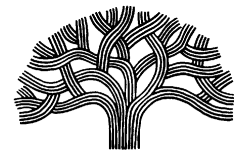


# CITY OF OAKLAND



**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.

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## **AGENDA**

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

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#### **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

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

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## **ORDER OF BUSINESS**

- I. Roll Call and Determination of Quorum
- II. Open Forum/Public Comment
- III. Welcome New Committee Member Danielle J. Harris

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

- IV. Approval of Draft Minutes from the Committee meeting of March 18, 2019
- V. Review of Draft Report Template (*Attachment A-1 DOT/OPW and Attachment A-2 HCD*)
- VI. Resignation Update of Committee Members
  - a. Lauren Westreich
  - b. Fernando Campos
- VII. Discussion of Next Steps
  - a. Identify Future Agenda Items
  - b. Confirm next meeting
- VIII. Open Forum/Public Comment
- IX. Adjournment

**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 Schnapp (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 (OakDOT) 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.

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**DAVID JONES, COMMITTEE SECRETARY**

**May 13, 2019**  
**DATE**

## APPENDIX A



# **Measure KK Oversight Board Meeting CIP Prioritization Process, Budget & Measure KK Expenditure Update**

Oakland DOT & Public Works Department  
March 18, 2019



## CIP Overview

- CIP Prioritization Process Update
- Prioritization Factors Review
- CIP Budget FY 19-21 Timeline Update
- CIP – KK Project Expenditure Review



## Citywide Prioritization Factors & Weighting System

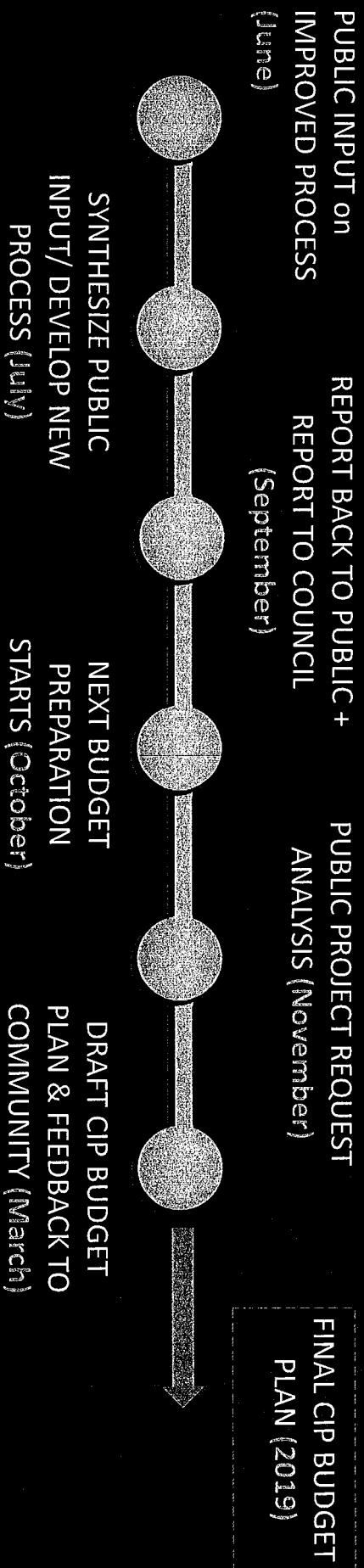
**Equity:** Investment in Underserved Oakland (16 pts.)

<b>Health &amp; Safety</b> Improves Safety & Encourages Healthy Living (16 pts.)	<b>Existing Conditions</b> Renovate or Replace Broken or Outdated City Properties (13 pts.)	<b>Economy:</b> Community Investment and Economic Prosperity (13 pts.)	<b>Environment:</b> Sustainability (11 pts.)
<b>Required Work:</b> Regulatory Mandate (10 pts.)	<b>Improvement:</b> Level and Quality of Service (8 pts.)	<b>Collaboration:</b> Multiple Asset Category Benefits/ Collaborative Opportunities (8 pts.)	<b>Shovel Ready:</b> Project Readiness (5 pts.)

**Equity** is also considered by identifying projects that **address disparities within the** Health/Safety, Economy, Environment, Improvement and Collaboration Factors



# WHAT'S NEXT?



## Capital Improvement Budget FY 19-21 Update

- **Anticipated CIP Sources of Funding**

- Measure KK
- Sewer Service Fund
- Measure B
- Measure BB
- Measure HH
- Proposition 68
- Transportation Grants
- Safety Grants
- Parks Grants
- Others



## Increasing Delivery of Projects

- CIP Budgets have tripled since FY 13-15
- Minimum of 2 ½ years to 3 years to implement most projects
- Additional project resources have been procured and requested, however further project resources will be required
- Utilization of on-call design, construction management and construction contracts to assist with project resources can help with delivery of projects



