

CITY OF CHARLOTTESVILLE

Department of Neighborhood Development Services

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www.charlottesville.gov



November 18, 2025

Please Take Notice

The Charlottesville Planning Commission will hold a Work Session on **Tuesday November 25, 2025, at 5pm City Space Main Conference room (100 5th Street NE).**

AGENDA

1. Capital Improvement Program

Materials for this meeting are available here: [Planning Commission Work Session • Agendas & Minutes • CivicClerk](#)

Public comment will be accepted in writing at the meeting or by emailing comments to creasym@charlottesville.gov during the meeting.

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call the ADA Coordinator at (434) 970-3185 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.



CITY OF CHARLOTTESVILLE

To be a place where everyone thrives

To: Planning Commission

From: Krisy Hammill, Director, Budget and Grants Management

Date: November 18, 2025

Topic: FY 2027 5-Year Capital Improvement Plan (CIP)

Presented for the Planning Commission's consideration is a draft of the Proposed FY 2027 – 2031 Capital Improvement Program (CIP).

Executive Summary – Draft CIP (FY 2027–2031)

- **Financial Overview:**
 - FY 2027 revenues and expenses: **\$48.7M**
 - 5-year plan (FY 2027–2031): **\$201.5M**
- **Current Status:**
 - This draft CIP is **preliminary and subject to revision** until FY 2027 revenue and expenditure forecasts are finalized.
 - Adjustments are expected before the Proposed Budget is presented to City Council in **March**.
- **Next Steps:**
 - Discussion with the Planning Commission on the draft 5-year plan.
 - Work Session – November 25, 2025
 - Joint Public Hearing with City Council – December 9, 2025
- **Materials**
 - **Attachment I** – FY 2027-2031 Proposed CIP Draft
 - **[Online CIP Budget Book](#)** – available online November 18th (www.charlottesville.gov)
 - **[Budget Explorer](#)** – provides project financials for FY 2026 – 1st Quarter
- **Contact:**
 - For questions or additional information prior to the Planning Commission meeting, please reach out to hammillk@charlottesville.gov.

ATTACHMENT I

Adopted Capital Improvement Program

FY 2027-2031

Still Under Discussion								
Reflects a change from FY 26-30 Plan								
New Project Added								
		<u>Adopted</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>5 Year Total</u>
		<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	
<u>Revenues</u>								
Transfer from General Fund	7,627,434	9,004,212	6,634,954	9,119,908	11,764,110	4,567,515	41,090,699	
Transfer from General Fund - Mall Vendor Fees	100,000	100,000	100,000	100,000	100,000	100,000	500,000	
Transfer from General Fund - VCF Allocation	575,000	575,000	575,000	575,000	575,000	575,000	2,875,000	
Contribution from Schools (Small Cap Program)	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000	
CIP Contingency (from prior year surplus)	0	1,964,486	0	716,749	0	0	2,681,235	
PEG Fee Revenue	40,000	40,000	40,000	40,000	40,000	40,000	200,000	
CY 2026 Bond Issue	27,445,252	0	0	0	0	0	0	
CY 2027 Bond Issue	0	36,789,579	0	0	0	0	36,789,579	
CY 2028 Bond Issue	0	0	53,463,544	0	0	0	53,463,544	
CY 2029 Bond Issue	0	0	0	30,542,723	0	0	30,542,723	
CY 2030 Bond Issue	0	0	0	0	17,670,057		17,670,057	
CY 2031 Bond Issue	0	0	0	0	0	14,676,397	14,676,397	
TOTAL AVAILABLE REVENUES	\$35,987,686	\$48,673,277	\$61,013,498	\$41,294,380	\$30,349,167	\$20,158,912	\$201,489,233	
<u>Expenditures</u>								
<u>BONDABLE PROJECTS</u>								
EDUCATION	<u>Adopted</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>5 Year</u>	
Project	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>Total</u>	
Lump Sum to Schools (City Contribution)	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	6,500,000	
City Schools HVAC Repair	750,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	6,250,000	
City Schools Priority Improvement Projects	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	7,000,000	
Charlottesville High School Roof Replacement	2,357,489	0	0	0	0	0	0	
Charlottesville Walker School Pre-K Center (Oaklawn TBD)	4,000,000	10,000,000	26,000,000	0	0	0	36,000,000	
Burnley-Moran Elementary School Roof Replacement	0	1,500,000	0	0	0	0	1,500,000	
Jackson-Via Elementary School Roof Replacement	0	0	1,500,000	0	0	0	1,500,000	
Johnson Elementary School Roof Replacement	0	0	0	1,500,000	0	0	1,500,000	
SUBTOTAL	\$9,807,489	\$15,450,000	\$31,450,000	\$5,450,000	\$3,950,000	\$3,950,000	\$60,250,000	
<u>FACILITIES CAPITAL PROJECTS</u>		<u>Proposed</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>5 Year</u>	
Project	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>Total</u>	
Lump Sum to Facilities Capital Projects	1,319,956	1,159,155	1,193,930	1,217,809	1,242,165	1,279,430	6,092,488	
City Facility HVAC Replacement	500,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000	
City and Schools Solar PV Program	75,000	0	0	0	0	0	0	
General District Court - FFE and Hearing Room	201,838	0	0	0	0	0	0	
Climate Action Initiatives	1,000,000	1,000,000	1,000,000	1,000,000	0	0	3,000,000	
Jefferson-Madison Regional Library Renovations	0	857,109	0	9,676,141	0	0	10,533,250	
McGuffey Roof Replacement	0	0	0	0	1,200,000	0	1,200,000	
SUBTOTAL	3,096,794	4,016,264	3,193,930	12,893,950	3,442,165	2,279,430	25,825,738	
<u>PUBLIC SAFETY AND JUSTICE</u>		<u>Proposed</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>5 Year</u>	

