



**FY 2021 – FY 2025  
Capital Improvement Program (CIP)**

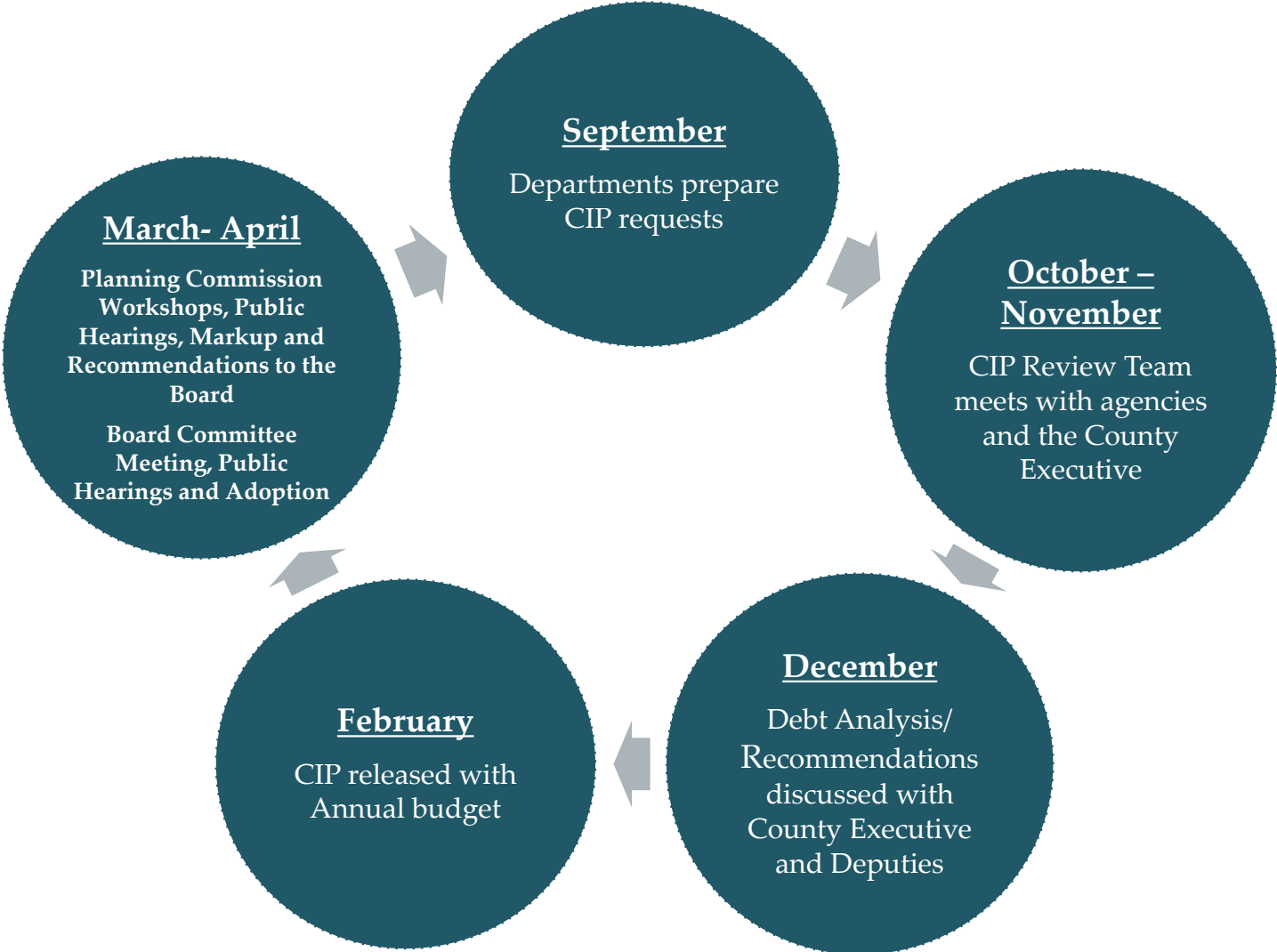
**Planning Commission Workshop**

March 12, 2020

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



# CIP Annual Process





# Self Supporting Programs

Rates for self supporting funds developed as part of the Annual Budget and support both operational and capital requirements

