

# City Service Area Community & Economic Development

## UNDERGROUNDING PROJECT

### Before Undergrounding



### After Undergrounding



Tully Rd. West of Kenoga Dr.  
Tully Community Center/Ball Fields

**Mission:** To manage the growth and change of the City of San José to encourage a strong economy, create and preserve healthy neighborhoods, ensure a diverse range of employment and housing opportunities, and encourage a diverse range of arts, cultural, and entertainment offerings.

The Developer Assisted Projects Capital Program reimburses developers for the construction of street improvements throughout the City, encourages the undergrounding of existing overhead utilities, and facilitates funding of development-related public improvement construction through special districts. As part of the Community and Economic Development City Service Area, the major objective of the capital program is to ensure that residential developments within San José include the construction of public improvements necessary to maintain or improve the infrastructure of the City.

Developers who construct residential dwelling units pay contributions to the Residential Construction Tax Contribution Fund. In turn, payments from the fund are made to developers who construct eligible improvements if those improvements are contiguous to existing or proposed residential development.

Underground Utility Districts are established using fees collected from developers. Undergrounding projects are prioritized within a five-year plan based on several criteria, the most important of which is the value of fees collected within the proposed Underground District. Other criteria include whether or not the underground work can be coordinated with other capital

improvement work such as street widening, and equity in the amount of undergrounding approved among City Council Districts.

The Contingent Lien District Fund is used to facilitate cost sharing agreements through special districts between private parties regarding the construction of significant public improvements as required by the City for development projects. As funds are collected, projects are constructed as specified by the original district agreements.

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## CSA CAPITAL PROGRAM

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- Developer Assisted Projects

# City Service Area

## Community & Economic Development

### Recent Accomplishments

- The White Rd. Rule 20A Undergrounding Project, completed spring 2021.
- Expected completion of construction of the Delmas/Park Rule 20B, summer 2021.

### Program Highlights

#### Developer Assisted Projects Capital Program

2022-2026 Adopted CIP: \$20.4 million

***Undergrounding Projects – Rule 20A (Through Rule 20A, the California Public Utilities Commission requires Pacific Gas and Electric (PG&E) to set aside funds annually to finance the undergrounding of overhead electrical facilities located on public streets within the City of San José.)***

- Monterey Rd. Rule 20A Underground Utility District
- Tully Rd. Rule 20A Underground Utility District
- Lincoln Ave. Rule 20A Underground Utility District

***Undergrounding Projects – Rule 20B (Rule 20B Underground Utility Districts combine several smaller undergrounding projects into one large project to benefit from economies of scale.)***

- McKee Rd. between Jose Figueres Ave. and North Jackson Ave. Rule 20B Underground Utility District

#### ***Residential Construction Tax Contribution Fund Street Improvement Projects***

- Hillsdale Avenue (Communications Hill, KB Homes)

#### ***Contingent Lien Projects***

- Quimby/Fowler Creek Riparian Restoration

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### CSA OUTCOME

(Supported by the Capital Program)

- ✓ Safe, Healthy, Attractive, and Vital Community

# City Service Area

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### Performance Measures

A set of consistent and comprehensive performance measurements along with targets and goals have been established for the entire capital program and adopted for each individual CSA. Measures focus on schedule (cycle time) and project delivery cost. Please see Budget Guide section narrative for additional information on capital performance measures.

### Outcome: Quality CIP Projects Delivered On-Time and On-Budget

5 Year Strategic Goals		2019-2020 Actual <sup>1</sup>	2020-2021 Target	2020-2021 Estimate	2021-2022 Target	5-Year Goal
Community and Economic Development CSA delivers quality Capital Improvement Program (CIP) projects on-time and on-budget	1. % of CIP projects that are completed within the approved baseline budget <sup>2</sup>	N/A	90%	N/A	90%	90%

<sup>1</sup> The 2019-2020 Actual number of projects may vary from the 2019-2020 Estimate, as documented in the 2020-2021 Adopted Budget, because of revision to the date of estimated beneficial use of the project being revised and the project expected to be delivered in the following fiscal year. Also, the number of projects may change with the inclusion of projects in the 2019-2020 Actual not originally included in the 2019-2020 Adopted Budget Estimate due to incomplete project information at that time.