## Public Works – KK Expenditure Status

Update as of 3/18/19, AP 09-19

<b>PUBLIC WORKS: PROGRAM CATEGORY</b>	<b>FY 2017-2019 FUNDING ALLOCATED</b>	<b>AMOUNT SPENT AS OF 3/12/19</b>	<b>FY 2017-2019 BALANCE REMAINING</b>
Fire Department Facilities	\$6,237,500	\$625,243	\$5,612,257
Police Department Facilities	\$200,000	\$38,751	\$161,249
Library Facilities	\$4,375,000	\$357,435	\$4,017,565
Human Services and Parks & Recreation Facilities	\$9,265,000	\$3,434,623	\$5,830,377
Water, Energy & Seismic Projects	\$1,907,500	\$84,430	\$1,823,070
<b>TOTALS</b>	<b>\$21,985,000</b>	<b>\$4,540,482</b>	<b>\$17,444,518</b>

Note: Additional \$3.05 million encumbered.



## TRANSPORTATION– KK Expenditure Status

TRANSPORTATION	FY 2017-2019 Funding		Funds Spent as of FY 2017-2019 Balance	
	Allocated	3/12/19	Remaining	
Paving	\$25,000,000	\$12,774,840	\$12,225,160	
Complete Streets Capital (grant matching)	\$5,000,000	\$438,505	\$4,561,495	
ADA Curb Ramps	\$3,600,000	\$697,507	\$2,902,493	
Bicycle Streets Paving	\$3,000,000	\$42,478	\$2,957,522	
Sidewalk Repairs	\$2,000,000	\$614,491	\$1,385,509	
Safe Routes to School	\$2,000,000	\$80,070	\$1,919,930	
<b>TOTAL</b>	<b>\$40,600,000</b>	<b>\$14,647,891</b>	<b>\$25,952,109</b>	

Note: Additional \$5.3 million encumbered



# TRANSPORTATION- PROPOSED REALLOCATION

TRANSPORTATION	FY 2017-2019 Funding		New Total
	Allocated	Proposed Reallocation	
Paving	\$25,000,000	+\$3,250,000	\$28,250,000
Complete Streets Capital (grant matching)	\$5,000,000	-\$1,750,000	\$3,250,000
Safe Routes to School	\$2,000,000	-\$1,500.000	\$500,000



A high-contrast, black and white photograph of a construction worker in a trench. The worker is wearing a hard hat and safety gear, and is using a tool to work on the ground. The background shows a city street with buildings and a car.

# Re pave Oakland

## Oakland's Next Paving Plan

Oakland Department of Transportation

# Quick Definitions

## Pavement Condition Index (PCI)

A grade that describes the condition of a street on a scale of 0 to 100. Anything between 0-50 is a street in poor condition. 100 is a brand new street.

## Planning Area

A simple way of referring to different parts of Oakland:

- Central East Oakland
- Coliseum/Airport
- Downtown
- East Oakland Hills
- Eastlake/Fruitvale
- Glenview/Redwood Heights
- North Oakland Hills
- North Oakland/Adams Point
- West Oakland



# Quick Definitions

## Underserved Populations

Populations and communities that have experienced historic or current disparities.

This definition includes **people of color, low-income households, people with disabilities, households with severe rent burden, people with limited English proficiency, and youth/seniors.**

## Equity

**Equity is a goal.** It means that your identity has no detrimental effect on opportunities and outcomes for our City's residents. **To achieve equity, we prioritize the needs of underserved populations.**