ATTACHMENT I

Adopted Capital Improvement Program

FY 2027-2031

Still Under Discussion							
Reflects a change from FY 26-30 Plan							
New Project Added							
	<u>Adopted</u> <u>FY26</u>	<u>Projected</u> <u>FY27</u>	<u>Projected</u> <u>FY28</u>	<u>Projected</u> <u>FY29</u>	<u>Projected</u> <u>FY30</u>	<u>Projected</u> <u>FY31</u>	<u>5 Year Total</u>
<u>Project</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>Total</u>
Replacement Fire Apparatus	0	1,334,065	0	1,470,806	0	0	2,804,871
Replacement EMS Apparatus	458,918	0	481,864	0	505,958	0	987,822
Bypass Fire Station (old building) Repurpose/Upfit	200,000	0	0	0	0	0	0
SUBTOTAL	\$658,918	\$1,334,065	\$481,864	\$1,470,806	\$505,958	\$0	\$3,792,693
TRANSPORTATION AND ACCESS	Proposed	Projected	Projected	Projected	Projected	Projected	5 Year
<u>Project</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>Total</u>
New Sidewalks	1,217,051	2,533,000	2,349,000	3,401,000	1,718,000	1,620,000	11,621,000
Sidewalk Repair	0	500,000	650,000	700,000	700,000	700,000	3,250,000
Small Area Plan Implementation	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000
Small Area Plans	150,000	150,000	150,000	150,000	150,000	150,000	750,000
Street Milling and Paving	1,250,000	1,500,000	1,700,000	1,750,000	2,000,000	2,000,000	8,950,000
ADA Pedestrian Signal Upgrades	240,000	240,000	240,000	0	0	0	480,000
Minor Bridge Repairs	225,000	225,000	225,000	0	0	0	450,000
Traffic Signal Infrastructure Replacement	250,000	2,000,000	3,000,000	1,000,000	1,000,000	250,000	7,250,000
Stribling Avenue Sidewalk	600,000	0	0	0	0	0	0
ADA Transition Plan	700,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000
Safe Routes to School	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000
Dominion Power Pole Remediation	0	100,000	100,000	100,000	100,000	100,000	500,000
SUBTOTAL	\$5,032,051	\$9,648,000	\$10,814,000	\$9,501,000	\$8,068,000	\$7,220,000	\$45,251,000
PARKS AND RECREATION	Proposed	Projected	Projected	Projected	Projected	Projected	5 Year
<u>Project</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>Total</u>
Downtown Mall Infrastructure Repairs	100,000	250,000	250,000	250,000	250,000	250,000	1,250,000
Parks Master Plan Implementation	500,000	500,000	500,000	500,000	500,000	500,000	2,500,000
Riverview Park Access Management	250,000	0	0	0	0	0	0
Downtown Mall Tree Management Plan	315,000	591,250	1,773,750	476,967	953,934	476,967	4,272,868
SUBTOTAL	\$1,165,000	\$1,341,250	\$2,523,750	\$1,226,967	\$1,703,934	\$1,226,967	\$8,022,868
AFFORDABLE HOUSING	Proposed	Projected	Projected	Projected	Projected	Projected	5 Year
<u>Project</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>Total</u>
Public Housing Redevelopment - (CRHA)	3,000,000	0	0	0	0	0	0
Westhaven Redevelopment	5,000,000	5,000,000	5,000,000	0	0	0	10,000,000
SUBTOTAL	\$8,000,000	\$5,000,000	\$5,000,000	\$0	\$0	\$0	\$10,000,000
TOTAL BONDABLE PROJECTS	\$27,760,252	\$36,789,579	\$53,463,544	\$30,542,723	\$17,670,057	\$14,676,397	\$153,142,299
NONBONDABLE PROJECTS							

