

Planning Commission Follow up from March 6, 2024 CIP Workshop

1. Is the percentage allocation for the Sinking Fund up to date and what have been the results of the Sinking Fund?

Staff will work on an analysis of backlogs and spending patterns associated with the allocation of the Sinking Fund dollars as well as results and return to both the Planning Commission and the Board of Supervisors with the findings and recommendations. If a change in allocation is recommended, the first opportunity to implement that change would be as part of the *FY 2024 Carryover Review*.

2. How many Triple A jurisdictions are there and what has been the County savings?

The County has held a Aaa rating from Moody's since 1975, a AAA rating from Standard and Poor's since 1978 and a AAA rating from Fitch Ratings since 1997. As of January 2024, 12 states, 53 counties (out of 3,069 counties), and 37 cities have a triple-A bond rating from all three major rating agencies. As a result of the County's excellent triple-A bond rating, the County has saved an estimated \$1.03 billion from County new money bond and refunding sales.

3. Regarding the utilization of EDA bonds, are there foregone opportunity costs in using EDA bonds for capital projects vs. economic development?

EDA Bonds have been used for Transportation Tax Districts and have been funded via a surcharge on commercial and industrial property tax owners. The County has been well served by setting up the three tax districts in Rt 28, Dulles Rail Phase 1, and Dulles Rail Phase 2. The growth in land values over time to pay back the debt incurred serves as a good indicator in terms of return on investment. Increased traffic flow up/down Rt. 28 provides ease of travel to IAD and Loudoun County. The Fairfax County EDA notes that along the Silver Line there is over 100 million square feet of mixed-use development in the pipeline.

EDA Bonds have also been used and are planned to be used for County projects and colocations. Coupled with the Silver Line development, the Exchange at Spring Hill (formerly Dominion Square) will deliver affordable housing to Tysons. The County further enhanced that project using EDA bonds to build the Tysons Community Center as part of this project. Colocations will spur revitalization in the project areas and enhance County service delivery. Two examples are the Original Mount Vernon High School redevelopment (direct access to the future BRT on Rt. 1; variety of County services provided on site, coupled with career and workforce development via non-profits) and Reston Town Center North (joint development with Inova for an enhanced layout in close proximity to Reston Town Center) including enhanced County facilities – Library and Shelter.

4. Do we have any idea when the Commercial tax base may come back to more normal levels? The Department of Tax Administration (DTA) has indicated that this is difficult to predict but believes it will take several years to normalize. With more teleworking and hybrid working from home, the trend is to repurpose office buildings and there has been a slowdown in new building development. The County has a 25% goal for commercial real estate and is currently at 15.5%.

5. Anna Shaprio (Deputy Director of Housing and Community Development (HCD)) mentioned a biannual report that she would provide to the Planning Commission which includes information about the preservation of affordable housing.

Please find attached the Not in Package (NIP) Item which was sent to the Board of Supervisors explaining the 2022 survey results. Please note that this information was not distributed publicly given the sensitivity of the address information. Should you have any specific questions please contact Bree Fuller, the Preservation officer within HCD.

6. The Planning Commission would like to better understand the Department of Transportation's TPP which is the bulk of their CIP; the status of several projects along the Rt 7 corridor, and how does the public can find out about project statuses.

DOT is scheduled to present to the PC CIP Committee on March 21.

7. Explain the Early Childhood fund.

The mission of the Early Childhood Birth to 5 Fund is to build capacity and support the expansion of the County's Equitable Early Childhood System. The Fund supports a comprehensive approach to advancing and expanding the County's early childhood system by providing full and equitable access to high-quality affordable early care and education for young children. This advances the goal of the Board of Supervisors to ensure that every child in Fairfax County has equitable opportunities to thrive. Fund 40045, Early Childhood Birth to 5, was established to serve as a dedicated funding source to build capacity and support the expansion of the County's Equitable Early Childhood System. Funding which supports early childhood programs is included in the fund. The Early Childhood Birth to 5 Fund is administered by the Department of Neighborhood and Community Services (NCS), Early Childhood Programs and Services (ECPS) division.