# Paving Basics

## Pavement Condition Index (PCI)

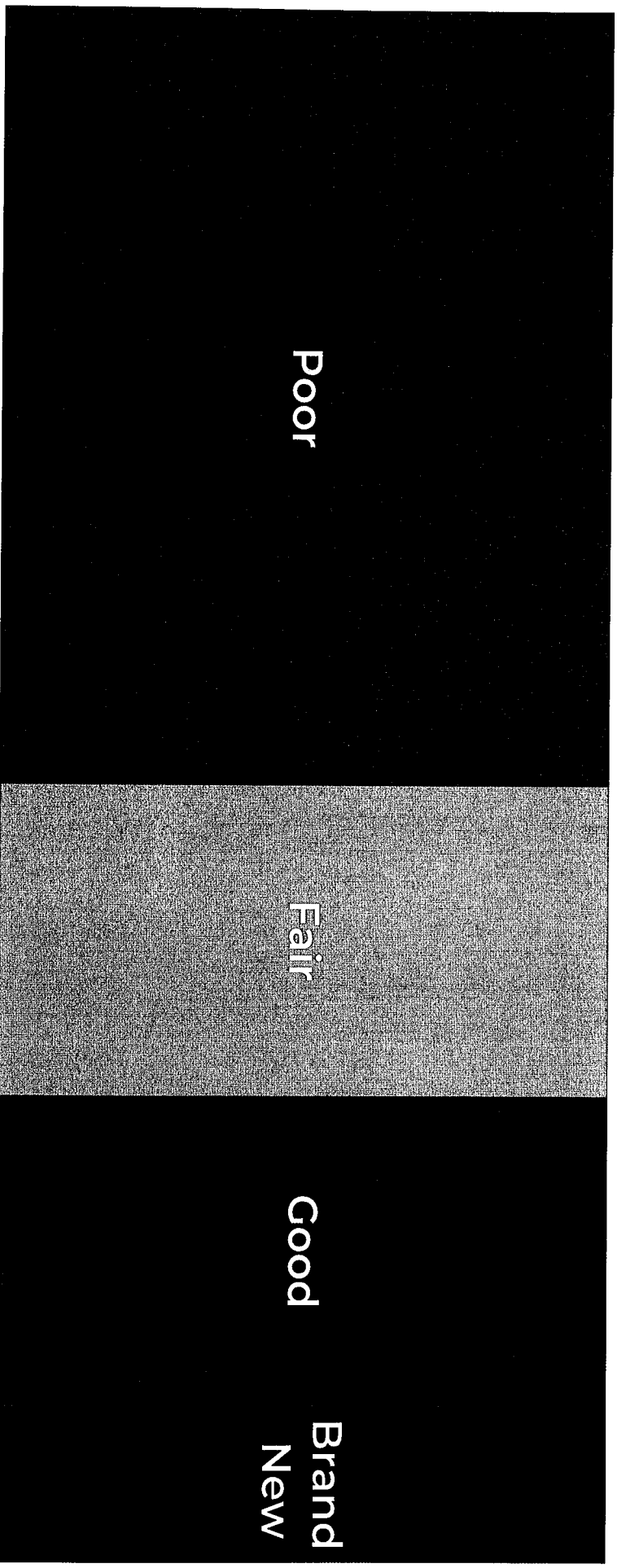
- A numeric grade that scores the condition of street on a scale of 0 to 100.