ATTACHMENT I

Adopted Capital Improvement Program

FY 2027-2031

	Still Under Discussion							
	Reflects a change from FY 26-30 Plan							
	New Project Added							
		<u>Adopted</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>5 Year Total</u>
		<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	
EDUCATION	Proposed		Projected	Projected	Projected	Projected	Projected	5 Year
<u>Project</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>Total</u>	
School Small Capital Improvements Program	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000	
SUBTOTAL	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000	
FACILITIES CAPITAL PROJECTS	Projected	Projected	Projected	Projected	Projected	Projected	5 Year	
<u>Project</u>	<u>FY26</u>	<u>FY27</u>	<u>FY27</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>Total</u>	
HVAC Contingency Fund - City and School Facilities	50,000	50,000	50,000	50,000	50,000	50,000	250,000	
SUBTOTAL	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000	
PUBLIC SAFETY AND JUSTICE	Proposed	Projected	Projected	Projected	Projected	Projected	5 Year	
<u>Project</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>Total</u>	
Police Mobile Data Terminals	82,000	84,400	86,000	88,000	90,000	91,300	439,700	
Police Portable Radio Replacement	75,000	75,000	75,000	75,000	75,000	75,000	375,000	
Police Car Portable Radio Replacement	68,000	68,000	68,000	68,000	68,000	68,000	340,000	
Fire Portable Radio Replacement	75,000	75,000	75,000	75,000	75,000	75,000	375,000	
Sheriff Portable Radio Replacement	40,000	40,000	40,000	40,000	40,000	40,000	200,000	
Fire - Self-Contained Breathing Apparatus Replacements	150,000	150,000	25,000	25,000	25,000	25,000	250,000	
Fire - Protective Clothing/Turnout Gear Replacement	60,000	60,000	60,000	60,000	300,000	300,000	780,000	
SUBTOTAL	\$550,000	\$552,400	\$429,000	\$431,000	\$673,000	\$674,300	\$2,759,700	
TRANSPORTATION & ACCESS	Proposed	Projected	Projected	Projected	Projected	Projected	5 Year	
<u>Project</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>Total</u>	
State Bridge and Highway Inspections	100,000	100,000	100,000	100,000	100,000	0	400,000	
CAT Transit Bus Replacement Match	245,234	441,494	240,527	206,123	150,000	93,215	1,131,359	
Intelligent Transportation System	185,000	285,000	285,000	300,000	300,000	300,000	1,470,000	
City Wide Traffic Engineering Improvements	150,000	150,000	150,000	150,000	150,000	0	600,000	
Neighborhood Transportation Improvements	100,000	100,000	100,000	100,000	100,000	100,000	500,000	
Bicycle Infrastructure	100,000	100,000	100,000	100,000	100,000	100,000	500,000	
Right of Way Appurtenance	100,000	150,000	150,000	150,000	150,000	150,000	750,000	
Traffic Sign Retro Reflective Compliance	25,000	25,000	25,000	25,000	25,000	25,000	125,000	
Historic District and Entrance Corridor Design Guidelines	0	150,000	0	0	0	0	150,000	
SUBTOTAL	\$1,005,234	\$1,501,494	\$1,150,527	\$1,131,123	\$1,075,000	\$768,215	\$5,626,359	
PARKS & RECREATION	Proposed	Projected	Projected	Projected	Projected	Projected	5 Year	
<u>Project</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>Total</u>	
Parks and Recreation Lump Sum Account	400,000	400,000	400,000	400,000	400,000	400,000	2,000,000	
Parks and Schools Playground Renovations	200,000	250,000	200,000	387,500	387,500	200,000	1,425,000	

ATTACHMENT I

Adopted Capital Improvement Program

FY 2027-2031

Still Under Discussion							
Reflects a change from FY 26-30 Plan							
New Project Added							
	Adopted	Projected	Projected	Projected	Projected	Projected	5 Year Total
	FY26	FY27	FY28	FY29	FY30	FY31	
Urban Tree Planting	125,000	125,000	125,000	125,000	125,000	125,000	625,000
Parkland and Trails Acquisition and Development	125,000	125,000	125,000	125,000	125,000	125,000	625,000
Oakwood Cemetery Drainage and Road Issues	150,000	0	0	0	0	0	0
City/County Park Maintenance - Joint Parks	0	265,000	0	0	0	0	265,000
Downtown Mall Trees Active Lifecycle Management	100,000	100,000	100,000	100,000	100,000	100,000	500,000
Invasive Plant Removal	150,000	150,000	150,000	150,000	150,000	150,000	750,000
SUBTOTAL	\$1,250,000	\$1,415,000	\$1,100,000	\$1,287,500	\$1,287,500	\$1,100,000	\$6,190,000
TECHNOLOGY INFRASTRUCTURE	Proposed	Projected	Projected	Projected	Projected	Projected	5 Year
<u>Project</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>Total</u>
Communications Technology Account/Public Access	40,000	40,000	40,000	40,000	40,000	40,000	200,000
City Wide IT Strategic Infrastructure	250,000	250,000	250,000	250,000	250,000	250,000	1,250,000
Voting Equipment Replacement	150,000	150,000	0	0	0		150,000
SUBTOTAL	\$440,000	\$440,000	\$290,000	\$290,000	\$290,000	\$290,000	\$1,600,000
AFFORDABLE HOUSING	Proposed	Projected	Projected	Projected	Projected	Projected	5 Year
<u>Project</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>Total</u>
Charlottesville Affordable Housing Fund (CAHF)	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
Supplemental Rental Assistance (CSRAP)	900,000	900,000	900,000	900,000	900,000	900,000	4,500,000
Friendship Court Infrastructure Improvements	0	650,000	350,000	1,560,000	840,000	0	3,400,000
Friendship Court Redevelopment - Phase 3	0	2,047,500	1,102,500	0	0	0	3,150,000
Friendship Court Redevelopment - Phase 4	0	0	0	2,925,000	1,575,000	0	4,500,000
PHA - 501 Cherry Avenue	1,000,000	2,150,000	0	0	0	0	2,150,000
Carlton Mobile Home Park	1,332,200	227,304	227,927	227,034	4,038,610	0	4,720,875
Salvation Army Low Barrier Shelter Operations Subsidy	0	250,000	250,000	250,000	250,000	0	1,000,000
SUBTOTAL	\$4,732,200	\$7,724,804	\$4,330,427	\$7,362,034	\$9,103,610	\$2,400,000	\$30,920,875
OTHER GOVERNMENTAL PROJECTS	Proposed	Projected	Projected	Projected	Projected	Projected	5 Year
<u>Project</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>Total</u>
	0	0	0	0	0	0	0
SUBTOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL NONBONDABLE PROJECTS	\$8,227,434	\$11,883,698	\$7,549,954	\$10,751,657	\$12,679,110	\$5,482,515	\$48,346,934
Nonbondable Contingency	\$0	\$0	\$0	\$0	\$0	\$0	0
TOTAL NONBONDABLE EXPENDITURES	\$8,227,434	\$11,883,698	\$7,549,954	\$10,751,657	\$12,679,110	\$5,482,515	\$48,346,934
TOTAL PROJECT EXPENDITURES	\$35,987,686	\$48,673,277	\$61,013,498	\$41,294,380	\$30,349,167	\$20,158,912	\$201,489,233