- Stormwater rate proposed to remain at \$0.0325 per \$100 of assessed real estate value
- Wastewater rates are consistent with 5-year plan
  - Base Charge from \$32.91 to \$35.50 (recovers fixed costs)
  - Availability Charges from \$8,340 to \$8,423 (connection fee)
  - Service Charges from \$7.28 to \$7.56 per 1,000 gallons
- Solid Waste rates
  - Refuse disposal rate remains at \$68 per ton
  - Refuse Collection rate from \$385 to \$400 per household unit
  - Leaf Collection remains at \$0.012 per \$100 of assessed value



# General Fund Program

General Fund supported Capital Program developed as part of the Annual Budget

- General Fund Capital Program
  - \$19,665,805 in FY 2021
  - Includes \$13,875,805 in commitments, contributions and maintenance (71 percent)
  - Includes \$5,790,000 in capital improvements (29 percent)
- For several years the Annual Paydown Program has been supplemented by adjustments at the Third Quarter or Carryover Reviews – Anticipated again in FY 2020/FY 2021



# Capital Sinking Fund

- Capital Sinking Fund was created by the Infrastructure Financing Committee (IFC)
- Populated at year end based on 20 percent of Carryover balances after funding critical requirements
- Began at FY 2014 Carryover Review (To date, over \$49 million has been set aside for capital reinvestment)
- Allocation is based on a percentage of the total annual reinvestment requirements as presented to the IFC, including 55 percent for FMD, 20 percent for Parks, 10 percent for County-owned Roads, 10 percent for County Walkways and 5 percent for Revitalization improvements



# Bond Referendum Plan

- Bond Referendum Plan reviewed annually
  - Details the long-range plan, outlining specific projects and schedules
  - More predictable plan for the Board, County agencies, the public
  - Includes County/FCPS bond referenda in alternate years
  - Includes FCPS bond referenda at \$360 million every other year, reflecting the current FCPS annual bond sales limit of \$180 million
  - Includes adjustments to project costs to reflect construction escalation and LEED requirements



# Up-Coming Bond Referenda

- Fall 2020 County: \$466 million
  - Health and Human Services \$79 million
    - Crossroads and Willard Health Center
  - Early Childhood Education Facilities \$25 million
  - Libraries \$90 million
    - Patrick Henry, Sherwood, Kingstowne, George Mason
  - Northern Virginia Regional Park Authority \$12 million
  - County Park Authority \$100 million
  - Metro Capital Contribution \$160 million
- Fall 2021 Fairfax County Public Schools: \$360 million
- Fall 2022 County: \$97 million
  - Public Safety, Early Childhood Education Facilities
- Fall 2023 Fairfax County Public Schools: \$360 million
- Fall 2024 County: \$381 million
  - Human Services, Parks, Metro, Early Childhood Education Facilities