0

50

70

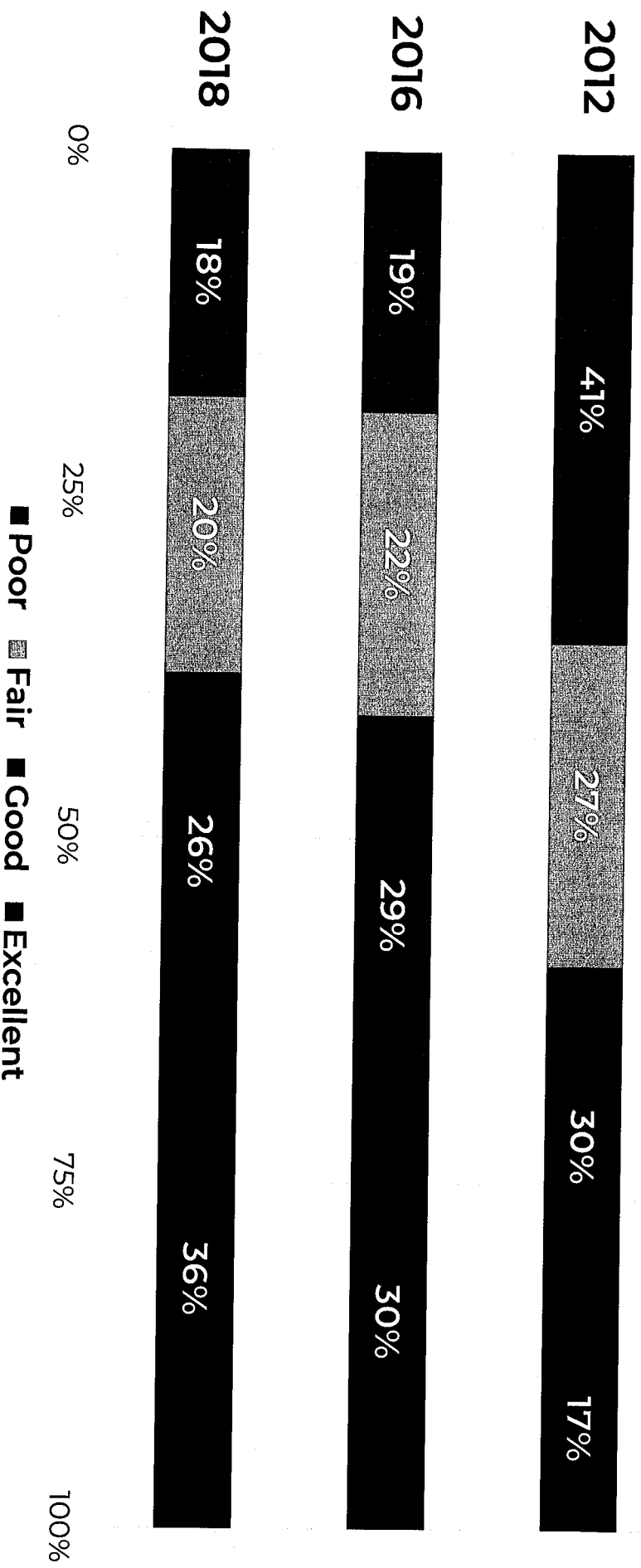
90 100



# Current Conditions

## Major Streets Have Improved

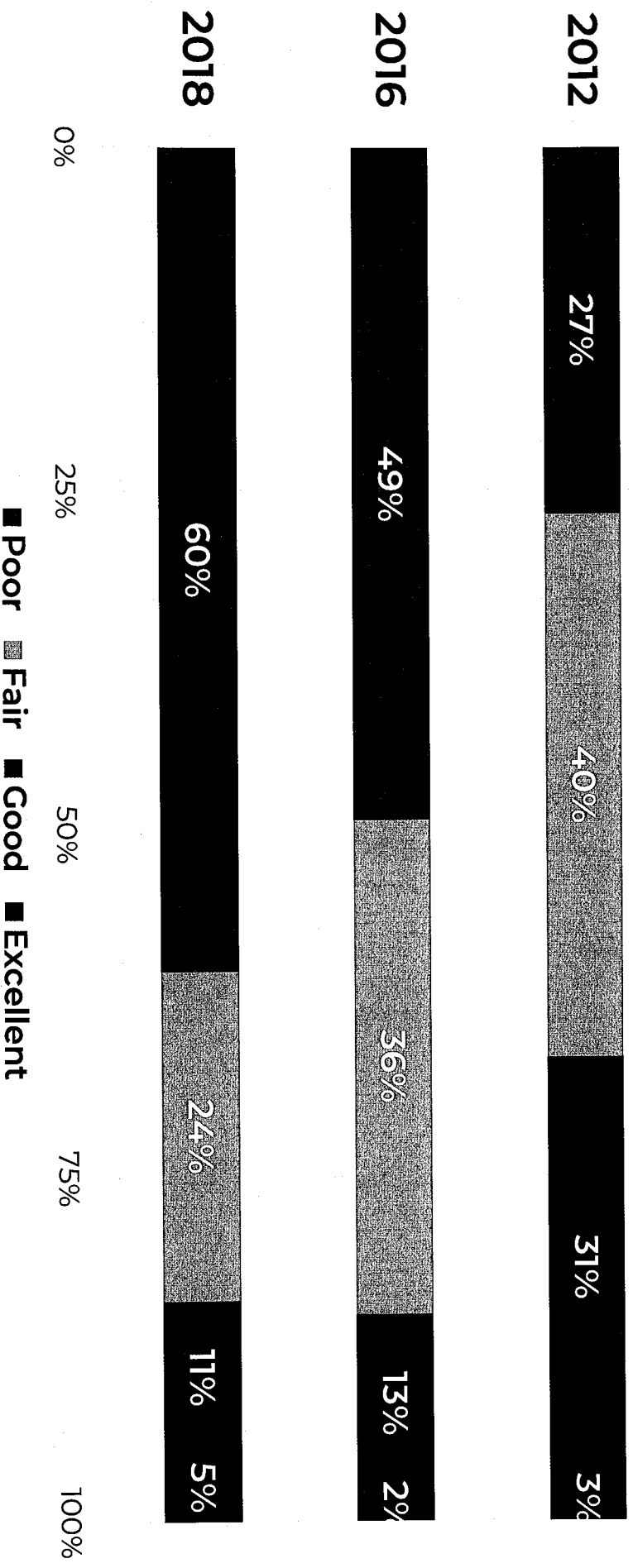
- An increasing majority of Oakland's major streets are now in good or excellent condition
- Examples: MLK Way, E 14<sup>th</sup> St



# Current Conditions

## Local Streets Need Improvement

- Local streets are neighborhood streets and collectors that support local traffic on their way to major streets.
- The majority of Oakland's local streets are now in poor condition



# 2014 Five Year Prioritization Plan

## Five Year Plan

- **Streets with more vehicle volume** because heavier vehicles = more wear and tear
- Both **preventative and significant maintenance** to stretch life of paving

80%

## Worst Streets

- Selected based on **input from City Council**, staff recommendation based on **complaints**, and **street condition assessment**
- Utility cost-share

20%

# 2019 3-Year Paving Plan

3

Demonstrate quick action with a **3-year citywide paving plan.**

100

Deliver **\$100M in paving construction**, tripling average annual spending.