New Sidewalks Plan

FY 2027 - 2031 CIP

FY 2027 - \$2,533,000			
Street	Location	Tier**	Length (ft)
Sycamore Street	North	Tier 1	150
11th Street NW	West	Tier 1	200
10 1/2 Street NW	East	Tier 1	420
9th Street SW	East	Tier 2	760
9th Street NW	Both	Tier 2	450
Little High Street	Both	Tier 2	1050

FY 2028 - \$2,349,000			
Street	Location	Tier**	Length (ft)
Orange Street	West	Tier 1	200
Orange Street	East	Tier 1	80
Albemarle Street	Northwest	Tier 2	1300
Greenleaf Lane	North	Tier 2	1400
Oakleaf Lane	North	Tier 2	650
Druid Avenue	Southwest	Tier 2	1500
Poplar Street	North	Tier 2	570
6th Street SE	West	Tier 2	440

FY 2029 - \$3,401,000			
Street	Location	Tier**	Length (ft)
Riverdale Drive	Southwest	Tier 1	120
Kelley Avenue	East	Tier 2	1000
Meade Ave	West	Tier 2	340
Rugby Ave	North	Tier 2	460
Cedar Hill Road	Either	Tier 2	1070

FY 2030 - \$1,718,000			
Street	Location	Tier**	Length (ft)
Blenheim Avenue	North	Tier 1	260
Blenheim Avenue	North	Tier 2	435
Franklin Street	Northwest	Tier 2	1300
E Market Street	South	Tier 2	1400
6th Street SE	West	Tier 2	100
Montrose Avenue	Northeast	Tier 2	470

FY 2031 - \$1,620,000			
Street	Location	Tier**	Length (ft)
Bolling Avenue	Either	Tier 1	470
Elliot Avenue	North	Tier 2	1320
Fairway Avenue	Either	Tier 2	400
Barracks Road	Southwest	Tier 2	530
Tarleton Dr	Either	Tier 2	1050

**Tier 1 is Design and Construction and Tier 2 is Design Only

CITY OF CHARLOTTESVILLE

OPERATING & CAPITAL IMPROVEMENT

BUDGET

PROPOSED FISCAL YEAR
2027



Planning Commission Work Session

FY 2027 – 2031 Capital Improvement Plan Discussion

November 25, 2025



Overview

- Overview of a Capital Improvement Program (CIP)?
- Draft 5-Year Plan Review by Category
- What's Next?
- Resources for More Information



What is a Capital Project?

Special characteristics:

- Essential Public Purpose
- Long Useful Life (5 year minimum)
- Non-recurring/Non-Operational
- Expensive (> \$50,000)