Periodically, the Early Childhood Birth to 5 fund balance has been used to transfer funds to capital projects to support the inclusion of Early Childhood in CIP projects. The most recent example occurred in FY 2022 when \$5 million was transferred from the Early Childhood Birth to 5 fund to the Kingstowne colocation project to support childcare at the complex.

Most of the funding to support this initiative comes from the General Fund; however, there is a small amount of revenue from other sources as seen below.

FUND STATEMENT

Category	FY 2023 Actual	FY 2024 Adopted Budget Plan	FY 2024 Revised Budget Plan	FY 2025 Advertised Budget Plan
Beginning Balance	\$10,583,969	\$10,180,432	\$17,874,377	\$17,061,136
Revenue:				
Child Care Services for Other Jurisdictions	\$6,448	\$155,918	\$155,918	\$155,918
USDA Grant-Gum Springs Head Start	55,038	44,689	44,689	44,689
Home Child Care Permits	10,192	15,353	15,353	15,353
Late Payment and Returned Check Fees	11,153	0	0	0
Total Revenue	\$82,831	\$215,960	\$215,960	\$215,960
Transfers In:				
General Fund (10001)	\$33,286,113	\$34,071,953	\$34,071,953	\$34,785,871
Total Transfers In	\$33,286,113	\$34,071,953	\$34,071,953	\$34,785,871
Total Available	\$43,952,913	\$44,468,345	\$52,162,290	\$52,062,967
Expenditures:				
Personnel Services	\$6,044,659	\$6,829,119	\$6,829,119	\$7,176,331
Operating Expenses ¹	20,033,877	27,458,794	28,272,035	27,825,500
Total Expenditures	\$26,078,536	\$34,287,913	\$35,101,154	\$35,001,831
Total Disbursements	\$26,078,536	\$34,287,913	\$35,101,154	\$35,001,831
Ending Balance	\$17,874,377	\$10,180,432	\$17,061,136	\$17,061,136

8. Does FCPS have any plans to update the alternative schools?

Attached is a list of the alternative school locations (non-traditional programs, special education, interagency programs, etc.). Renovations are based on a renovation queue, adopted by the School Board in 2009, and shown in the CIP schedule of projects. None of the alternative school locations are on the current renovation queue. The School Board directed FCPS staff to begin development of a new renovation queue and staff have begun working on this. Once adopted by the School Board, a new renovation queue will be incorporated in future CIPs.

9. What percentage of school projects are receiving sustainability improvements, what is the cost differential?

All FCPS renovation and new construction projects are designed to include environmental sustainability features and follow CHPS (Collaborative for High Performance Schools) guidelines. CHPS is similar to the well-known LEED scoring system, but is tailored specifically for the design of schools. Some examples that each project includes are:

- Performance improvements to the thermal envelope (exterior walls, windows and glass, and roofs)
- Reinforcing/strengthening roof structure on renovation areas and designing roof structures on new construction/additions to accommodate the addition of photo voltaic panels in the future. FCPS is exploring funding and partnership vehicles to move forward with the inclusion of the panels.
- Higher efficiency HVAC systems.
- Where feasible, FCPS is exploring the usage of ground-source geothermal systems.

- Minimizing “land-locked” interior spaces so that natural lighting can be harvested throughout the space allowing lower electric light levels.
- All lighting is energy efficient LED.
- Projects are now exploring all-electric appliances in the food service areas and minimizing, if not eliminating the need for fossil fuels (with the exception of emergency generators).
- Stormwater management systems to treat water quality and quantity issues on site and the inclusion of native and drought resistant species in landscape development plans.

The cost percentage variation on any individual project is based on what the sustainable features are and is difficult and subjective to quantify as each project is wholly unique. Moving forward, FCPS is striving to decrease the building’s carbon footprint with the goal of improving towards Net Zero Energy (NZE) operations. A reasonable estimation for costs to improve from traditional design and construction to NZE would be an increase of \$75/square foot (or about 5%-6% of the construction cost). This is an estimation, however, dependent on many factors affecting the design to include renovation projects vs. new construction projects.