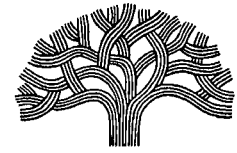


CITY OF OAKLAND



Affordable Housing & Infrastructure Bond (I-Bond) Public Oversight Committee
1 Frank H. Ogawa Plaza, Hearing Room 3
Oakland, California 94612

All persons wishing to address the Committee must complete a speaker's card, stating their name and the agenda item (including "Open Forum") they wish to address. The Committee may take action on items not on the agenda only if findings pursuant to the Sunshine Ordinance and Brown Act are made, that the matter is urgent or an emergency. Presentations are limited to three minutes.

The Affordable Housing & Infrastructure (I-Bond) Public Oversight Committee meetings are held in wheelchair accessible facilities. Contact Treasury Bureau, 150 Frank Ogawa Plaza, Suite 5330, or call (510) 238-6508 for additional information.

AGENDA

REGULAR MEETING of the AFFORDABLE HOUSING & INFRASTRUCTURE (I-BOND) PUBLIC OVERSIGHT COMMITTEE

MEMBERSHIP

Ellen Wu, Chairperson
Daniel Swafford, Vice Chairperson
Gary Jimenez, Member
Carroll Fife, Member
Ken Lupoff, Member
Gloria Bailey-Ray, Member
Michael Pyatok, Member
Danielle J. Harris, Member

DATE: Monday, September 23, 2019
TIME: 5:00 pm – 7:00pm
PLACE: 1 Frank Ogawa Plaza, Hearing Room 3
Oakland, California 94612

ORDER OF BUSINESS

- I. Roll Call and Determination of Quorum
- II. Open Forum/Public Comment

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1 Frank H. Ogawa Plaza, Hearing Room 3
Oakland, California 94612

- III. Approval of Draft Minutes from the Committee meeting of July 1, 2019
- IV. FY 2019-2021 Budget Summary
 - a. Department of Transportation
 - b. Public Works Department
 - c. Housing Community Development Department
- V. Review and Discuss Draft Report Template (*Attachment A-1 DOT/OPW and Attachment A-2 HCD*)
- VI. Appointment of Committee Member Baldomero Gonzalez for District 1 by City Council on September 17, 2019
- VII. Form 700 Filing
- VIII. Discussion of Next Steps
 - a. Identify Future Agenda Items
 - b. Confirm next meeting
- IX. Open Forum/Public Comment
- X. Adjournment

Attachment A-1

Questions Regarding Expenditure of Measure KK Funds

OPW and OakDOT

Thank you for providing us with information about the expenditures of Measure KK infrastructure bond funds. Please complete the attached spreadsheet with details about the projects, as well as the questions below. In addition to listing the projects that have been allocated funds, please complete the spreadsheet with the top five projects that did not score high enough to get funded.

1. Please describe how the new CIP prioritization process was used.
2. What is limiting your capacity to implement the projects? How do you plan to address these issues?
3. Please describe how staff vacancies have impacted your ability to implement the project and spend the funds. How long have these positions been vacant?
4. How are decisions made about what parts of the project goes to an external consultant versus city staff? What factors are being considered?
5. Please list the projects that are currently on the CIP list that were not on the list in the 2017-2019 budget cycle, regardless if they were allocated bond funding. Which of these received bond funding?

Reported information as of: (fill in date)

Name of Project	Address/Location	Description of Project that was used to evaluate it	Department (Park, Library, Fire, etc.)	Funding Round (1 or 2)	Which bucket is funding from (parks, library, fire, etc.)	Funding Allocated

Attachment A-1

Funds Spent as of X	Funding Encumbered	% Spent & Encumbered	Balance Remaining	How much other funding was leveraged? Please list the funding amount and source	% spent on external consultants

Attachment A-1

% spent on city staff	% spent on overhead	Original timeline	Project start date	What phase is the project in?	Is the project progressing w/in original timeline? If no, why not?

Attachment A-1

Is project anticipated to be completed after original timeline? If yes, why?	Project Status	Please describe the community engagement process	What stormwater elements are included? If none, please explain	What are the multi-benefit elements of this project?	Census Tract	City Council District	What was the CIP score?

Attachment A-2

Questions Regarding Expenditure of Measure KK Funds

HCD

Thank you for providing us with information about the expenditures of Measure KK infrastructure bond funds. Please complete the attached spreadsheet with details about the projects, as well as the questions below.