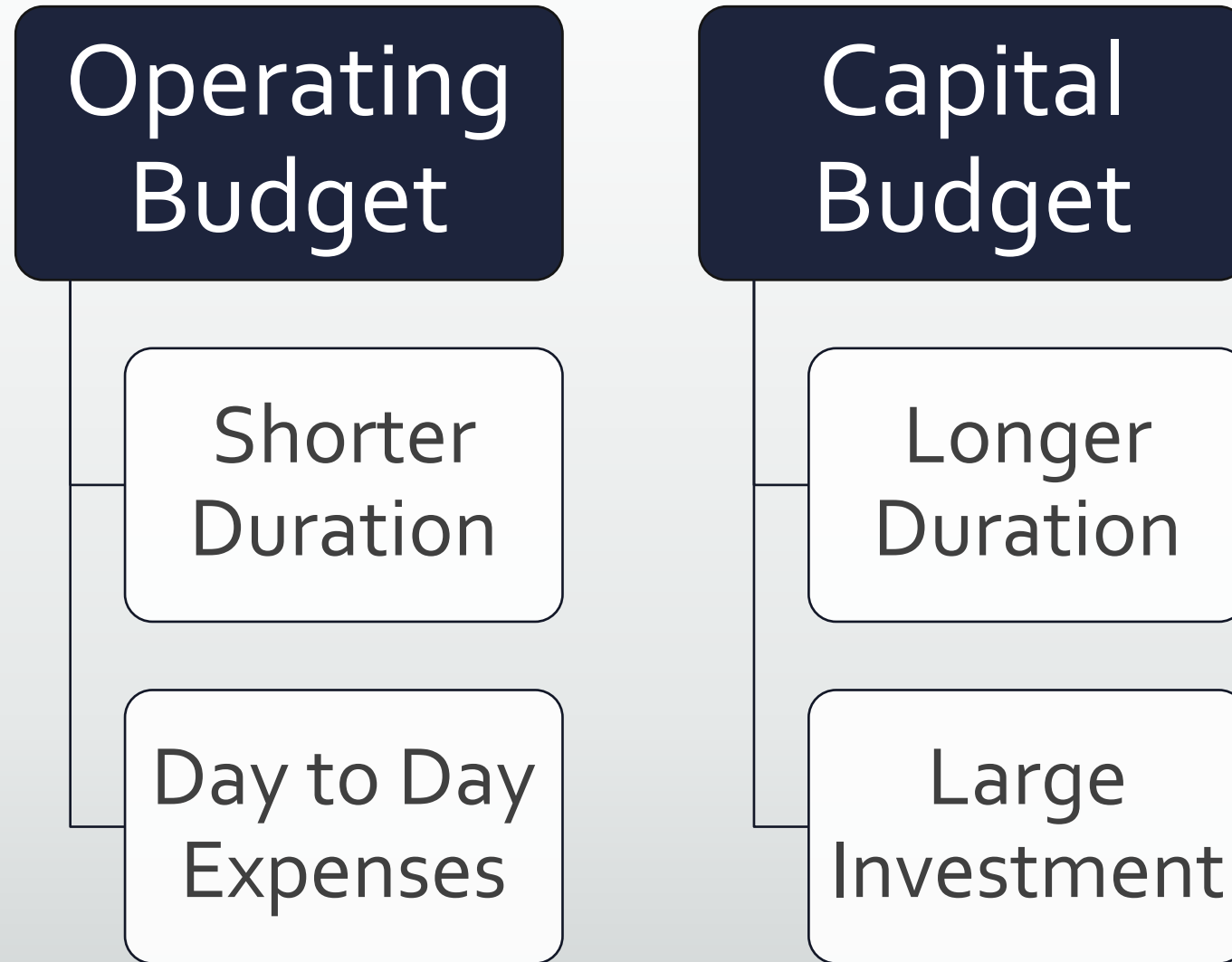


What is a Capital Budget?

- Multi-year plan(5) that forecasts spending (and revenues) for all anticipated capital projects
- Should build on the Comprehensive Plan
- Addresses repair and maintenance of existing infrastructure and development of new facilities



Operating vs Capital





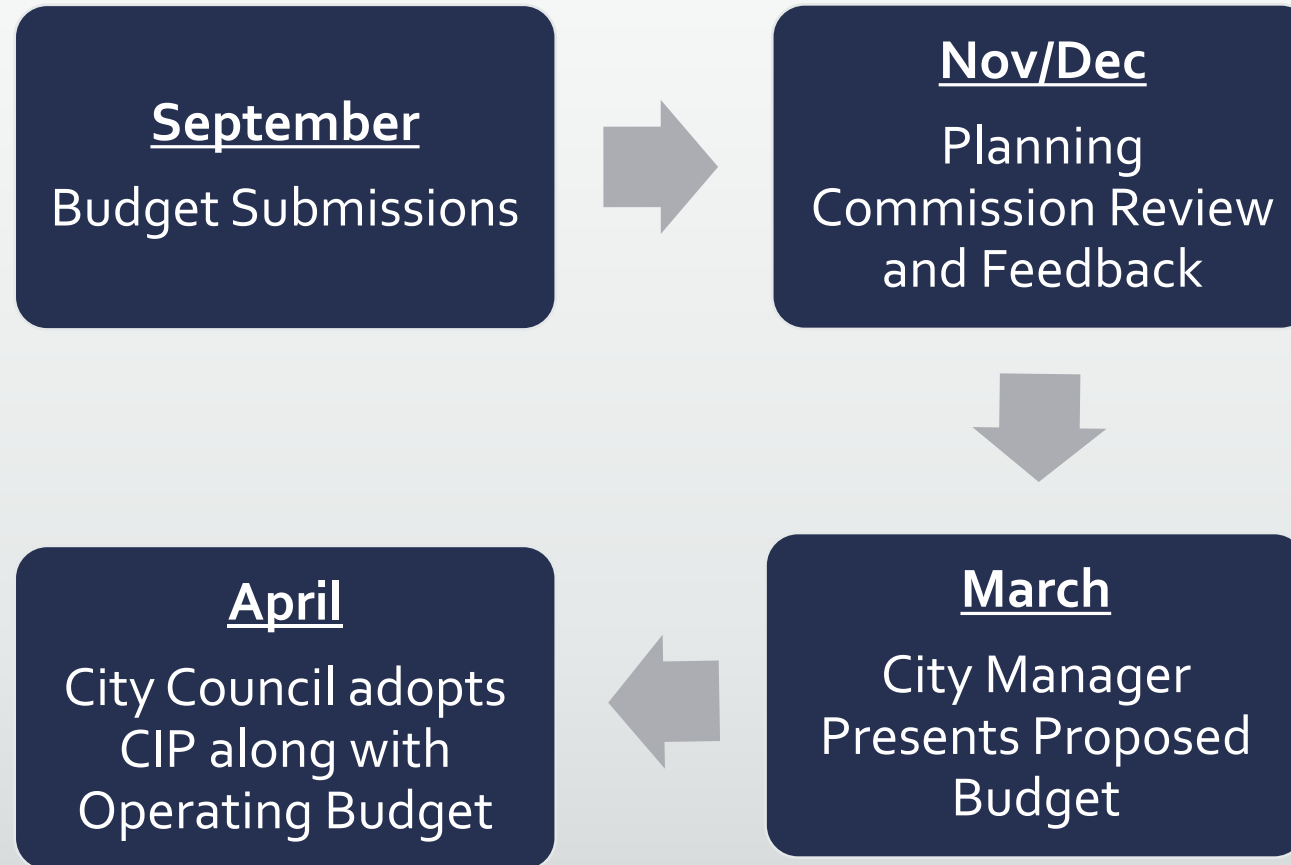
Why do a 5-year Plan?

Provides the framework to ensure long-term capital expenditures are aligned with:

- Community input and expectations
- Priorities of City Council
- The City's financial capability to afford the plan
- Plans for cooperation on regional projects (with Albemarle County, UVA)



CIP Planning Timeline





Evaluation Considerations

Legal Mandate

- Is the project required by actual law, regulation, court mandate, or other legal liability?