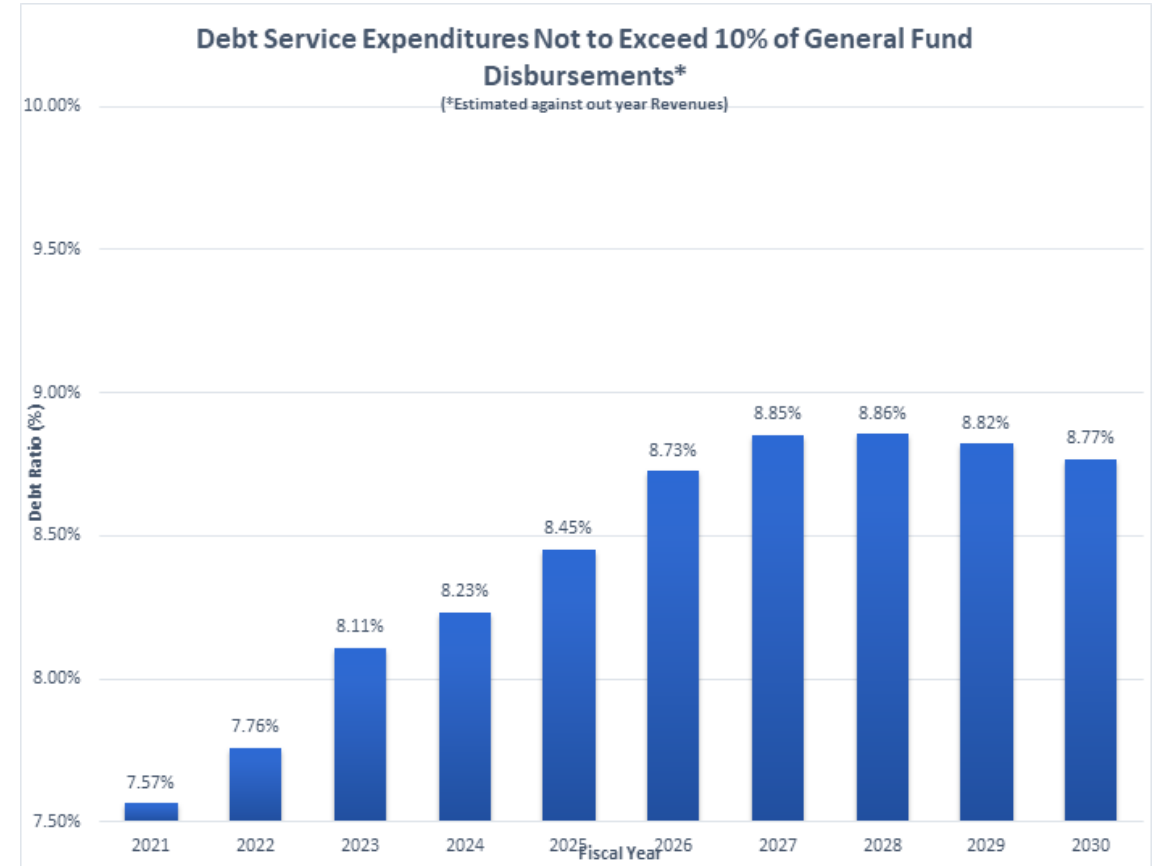
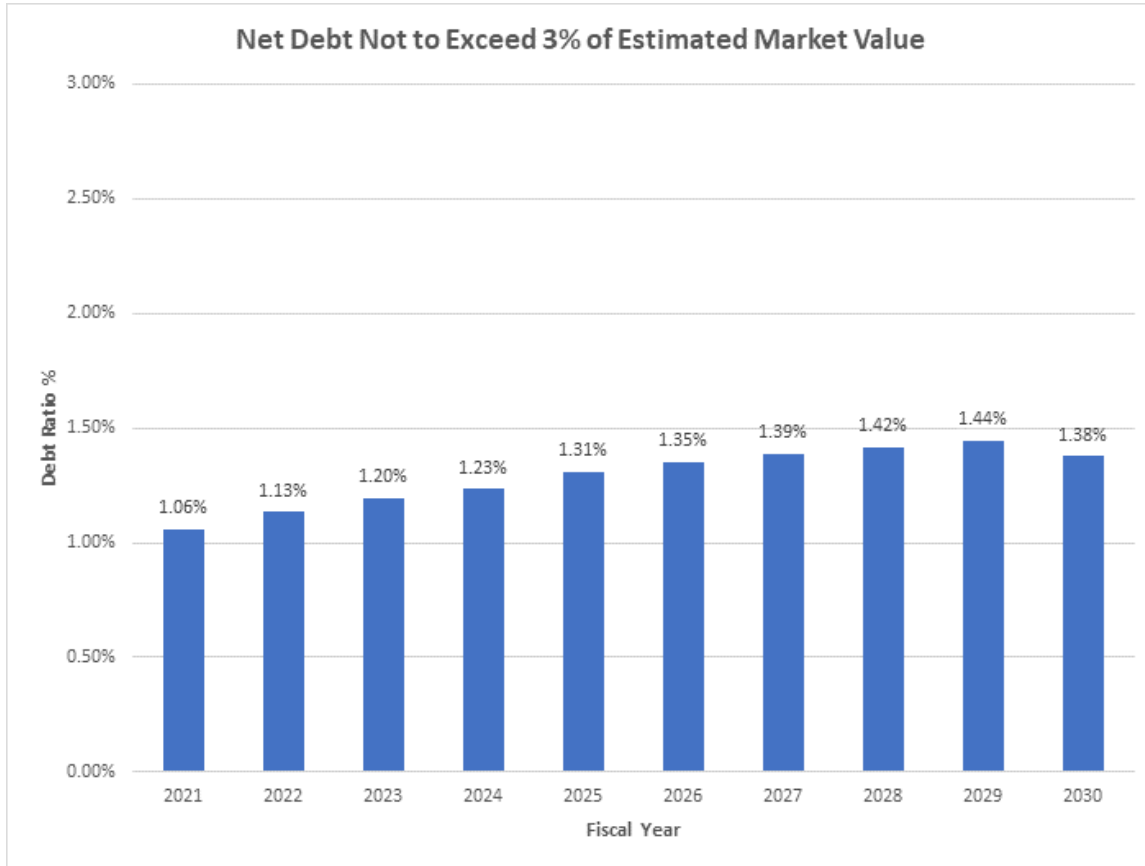


