visitor and stakeholder experience
- Improved health and safety for detainees and staff
- Trauma-informed design
- LEED certification
- ADA compliance

Light refreshments will be provided.

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	March 5, 2024
Action Required:	No Council Action Required
Presenter:	Lauren Hildebrand, Director of Utilities
Staff Contacts:	Lauren Hildebrand, Director of Utilities
Title:	Land Use and Environmental Planning Committee Semi-Annual Report

Background

In 1986, the Planning and Coordination Council (PACC) was established with the purpose of promoting cooperation in planning and community development among the City of Charlottesville, Albemarle County and the University of Virginia (UVA). As an advisory body, PACC fostered cooperative planning and provided guidance and recommendations for decisions made by the City, the County and UVA.

In November 2019, City Council, Albemarle County Board of Supervisors and UVA approved dissolution of the PACC and established the Land Use and Environmental Planning Committee (LUEPC) in order to broaden PACC's collaboration beyond land use and to include environmental topics and sustainability. Also, LUEPC would allow professional staff to develop solutions on a continuous basis with regularly scheduled reports to leadership of all three entities. LUEPC is intended to be a vehicle to collaborate and coordinate land use and development plans and projects and to consider environmental and infrastructure issues facing the community.

Discussion

LUEPC met both virtually and in-person for the second half of 2023. The committee has continued concentrating on project discussion and coordination. The agendas for the monthly meeting are developed around themes – either geographical areas or specific topics. LUEPC's Semi-Annual Report for the second half of 2023 (attached) has been compiled and includes the highlights of the meetings.

Alignment with City Council's Vision and Strategic Plan

This contributes to Goal 4 of the Strategic Plan: Partnerships.

Community Engagement

The agenda and meeting minutes for the LUEPC's meetings are published on the Thomas Jefferson Planning District Commission's website for the community to review.

Budgetary Impact

There are no budget impacts.

Recommendation

There are no staff recommendations and the report is intended to inform City Council of the LUEPC's meetings.

Alternatives

Attachments

1. LUEPC Semi-Annual Report - JUL thru DEC 2023



Land Use and Environmental Planning Committee
Second Half-Yearly Report
July through December 2023 Update

The Land Use and Environmental Planning Committee (LUEPC) was established to replace the Planning and Coordination Council (PACC) by the County of Albemarle, the City of Charlottesville, and the University of Virginia (UVA) in 2019. The Committee shares and coordinates land use and development plans and projects; considers environmental and infrastructure issues facing the community; and, from time to time, advances ideas and solutions supporting the mutual advantage of these entities. As part of its charge, the Committee shall, not less than twice each year, submit a report summarizing the group's work.

The County, City and the University face similar environmental planning and project challenges. The committee, by its nature, creates opportunities to address these shared challenges by coordinating community messaging and institutional practices. The second half of 2023 continued the focus on project discussions and coordination. The agendas for the monthly meeting are formed around themes - either geographical areas or specific topics. This report will focus on some of the key themes under discussion. The Committee's meeting minutes and presentations are posted on the LUEPC website which is hosted by the Thomas Jefferson Planning District Commission (TJPDC): <https://vapacc.org>.

Over 2023, two new concepts were added to the LUEPC meetings:

1. A routine cadence in communications between LUEPC and the Virginia Department of Transportation (VDOT) where VDOT representatives are invited on a quarterly basis to share updates on transportation projects, and
2. The inclusion of regular guests with regional perspectives such as the Thomas Jefferson Planning District Commission (TJPDC).

Charge Statement

The Land Use and Environmental Planning Committee was established to share and coordinate land use and development plans and projects; consider environmental and infrastructure issues facing the community; and, from time to time, advance ideas and solutions that support our mutual advantage. The LUEPC may also serve as an advisory committee to the City, County, and UVA. The Committee will meet regularly to discuss timely issues from each entity and share that information with the public and each entity's senior leadership at biannual updates of all three entities. Through its work, the Committee further seeks to ensure that the actions, policies, and processes of the Committee are reflective of an ongoing commitment by the entities to support an equitable and inclusive community. The Committee defines equity as all community members having access to community benefits and opportunities needed to reach their full potential and to experience optimal well-being and quality of life; inclusion means that all



peoples shall be respected and valued as members of this community. The Three-Party Agreement dated May 5, 1986, remains in effect as to land use planning between the City, County and UVA.

Land Use and Environmental Planning Committee Summary of Activity

Second Half Yearly Report – July through December 2023

Virtual meetings were routinely held via the Microsoft Teams platform. Quarterly meetings were held in person at the site hosted by the chairing organization. For 2023, in-person meetings were held at the County of Albemarle, 401 McIntire Road, Charlottesville, VA 22902 as the County served as chair of LUEPC with UVA serving as vice-chair. In 2024, UVA will serve as the chair of LUEPC and the City will serve as the vice-chair.

July 21, 2023:

UNIVERSITY OF VIRGINIA

Presenter: Alice Raucher, Architect for the University

- [Fontaine Research Park Update](#)

UNIVERSITY OF VIRGINIA Presenter: Alice Raucher, Architect for the University

- [Karsh Institute of Democracy update](#)

August 18, 2023:

UNIVERSITY OF VIRGINIA

Presenter: Alice Raucher, Architect for the University

- [Fontaine Park Update](#)

VIRGINIA DEPARTMENT OF TRANSPORTATION Presenter: Sean Nelson, VDOT, Culpeper District Engineer

- [VDOT Update on Transportation Improvement Projects](#)
- [Pipeline Project: Barracks Road Study and Ivy Corridor Study](#)

September's meeting was canceled.

October 20, 2023

UNIVERSITY OF VIRGINIA FOUNDATION

Presenter: Fred Missel

- [Affordable Housing Update](#)

UNIVERSITY OF VIRGINIA FOUNDATION

Presenter: Fred Hancock

- [North Fork Rezoning Update](#)

November 17, 2023

VIRGINIA DEPARTMENT OF TRANSPORTATION

Presenter: Sean Nelson and VDOT Team

- [Ivy Road Pipeline Project Update – Michael Barnes, VDOT](#)
- [Fontaine Avenue Update – Zach Harris, Michael Baker](#)

December 17, 2023

ALBEMARLE COUNTY & CITY OF CHARLOTTESVILLE

Presenters: Gabe Dayley, Albemarle County, Climate Protection Program Manager and
Emily Irvine, City of Charlottesville, Climate Program Manager



- [Resilient Together, Charlottesville & Albemarle](#)

ALBEMARLE COUNTY

Presenter: Greg Harper, Albemarle County, Chief of Environmental Services

- [Flood Resilience through Investments in Infrastructure](#)
- Branchlands Watershed Flood Risk Assessment (page 15 in the link above)
- Drainage Infrastructure Management (page 17 in the link above)

LUEPC Membership

Albemarle County

Community Development Director

Facilities and Environmental Services Director

Representative from the County Planning Commission

City of Charlottesville

Neighborhood Development Services Director

Director of Public Works

Director of Utilities

Representative from the City Planning Commission

University of Virginia

Architect for the University

Associate University Planner

Director of Facilities Management

Operations Director of Real Estate and Leasing Services

University of Virginia Foundation

Director of Design and Development

Director of Real Estate Asset Management

Rivanna Water and Sewer Authority

Executive Director