75

**Prioritize \$75M on local streets** to improve neighborhood quality of life.

100M

## Major Streets

25M

Program funds **citywide** to keep major streets in **good condition**

Prioritize individual streets by **street condition** and **traffic safety history**

PCI Goal

70



70

## Local Streets

75M

Program funds in nine planning areas by **equity** and **street condition**

Prioritize individual streets by **street condition** and **school proximity**

PCI Goal

46



50

# New vs Old Plan

- With little funding for paving, Oakland historically just worked to keep major streets in fair to good condition.
- More funds are available for paving now. Because of this, the 2019 Plan can **maintain funding levels for major streets** while still increasing local streets paving.

5 Year Plan  
Per Year  
(2014)

\$11M/year

\$9M

\$2M

■ Major Streets

■ Local Streets

3 Year Plan  
Per Year  
(2019)

\$33M/year

\$8M

\$25M

\$-      \$5      \$10      \$15      \$20      \$25      \$30      \$35  
Millions



# Proposed Priorities

- Use street condition, equity, and safety to prioritize
- Utility cost-share means more streets can be fully repaved after utility construction.

10% reserved for utility cost-share      5% at Council discretion

## Local Streets

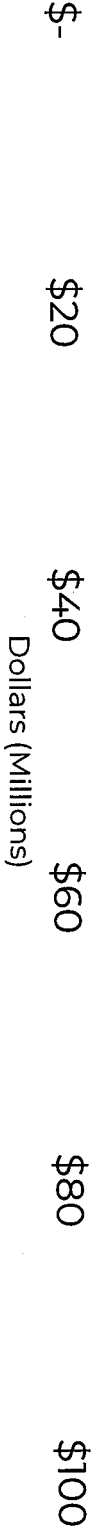
Prioritized by planning areas, equity factors, street condition, and school proximity

\$75M

## Major Streets

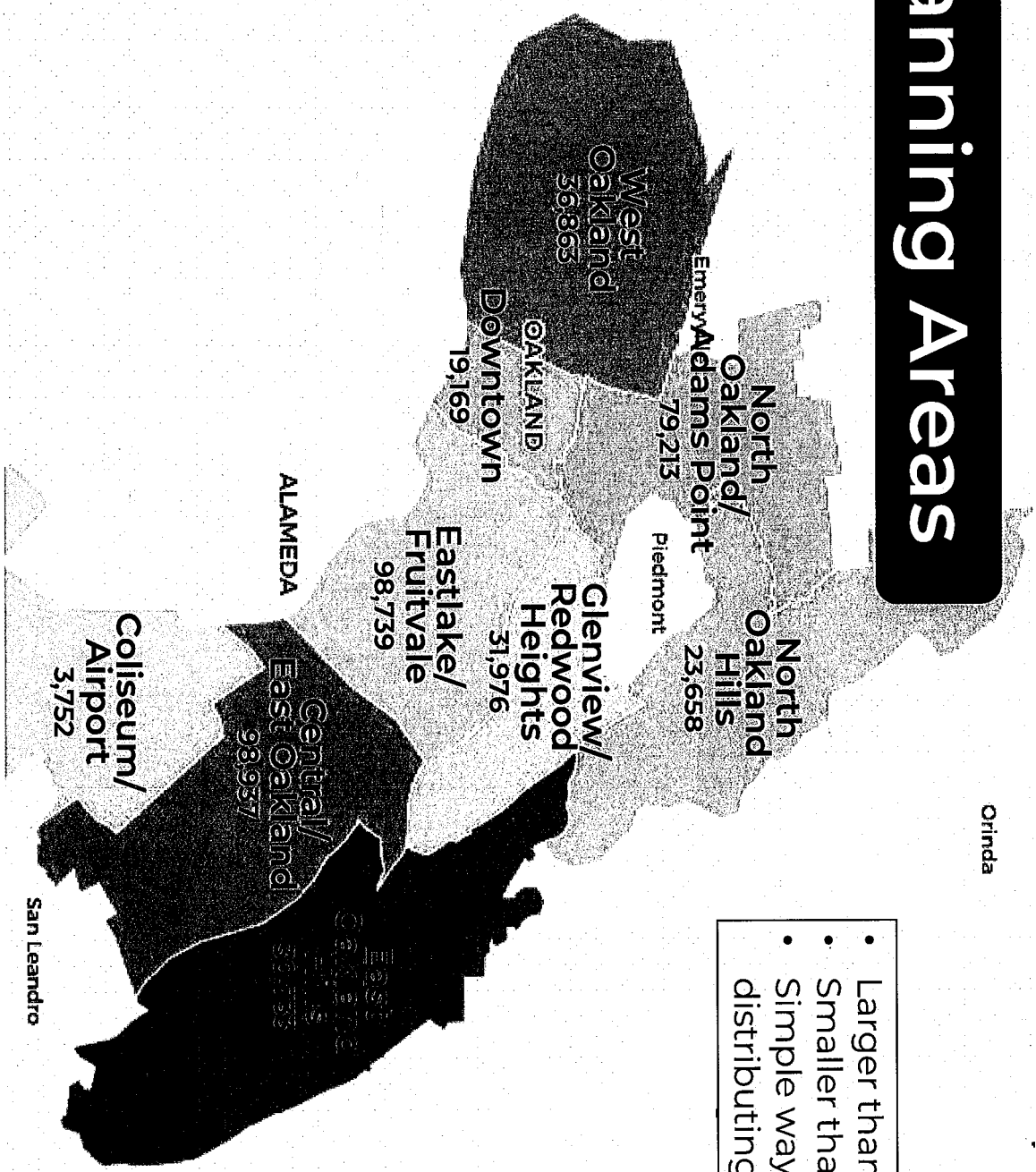
Prioritized by street condition and traffic safety history