Public Health and Safety

- Does the project eliminate or prevent an existing health, environmental, or safety hazard?

City Council/Manager Strategic Work Plan

- Does the project help meet the goals of the City Council/City Manager Strategic Work Plan?

Comprehensive Plan

- Does the project help meet the goals of the City of Charlottesville's current comprehensive Plan?



Evaluation Considerations (continued)

Environmental Sustainability

- Does the project support the City of Charlottesville's climate action goals and commitments?

Infrastructure Investment/Protection

- Does the project protect and preserve the City's infrastructure?

Impact on City Operational Finances/Revenue Generation

- Will the project have a positive, neutral, or negative impact on the City's Operational Finances?



Evaluation - Areas of Special Consideration

- The project ties into other existing or proposed projects.
- There is demonstrated public support for the project.
- Leveraging of outside funding is available for the project.
- The project will be done in partnership with one or more other organizations.
- The project increases the level of service provided by the City.



Funding the CIP - Revenues

	<u>Projected FY27</u>	<u>Projected FY28</u>	<u>Projected FY29</u>	<u>Projected FY30</u>	<u>Projected FY31</u>	<u>5 Year Total</u>
<u>Revenues</u>						
Transfer from General Fund	9,004,212	6,634,954	9,119,908	11,764,110	4,567,515	41,090,699
Transfer from General Fund - Mall Vendor Fees	100,000	100,000	100,000	100,000	100,000	500,000
Transfer from General Fund - VCF Allocation	575,000	575,000	575,000	575,000	575,000	2,875,000
Contribution from Schools (Small Cap Program)	200,000	200,000	200,000	200,000	200,000	1,000,000
CIP Contingency (from prior year surplus)	1,964,486	0	716,749	0	0	2,681,235
PEG Fee Revenue	40,000	40,000	40,000	40,000	40,000	200,000
CY 2026 Bond Issue	0	0	0	0	0	0
CY 2027 Bond Issue	36,789,579	0	0	0	0	36,789,579
CY 2028 Bond Issue	0	53,463,544	0	0	0	53,463,544
CY 2029 Bond Issue	0	0	30,542,723	0	0	30,542,723
CY 2030 Bond Issue	0	0	0	17,670,057	0	17,670,057
CY 2031 Bond Issue	0	0	0	0	14,676,397	14,676,397
TOTAL AVAILABLE REVENUES	\$48,673,277	\$61,013,498	\$41,294,380	\$30,349,167	\$20,158,912	\$201,489,233

*All figures are subject to change until the City Manager's Proposed Budget is released in March 2026.

Budget must be Balanced: Planned Revenues must equal Planned Expenses



Aaa/AAA Bond Rating

- The City is one of only 87 cities nationwide that maintains a “Aaa/AAA” General Obligation rating from Moody’s and S&P
- Only 10 Virginia cities maintain the distinction of being Aaa/AAA rated

Municipality	Moody's	S&P
Alexandria, VA	Aaa	AAA
Charlottesville, VA	Aaa	AAA
Chesapeake, VA	Aaa	AAA
Fairfax, VA	Aaa	AAA
Falls Church, VA	Aaa	AAA
Herndon, VA	Aaa	AAA
Leesburg, VA	Aaa	AAA
Suffolk, VA	Aaa	AAA
Vienna, VA	Aaa	AAA
Virginia Beach, VA	Aaa	AAA



The City's Bond Rating

- Credit ratings are an independent view on a municipalities creditworthiness and ability to repay its debt
- Charlottesville has maintained the highest possible general obligation credit ratings:
- Aaa from Moody's Investors Service since 1973
- AAA by Standard & Poor's since 1964
- A high credit ratings allows the City to borrow funds at the lowest possible borrowing cost and ensures more money is going toward capital projects than interest payments.
- A high credit rating is also helpful in attracting economic development prospects.
- The City talks with the rating agencies on an annual basis.



Summary

CITY MANAGER PROPOSED 5-YEAR PLAN						
	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Totals
Sources of Funds:						
General fund transfer	\$ 9,679,212	\$ 7,309,954	\$ 9,794,908	\$ 12,439,110	\$ 5,242,515	\$ 44,465,699
CIP Contingency	1,964,486	-	716,749	-	-	\$ 2,681,235
Bond issues	36,789,579	53,463,544	30,542,723	17,670,057	14,676,397	\$ 153,142,299
Contribution from Schools	200,000	200,000	200,000	200,000	200,000	\$ 1,000,000
Other	40,000	40,000	40,000	40,000	40,000	\$ 200,000
Total sources	\$ 48,673,277	\$ 61,013,498	\$ 41,294,380	\$ 30,349,167	\$ 20,158,912	\$ 201,489,233
Uses of funds:						
Education	\$15,650,000	\$31,650,000	\$5,650,000	\$4,150,000	\$4,150,000	\$61,250,000
Facilities Capital Projects	\$4,066,264	\$3,243,930	\$12,943,950	\$3,492,165	\$2,329,430	\$26,075,738
Public safety and justice	\$1,886,465	\$910,864	\$1,901,806	\$1,178,958	\$674,300	\$6,552,393
Transportation and access	\$11,149,494	\$11,964,527	\$10,632,123	\$9,143,000	\$7,988,215	\$50,877,359
Parks and recreation	\$2,756,250	\$3,623,750	\$2,514,467	\$2,991,434	\$2,326,967	\$14,212,868
Affordable Housing	\$12,724,804	\$9,330,427	\$7,362,034	\$9,103,610	\$2,400,000	\$40,920,875
Technology Infrastructure	\$440,000	\$290,000	\$290,000	\$290,000	\$290,000	\$1,600,000
Total uses	\$ 48,673,277	\$ 61,013,498	\$ 41,294,380	\$ 30,349,167	\$ 20,158,912	\$201,489,233
Funding Gap	\$0	\$0	\$0	\$0	\$0	\$0

*All figures are subject to change until the City Manager's Proposed Budget is released in March 2026.



