

Questions from the November 24, 2008 Bond Oversight Committee Meeting

Prop 1

How much do new signals cost these days?

The average cost is about \$110,000, but it can fluctuate based on location of underground utilities.

Where will you be putting in the new countdown signals (for pedestrians)?

All our new purchases are the countdown type. Our goal is to replace the one in downtown and locations with high pedestrian activity first. The current funding will allow for about 20 intersections a year to be upgraded to countdown pedestrian signals.

Where will other new signals be put in?

The new signals will be put in at locations only after study indicates there is a need for signal.

Prop 2

What are the criteria for buying land?

Yes, there is an Environmental Criteria Matrix that takes into consideration major and minor creeks located on the property, land condition, avoided pollution, contiguity to existing water quality protection lands, and recreational value.

Why are the projects that are on hold (Shoal Creek Ridgelea Storm Drain and Williamson Creek Blarwood Storm Drain) on hold?

Ridgelea Stormwater Drainage Project

Several issues arose with the initial design. Watershed Protection and Development Review Department is negotiating with a new design consultant to complete the design so that it may be permitted and advertised for bids.

Blarwood Stormwater Drainage Project

The initial design was reviewed to determine whether there were any adverse drainage impacts that might result from the proposed design. Hydrologic and hydraulic analysis determined that the proposed design would have resulted in an adverse impact to other citizens, therefore the design must be modified (will likely require a detention pond be added to the scope of the project) and the schedule will be extended.

Prop 5

What was the difference between staff recommendation and approval for the housing bonds in FY 08?

As presented by staff to the Bond Oversight Committee in June 2007

	2007	2008	2009	2010	2011	2012	2013
Prop. 5 Housing	\$5 M	\$8.3 M	\$8.3 M	\$8.3 M	\$8.3 M	\$8.3 M	\$8.5 M

As recommended by the Bond Oversight Committee in June 2007

	2007	2008	2009	2010	2011	2012	2013
Prop. 5 Housing	\$5 M	\$12 M	\$10 M	\$10 M	\$10 M	\$8 M	

To date as adopted by City Council

	2007	2008	2009	2010	2011	2012	2013
Prop. 5 Housing	\$5 M	\$8.5 M	\$10.5 M				

What will the balance of the budget for the housing market study be spent on?
Much of the balance – approximately \$100,000 -- has gone towards the Downtown Density Bonus Study being led by the Neighborhood Planning and Zoning Department.

Why didn't the Stoneridge project have to include section 8 vouchers?
AHFC's guidelines for rental housing require that any units assisted with G. O. Bond funds, as well as other AHFC funding, must accept Housing Choice (Section 8) Vouchers. This requirement was one of several conditions to which the developer, Post Properties, would not agree.

Although the AHFC treasurer (NHCD director) has the ability to grant such waivers of guidelines administratively, staff brought this request to the AHFC Board due to the significance of the request.

The issue was presented to the Board, and a majority agreed to waive this and several other requirements in exchange for getting 30 units that would be affordable to persons at 50% MFI over a period of 40 years at this location only. The Board directed staff not to grant such waivers on future "buydown" transactions.