\$25M



# Planning Areas

Orinda



- Larger than neighborhoods
- Smaller than Council Districts
- Simple way of looking at distributing paving resources

# Planning Areas

- Use Planning Areas to identify **Local Streets** needs based on **street condition**, **population density**, and **equity factors**.

	Pop.	Total Street Miles	Median Income	Avg Street Slope	% People of Color	% Low Income
Central / East Oakland	98,937	165	\$43k	1.3%	93%	55%
Coliseum / Airport	3,752	20	\$44k	2.1%	96%	50%
Downtown	19,169	40	\$40k	1.2%	76%	46%
East Oakland Hills	30,733	98	\$89k	5.1%	73%	22%
Eastlake / Fruitvale	98,739	134	\$45k	2.1%	85%	49%
Glenview/Redwood Heights	31,976	78	\$103k	4.7%	48%	16%
North Oakland Hills	23,658	110	\$158k	7.6%	31%	6%
North Oakland / Adams Point	79,213	126	\$76k	2.1%	50%	27%
West Oakland	36,863	60	\$37k	2.1%	77%	55%
Citywide	412,040	830	\$58k	3.2%	73%	39%

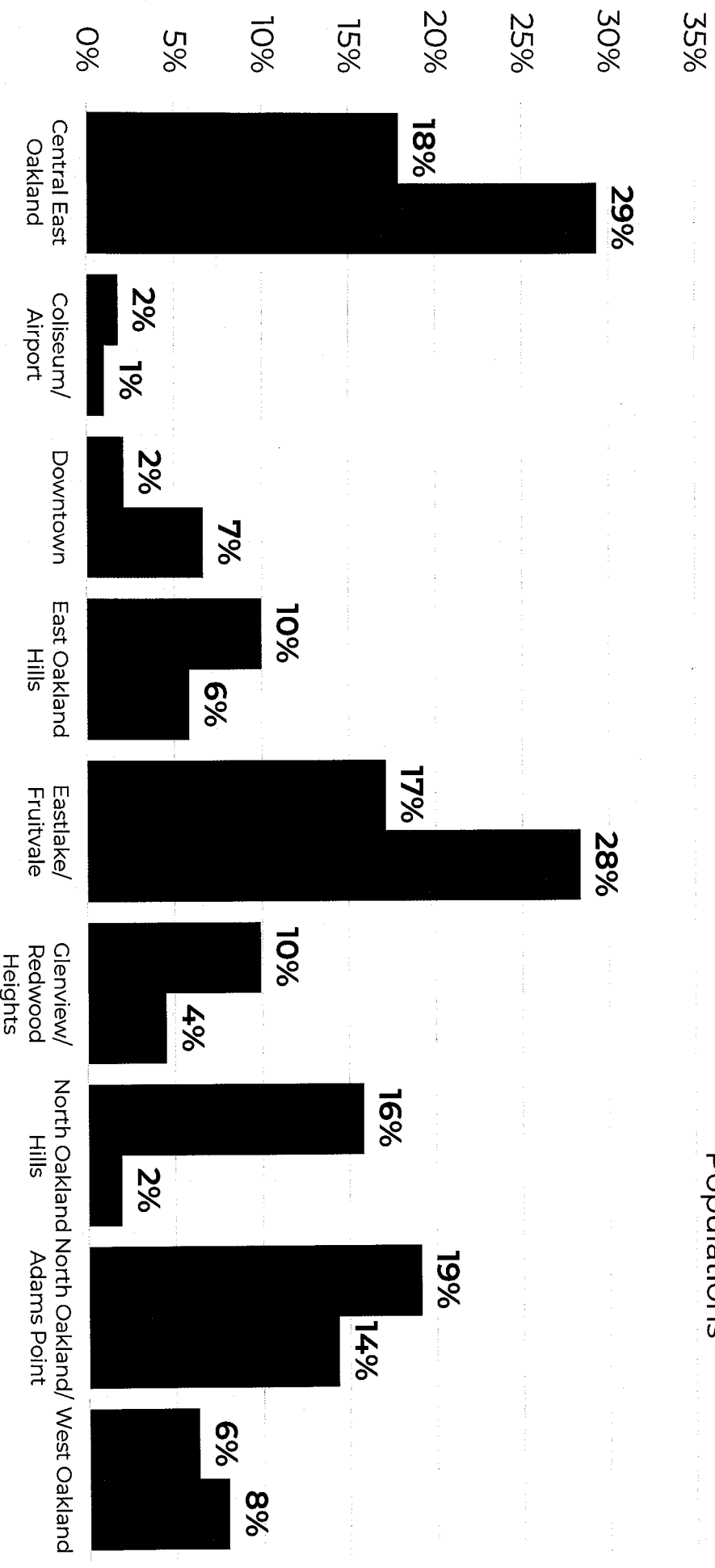
# Planning Areas

- Use Planning Areas to identify **Local Streets** needs based on **street condition, population density, and equity factors.**

	Citywide Share of Pop.	Citywide Share of Underserved Pop.	Citywide Share of Local Street Miles (PCI < 50)	Local Streets Avg PCI	People Per Local Street Mile (PCI < 50)
Central / East Oakland	24%	29%	18% / 71 mi	48	1,400
Coliseum / Airport	1%	1%	2% / 7 mi	48	536
Downtown	5%	7%	2% / 8 mi	54	2,311
East Oakland Hills	7%	6%	10% / 39 mi	51	781
Eastlake / Fruitvale	24%	28%	17% / 68 mi	48	1,460
Glenview/Redwood Heights	8%	4%	10% / 39 mi	48	818
North Oakland Hills	6%	2%	16% / 62 mi	46	379
North Oakland / Adams Point	19%	14%	19% / 75 mi	40	1,050
West Oakland	9%	8%	6% / 25 mi	47	1,040
Citywide				46	1,044