Education

\$15,650,000 in FY 2027, \$61.3M 5-year Total

EDUCATION Project	Projected FY27	Projected FY28	Projected FY29	Projected FY30	Projected FY31	5 Year Total
Lump Sum to Schools (City Contribution)	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	6,500,000
City Schools HVAC Repair	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	6,250,000
City Schools Priority Improvement Projects	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	7,000,000
Charlottesville Walker School Pre-K Center (Oaklawn TBD)	10,000,000	26,000,000	0	0	0	36,000,000
Burnley-Moran Elementary School Roof	1,500,000	0	0	0	0	1,500,000
Jackson-Via Elementary School Roof	0	1,500,000	0	0	0	1,500,000
Johnson Elementary School Roof	0	0	1,500,000	0	0	1,500,000
School Small Capital Improvements Prog	200,000	200,000	200,000	200,000	200,000	1,000,000
SUBTOTAL	\$15,650,000	\$31,650,000	\$5,650,000	\$4,150,000	\$4,150,000	\$61,250,000

*All figures are subject to change until the City Manager's Proposed Budget is released in March 2026.

Still Under Discussion
Reflects a change from FY 26-30 Plan
New Project Added



Facilities Capital Projects

\$4,066,264 in FY 2027, \$26.1M 5-year Total

FACILITIES CAPITAL PROJECTS	Projected	Projected	Projected	Projected	Projected	5 Year
<u>Project</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>Total</u>
Lump Sum to Facilities Capital Projects	1,159,155	1,193,930	1,217,809	1,242,165	1,279,430	6,092,488
City Facility HVAC Replacement	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Climate Action Initiatives	1,000,000	1,000,000	1,000,000	0	0	3,000,000
Jefferson-Madison Regional Library Ren	857,109	0	9,676,141	0	0	10,533,250
McGuffey Roof Replacement	0	0	0	1,200,000	0	1,200,000
HVAC Contingency Fund - City and Schc	50,000	50,000	50,000	50,000	50,000	250,000
SUBTOTAL	4,066,264	3,243,930	12,943,950	3,492,165	2,329,430	26,075,738

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Still Under Discussion
Reflects a change from FY 26-30 Plan
New Project Added



Public Safety and Justice

\$1,886,465 in FY 2027, \$6.6M 5-year Total

PUBLIC SAFETY AND JUSTICE	Projected	Projected	Projected	Projected	Projected	5 Year
<u>Project</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>Total</u>
Replacement Fire Apparatus	1,334,065	0	1,470,806	0	0	2,804,871
Replacement EMS Apparatus	0	481,864	0	505,958	0	987,822
Police Mobile Data Terminals	84,400	86,000	88,000	90,000	91,300	439,700
Police Portable Radio Replacement	75,000	75,000	75,000	75,000	75,000	375,000
Police Car Portable Radio Replacement	68,000	68,000	68,000	68,000	68,000	340,000
Fire Portable Radio Replacement	75,000	75,000	75,000	75,000	75,000	375,000
Sheriff Portable Radio Replacement	40,000	40,000	40,000	40,000	40,000	200,000
Fire - Self-Contained Breathing Apparatus	150,000	25,000	25,000	25,000	25,000	250,000
Fire - Protective Clothing/Turnout Gear R	60,000	60,000	60,000	300,000	300,000	780,000
SUBTOTAL	\$1,886,465	\$910,864	\$1,901,806	\$1,178,958	\$674,300	\$6,552,393

*All figures are subject to change until the City Manager's Proposed Budget is released in March 2026.

Still Under Discussion
Reflects a change from FY 26-30 Plan
New Project Added



Transportation and Access

\$11,149,494 in FY 2027, \$50.9M 5-year Total

TRANSPORTATION AND ACCESS	Projected FY27	Projected FY28	Projected FY29	Projected FY30	Projected FY31	5 Year Total
<u>Project</u>						
New Sidewalks	2,533,000	2,349,000	3,401,000	1,718,000	1,620,000	11,621,000
Sidewalk Repair	500,000	650,000	700,000	700,000	700,000	3,250,000
Small Area Plan Implementation	200,000	200,000	200,000	200,000	200,000	1,000,000
Small Area Plans	150,000	150,000	150,000	150,000	150,000	750,000
Street Milling and Paving	1,500,000	1,700,000	1,750,000	2,000,000	2,000,000	8,950,000
ADA Pedestrian Signal Upgrades	240,000	240,000	0	0	0	480,000
Minor Bridge Repairs	225,000	225,000	0	0	0	450,000
Traffic Signal Infrastructure	2,000,000	3,000,000	1,000,000	1,000,000	250,000	7,250,000
ADA Transition Plan	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000
Safe Routes to School	200,000	200,000	200,000	200,000	200,000	1,000,000
Dominion Power Pole Remediation	100,000	100,000	100,000	100,000	100,000	500,000
State Bridge and Highway Inspections	100,000	100,000	100,000	100,000	0	400,000
CAT Transit Bus Replacement Match	441,494	240,527	206,123	150,000	93,215	1,131,359
Intelligent Transportation System	285,000	285,000	300,000	300,000	300,000	1,470,000
City Wide Traffic Engineering Improve	150,000	150,000	150,000	150,000	0	600,000
Neighborhood Transportation Improve	100,000	100,000	100,000	100,000	100,000	500,000
Bicycle Infrastructure	100,000	100,000	100,000	100,000	100,000	500,000
Right of Way Appurtenance	150,000	150,000	150,000	150,000	150,000	750,000
Traffic Sign Retro Reflective Compliance	25,000	25,000	25,000	25,000	25,000	125,000
Historic District and Entrance Corridor D	150,000	0	0	0	0	150,000
SUBTOTAL	\$11,149,494	\$11,964,527	\$10,632,123	\$9,143,000	\$7,988,215	\$50,877,359

