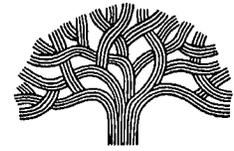


CITY OF OAKLAND



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

Affordable Housing & Infrastructure Bond (I-Bond)
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

A COMMITTEE MEETING of the Affordable Housing & Infrastructure Bond (I-Bond) Public Oversight Committee (the “I-Bond Committee”) was held on July 1, 2019 in Hearing Room 3, One Frank Ogawa Plaza, Oakland, California.

I. Roll Call and Determination of Quorum

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

- Committee Member
- Absent:**
- N/A

- Additional Attendees:
- David Jones, Secretary
 - Dawn Hort, Principal Financial Analyst
 - Ravi Patel, Deputy City Attorney

The meeting was called to order at 5:05 pm by Secretary David Jones.

II. OPEN FORUM/PUBLIC COMMENT

Public Speakers:

1. Christine Miller (ACCE)
2. David Lyons (ACCE)
3. Alma Del Angel (ACCE)

III. Welcome New Committee Member Danielle J. Harris

New Committee Member Danielle J. Harris provided a brief introduction about herself.

IV. APPROVAL OF DRAFT MINUTES for Meetings March 18, 2019

Vice Chairperson Swafford motioned to approve the minutes without changes; Chairperson Wu seconded the motion and minutes were approved.

V. Review of Draft Report Template (*Attachment A-1 DOT/ OPW and Attachment A-2 HCD*)

Committee Members reviewed and discussed developing a template for the next City Council reporting assessing how well the money is spent and how it may impact social equity, displacement and affordable housing.

VI. Resignation Update of Committee Members

- a. Member Lauren Westreich resigned and new Committee Member Harris will assume her duties for District 4.
- b. Staff is working with the Mayor's Office to find a replacement for resigned Committee Member Campos for District 1.

VII. Discussion of Next Steps

- a. Identify Future Agenda Items: Invite all three departments (Oakland Public Works, Department of Transportation and Housing Community Development) to the next scheduled meeting to present a brief summary of the final budget and address questions regarding the draft template.
- b. Confirm next meeting: Meeting date and time has been scheduled as follows:
 - Monday, September 23, 2019 at 5:00-7:00PM

VII. OPEN FORUM/PUBLIC COMMENT

No Public Speaker

VIII. ADJOURNMENT

The meeting adjourned at 6:53 pm.

DAVID JONES, COMMITTEE SECRETARY

DATE

A COMMITTEE MEETING of the Affordable Housing & Infrastructure Bond (I-Bond) Public Oversight Committee (the "I-Bond Committee") was held on March 18, 2019, in Hearing Room 4, One Frank Ogawa Plaza, Oakland, California.

I. Roll Call and Determination of Quorum

Committee Members

Present:

- Ellen Wu, Chairperson
- Daniel Swafford, Vice Chairperson
- Lauren Westreich, Member
- Michael Pyatok, Member
- Gloria Bailey-Ray, Member
- Carroll Fife, Member
- Ken Lupoff, Member

Committee Member

Absent:

- Gary Jimenez, Member
- Fernando Campos, Member

Additional Attendees:

- Katano Kasaine, Director of Finance/Treasurer
- David Jones, Secretary
- Dawn Hort, Principal Financial Analyst

The meeting was called to order at 5:09 pm by Secretary David Jones.

II. OPEN FORUM/PUBLIC COMMENT

Public Speakers:

1. Maryann Tekverk (Save the Bay)
2. Zac Unger (Local 55 IAFF)
3. Dianne Schnapps (Oakland Fire/Resident)

III. APPROVAL OF DRAFT MINUTES FROM THE COMMITTEE MEETING OF MARCH 18, 2019

Committee Member Westreich moved to accept the minutes without changes; Vice Chairperson Swafford seconded the motion and minutes was approved.

IV. BUDGET RECOMMENDATIONS AND CIP PRIORITIZATION PROCESS UPDATE

- a. Department of Transportation
- b. Public Works Department

The Oakland Public Works (OPW) and Department of Transportation (Oak DOT) presented the status of the CIP prioritization process, and expenditures for Measure KK projects.

A copy of the presentation "CIP Prioritization Process, Budget & Measure KK Expenditure Update" and "Repave Oakland – Oakland's Next Paving Plan" is attached as **Appendix A**, herein.

c. Housing Community Development Department

Michele Byrd, Director of the Housing Community Development Department provided status on the expenditures of the \$55 million that has been allocated from the first bond issuance. Ms. Byrd indicated that majority of the \$55 million have been spent and allocated.

V. DISCUSS AGENDA REPORT PROCESS AND FINDINGS

- a. Identify main points for Finance and Management Committee meeting
- b. Develop timeline and steps for next report

Chairperson Wu asked for any major points from committee members to convey when she is presenting the agenda report on March 19, 2019 to the Finance and Management Committee. She suggested that committee members review and come up with a draft report template for the next round of reporting.

VI. DISCUSSION OF NEXT STEPS

- a. Identify Future Agenda Item: Invite all three departments (Oakland Public Works, Department of Transportation and Housing Community Development) to provide budget recommendations and the selection process of the CIPs. Committee members to review draft report template.
- b. Confirm next meeting: Meeting date and time has been scheduled as follows:
 - Monday, May 13, 2019 at 5:00-7:00PM

VII. OPEN FORUM/PUBLIC COMMENT

No Public Speaker

VIII. ADJOURNMENT

The meeting adjourned at 7:42 pm.



DAVID JONES, COMMITTEE SECRETARY

May 13, 2019

DATE

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

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

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

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>	<p>Operating Subsidy</p>	<p>Operating Subsidy</p>	<p>Development Status</p>	<p>Construction Start Date</p>
									<p>Operating Subsidy Source (select all that apply)</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		
								Latitude	Longitude	Properties where tenants were at high risk of displacement

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									