1. Is there anything limiting your capacity to use the funds? How do you plan to address these issues?
2. Please describe how staff vacancies have impacted your ability to implement the programs and spend the funds. How long have these positions been vacant?
3. What is the current average AMI for all of the units? How are you ensuring that 20% of all new construction units needs to be below 30% AMI?
4. Describe any criteria or point system that was used to determine which projects received funding.
5. For the acquisition rehab projects, please describe the resident participation that the developer has used.
6. For new construction projects, are there requirements for the developer to engage in a community acceptance process and if so, what are they? How do you ensure that the developer actually implements the process?
7. How much of the infrastructure bond funds has been allocated to rehabilitation compared with new construction?
8. For occupied acq-rehab, do the affordability numbers reflect the affordability level of the rents at acquisition or the income levels of residents?
9. What demographic data, specifically race/ethnicity, do you collect for initial occupancy and annual reporting?
10. Do you have a plan to lower rents over time? If so, please describe. If not, please describe how you plan to stabilize or regulate rents over the long term.

Attachment A-2

<i>Project Type</i>	<i>Project Name</i>	<i>Developer/ Project Sponsor</i>	<i>Location/ Address</i>	<i>Council District</i>	<i>Census Tract</i>	<i>Funding Round (1 or 2)</i>	<i>Funding Awarded</i>	<i>Funding Encumber ed</i>	<i>Funds Spent</i>	<i>Unspent funds as of</i>	<i>Total Number of Units</i>
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Income Mix (# of units)	Unit Size Mix (# of units)			
Extremely Low-Income @ <20% AMI	Extremely Low-Income @ 21-30% AMI	Very Low- Income @ 31- 50% AMI	Low- Income @ 51- 80% AMI	Moderate- Income @ 81-120% AMI
			Market Rate	Manager's Unit
			SRO	Studios
				1 BR
				2 BR

Total Bedrooms	Housing Type (select all that apply)	Target Population (# of units)	PSH Units	Affordable Ownership Units	Number of units occupied at time of acquisition	Total Project Budget
3 BR		HIV/AIDS				
4 BR		TAY				
		Homeless				
		Persons with Disabilities				
		Veterans				

Total City Contribution	City Contribution Per Unit	City Contributions Per Affordable Unit	City Contribution by Source
			Impact Fee
			Jobs/Housing Linkage
			Boomerang Funds
			Loan Repayments
			Measure KK
			Low/Mod Repayments
			HOME
			Land Sale Proceeds
			Other

<p>A1 Contribution</p>	<p>LHHC Contribution</p>	<p>Total State funding contribution</p>	<p>Private Debt</p>	<p>Other</p>	<p>Funding Gap</p>	<p>Date of First City Funding Commitment (MM/YY)</p>	<p>Date of first loan closing</p>	<table border="1"> <tr> <td data-bbox="1601 1822 1624 1965"> <p>Operating Subsidy</p> </td> <td data-bbox="1705 1822 1624 1965"> <p>Operating Subsidy Source (select all that apply)</p> </td> </tr> <tr> <td data-bbox="1601 1535 1624 1822"> <p>Operating Subsidy</p> </td> <td data-bbox="1705 1535 1624 1822"> <p>Units Receiving Operating Subsidy</p> </td> </tr> </table>	<p>Operating Subsidy</p>	<p>Operating Subsidy Source (select all that apply)</p>	<p>Operating Subsidy</p>	<p>Units Receiving Operating Subsidy</p>	<p>Development Status</p>	<p>Construction Start Date</p>
<p>Operating Subsidy</p>	<p>Operating Subsidy Source (select all that apply)</p>													
<p>Operating Subsidy</p>	<p>Units Receiving Operating Subsidy</p>													

Attachment A-2

Entitlement Status	Original Expected Date Units Come Online	Expected Date Units Come Online	Actual Date of Completion	Date of 50% Occupancy	Date of 100% Occupancy	Additional Details/Notes	Last Updated by Staff (YY-MM-DD)	For Mapping	Properties where tenants were at high risk of displacement
								Latitude	Longitude

Was there tenant organizing prior to purchase	Resident Demographics								
Property is in poor condition									
Property owner in violation of or has multiple complaints about building code deficiencies									
Current tenants include vulnerable populations									
For unoccupied properties, proposals serving homeless and/or extremely low-income households will be prioritized									