*All figures are subject to change until the City Manager's Proposed Budget is released in March 2026.

Still Under Discussion
Reflects a change from FY 26-30 Plan
New Project Added



Parks and Recreation

\$2,756,250 in FY 2027, \$14.2M 5-year Total

PARKS AND RECREATION	Projected	Projected	Projected	Projected	Projected	5 Year
<u>Project</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>Total</u>
Downtown Mall Infrastructure Repairs	250,000	250,000	250,000	250,000	250,000	1,250,000
Parks Master Plan Implementation	500,000	500,000	500,000	500,000	500,000	2,500,000
Downtown Mall Tree Management Plan	591,250	1,773,750	476,967	953,934	476,967	4,272,868
Parks and Recreation Lump Sum	400,000	400,000	400,000	400,000	400,000	2,000,000
Parks and Schools Playground	250,000	200,000	387,500	387,500	200,000	1,425,000
Urban Tree Planting	125,000	125,000	125,000	125,000	125,000	625,000
Parkland and Trails Acquisition and Deve	125,000	125,000	125,000	125,000	125,000	625,000
City/County Park Maintenance - Joint Pa	265,000	0	0	0	0	265,000
Downtown Mall Trees Active Lifecycle Ma	100,000	100,000	100,000	100,000	100,000	500,000
Invasive Plant Removal	150,000	150,000	150,000	150,000	150,000	750,000
SUBTOTAL	\$2,756,250	\$3,623,750	\$2,514,467	\$2,991,434	\$2,326,967	\$14,212,868

*All figures are subject to change until the City Manager's Proposed Budget is released in March 2026.

Still Under Discussion
Reflects a change from FY 26-30 Plan
New Project Added



Affordable Housing

\$12,724,804 in FY 2027, \$40.9M 5-year Total

AFFORDABLE HOUSING	Projected	Projected	Projected	Projected	Projected	5 Year
<u>Project</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>Total</u>
Westhaven Redevelopment	5,000,000	5,000,000	0	0	0	10,000,000
Charlottesville Affordable Housing Fund	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
Supplemental Rental Assistance	900,000	900,000	900,000	900,000	900,000	4,500,000
Friendship Court Infrastructure Improvem	650,000	350,000	1,560,000	840,000	0	3,400,000
Friendship Court Redevelopment - Phase	2,047,500	1,102,500	0	0	0	3,150,000
Friendship Court Redevelopment - Phase	0	0	2,925,000	1,575,000	0	4,500,000
PHA - 501 Cherry Avenue	2,150,000	0	0	0	0	2,150,000
Carlton Mobile Home Park	227,304	227,927	227,034	4,038,610	0	4,720,875
Salvation Army Low Barrier Shelter Oper	250,000	250,000	250,000	250,000	0	1,000,000
SUBTOTAL	\$12,724,804	\$9,330,427	\$7,362,034	\$9,103,610	\$2,400,000	\$40,920,875

*All figures are subject to change until the City Manager's Proposed Budget is released in March 2026.

Still Under Discussion
 Reflects a change from FY 26-30 Plan
 New Project Added



Technology Infrastructure

\$440,000 in FY 2027, \$1.6M 5-year Total

TECHNOLOGY INFRASTRUCTURE	Projected <u>FY27</u>	Projected <u>FY28</u>	Projected <u>FY29</u>	Projected <u>FY30</u>	Projected <u>FY31</u>	5 Year <u>Total</u>
<u>Project</u>						
Communications Technology Account/Public Access	40,000	40,000	40,000	40,000	40,000	200,000
City Wide IT Strategic Infrastructure	250,000	250,000	250,000	250,000	250,000	1,250,000
Voting Equipment Replacement	150,000	0	0	0	0	150,000
SUBTOTAL	\$440,000	\$290,000	\$290,000	\$290,000	\$290,000	\$1,600,000

*All figures are subject to change until the City Manager's Proposed Budget is released in March 2026.



What's Next?





CIP Resources

[Budget Explorer Tool](#)

- Current CIP Funding by Project

[Online CIP Budget Book](#)

- Story pages for each project included in 5-year plan

[City Comprehensive Plan](#)

- <https://charlottesville.gov/1111/Comprehensive-Plan>

[City of Charlottesville Budget Webpage](#)

- <https://charlottesville.gov/budget>



Important Budget Dates

Work Sessions

March 5

March 12

March 26

April 2

Public Hearings

March 16
(Tax Rates)

April 7
(Budget)

Community Budget Forum

March 19

Budget Adoption

April 9



Questions and Discussion

www.Charlottesville.gov/budget