<sup>2</sup> Projects are considered “completed” when final cost accounting has occurred, and the project has been accepted. Projects are considered “on budget” when the total expenditures do not exceed 101% of the baseline budget.

For the purposes of reporting performance measures, Developer Assisted Projects (DAP) in the CIP are generally captured in the Transportation and Aviation Services (TAS) CSA performance measures. These projects were moved to the TAS CSA as the work performed to deliver the DAP is done by the roadway and street light engineering staff. However, projects related to the Contingent Lien District will be tracked within this CSA and will be reported on when they are completed.

# Capital Program Summary by City Service Area

## Community and Economic Development

	<u>2021-2022 Budget</u>	<u>2022-2026 CIP Budget</u>	<u>Total Budget (All Years)</u>	<u>Start Date</u>	<u>End Date</u>
<b><u>Developer Assisted Projects</u></b>					
Capital Program and Public Works Department Support Service Costs	69,000	424,000	1,177,938	Ongoing	Ongoing
City Hall Debt Service Fund	12,000	64,000	122,000	Ongoing	Ongoing
Contingent Lien District Administration	26,000	146,000	226,753	Ongoing	Ongoing
Evergreen Creek District Reserve	1,095,685	1,095,685	1,095,685	N/A	N/A
Evergreen Specific Plan District Reserve	135,420	135,420	135,420	N/A	N/A
General Fund - Interest Income	40,000	200,000	387,019	Ongoing	Ongoing
PG&E/Private Electrical Service Panel Conversion Reimbursement	145,500	454,500	468,000	Ongoing	Ongoing
Quimby/Fowler Creek Riparian Restoration	1,500,000	1,500,000	1,682,184	3rd Qtr. 2014	3rd Qtr. 2022
Reimbursement to Developers for Center Strip Paving	100,000	500,000	886,978	Ongoing	Ongoing
Reimbursement to Developers for Landscaping	150,000	750,000	1,057,875	Ongoing	Ongoing
Residential Program Administration	35,000	175,000	455,402	Ongoing	Ongoing
Silicon Valley Bridge District Reserve	293,751	293,751	293,751	N/A	N/A
Silver Creek Development District 1A Reserve	287,248	287,248	287,248	N/A	N/A
Silver Creek Development District 1B Reserve	201,556	201,556	201,556	N/A	N/A
Street Improvements for New Development	100,000	500,000	646,000	Ongoing	Ongoing
Underground Utility Administration (20A)	315,000	1,705,000	3,485,414	Ongoing	Ongoing
Underground Utility Administration (20B)	100,000	550,000	1,097,995	Ongoing	Ongoing
Underground Utility Program (20B)	<u>1,375,000</u>	<u>8,403,000</u>	11,720,164	Ongoing	Ongoing
<b>Total: Construction/Non-Construction</b>	<b>5,981,160</b>	<b>17,385,160</b>			
Ending Fund Balance	<u>9,703,936</u>	<u>3,051,936</u>	**		
<b>Total: Developer Assisted Projects</b>	<b>15,685,096</b>	<b>20,437,096</b>	**		
<b>CSA Total: Construction/Non-Construction</b>	5,981,160	17,385,160	**		
Ending Fund Balance	<u>9,703,936</u>	<u>3,051,936</u>	**		
<b>CSA Total:</b>	<u>15,685,096</u>	<u>20,437,096</u>	**		

\*\* The 2021-2022 through 2024-2025 Ending Balance are excluded from the FIVE-YEAR TOTAL USE OF FUNDS to avoid multiple counting of the same funds.