# Bond Plan Link to Debt Analysis

- Total Bond Plan includes General Obligation Bonds and EDA Bonds/other sources
- Ten Principles of Sound Financial Management
  - Below 3 percent debt to market value (currently 1.10 percent)
  - Below 10 percent debt to General Fund Disbursements (currently 8.03 percent)
  - Total sales limit is \$300 million per year
  - Debt Service affordability



# Debt Ratios



# Highlights of the FY 2021 CIP

- Staff has been working on the following initiatives/CIP motions:
  - Creating better links between the Comp Plan and the CIP
    - Staff from DMB, DPD, DPWES are meeting on a regular basis
    - CIP has been updated to better reflect Comp Plan goals
    - Discussions have begun regarding updates to the public facilities element of the Policy Plan and how that could affect the CIP
    - Staff will continue to work together to strengthen planning links
  - Work continues on issues identified as part of the FY 2020 CIP such as Park Scheduling, Fire Preemption and School Boundaries

# Highlights of the FY 2021 CIP

- Staff is preparing for the implementation of the new County Strategic Plan and One Fairfax in the CIP process. No substantive changes have been made to the CIP pending the approval of the Strategic Plan
- Staff is exploring co-location opportunities. Current projects include:
  - Original Mt Vernon High School
  - Lorton Library/Community Center/Senior Center
  - Kingstowne Library/Franconia Police Station/Franconia Museum/Active Adult Center/Early Childhood Education
  - Wastewater/Stormwater Facility

# Highlights of the FY 2021 CIP

- County and FCPS staff have been collaborating on the following initiatives:
  - Meeting on a more regular basis
  - Reviewing the Sinking Fund allocation for County and FCPS major maintenance projects
  - Comparing maintenance lists and working towards a similar scoring mechanism
  - Potentially strengthening the role and financial support for the implementation of stormwater projects at FCPS project sites
  - Identifying potential co-location opportunities, including Early Childhood Education classrooms

# Highlights of the FY 2021 CIP

- New Environmental and Energy Programs section
  - Includes all previously approved environmental projects and new projects funded in FY 2021 (\$1.3 million)
  - Includes all projects associated with the implementation of the Board of Supervisors' Operational Energy Strategy, designed to move the County toward the goal of reducing energy use by 20 percent by 2029
  - Includes information regarding the green building and sustainability development policy for facilities (Leadership in Energy and Environmental Design (LEED), design strategies associated with energy conservation, water conservation, Low Impact Development and others)
- New Interactive Maps using GIS
  - Can filter the map by functional area, Supervisory District, etc.



# Next Steps for CIP

- CIP Discussed at BOS Committee March 17
- PC CIP Committee Meeting March 26
- PC CIP Mark-up April 2
- BOS Public Hearings April 14,15,16
- BOS Mark-up/CIP Adoption April 28



# Website

CIP on the County Website:

- <https://www.fairfaxcounty.gov/budget/fy-2021-fy-2025-advertised-capital-improvement-program-cip>
- Website will include all presentations from March 12<sup>th</sup> workshop
  - Responses to Planning Commission questions will be coordinated, forwarded to the entire Planning Commission and posted on the website