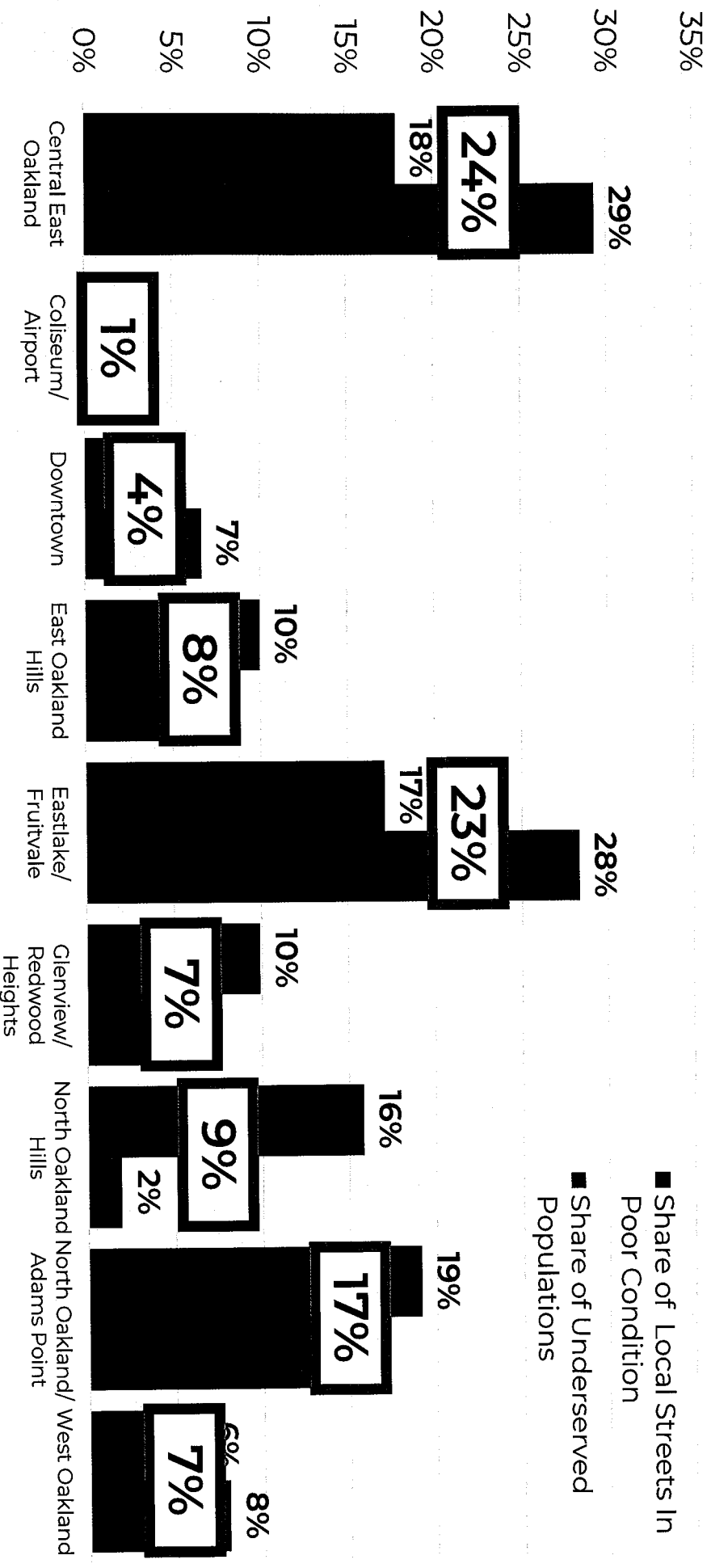
# Street Condition & Equity

- Share of Local Streets In Poor Condition
- Share of Underserved Populations

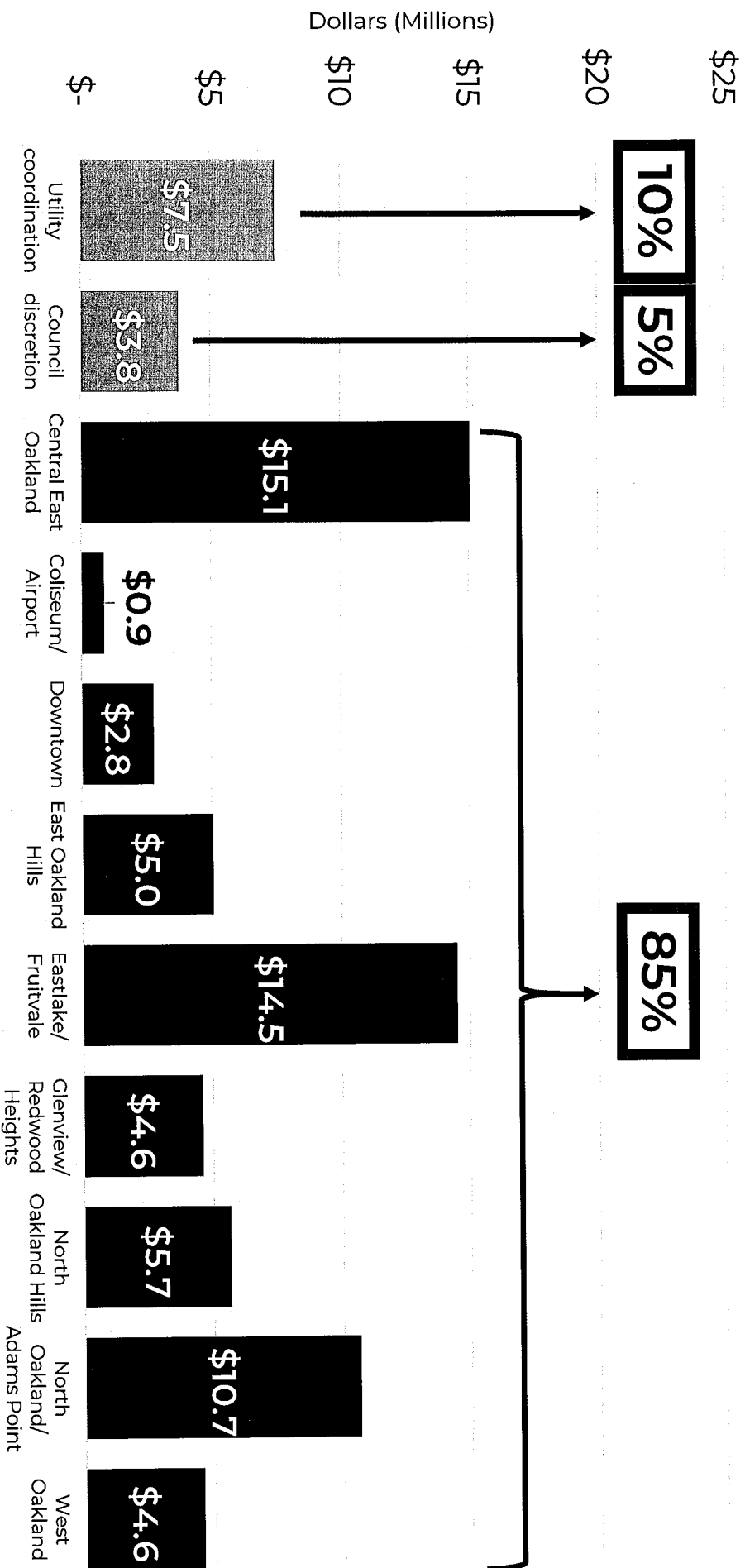


# Funding By Planning Area

- Distribute funding for local streets by the share of underserved populations and share of local street miles in poor condition



# Proposed Local Streets Funding



# Local Streets Prioritization

## Local Streets

75M

Program funds in nine planning areas by **equity** and **street condition**

Prioritize individual streets by **street condition** and **school proximity**

PCI  
Goal

46



50

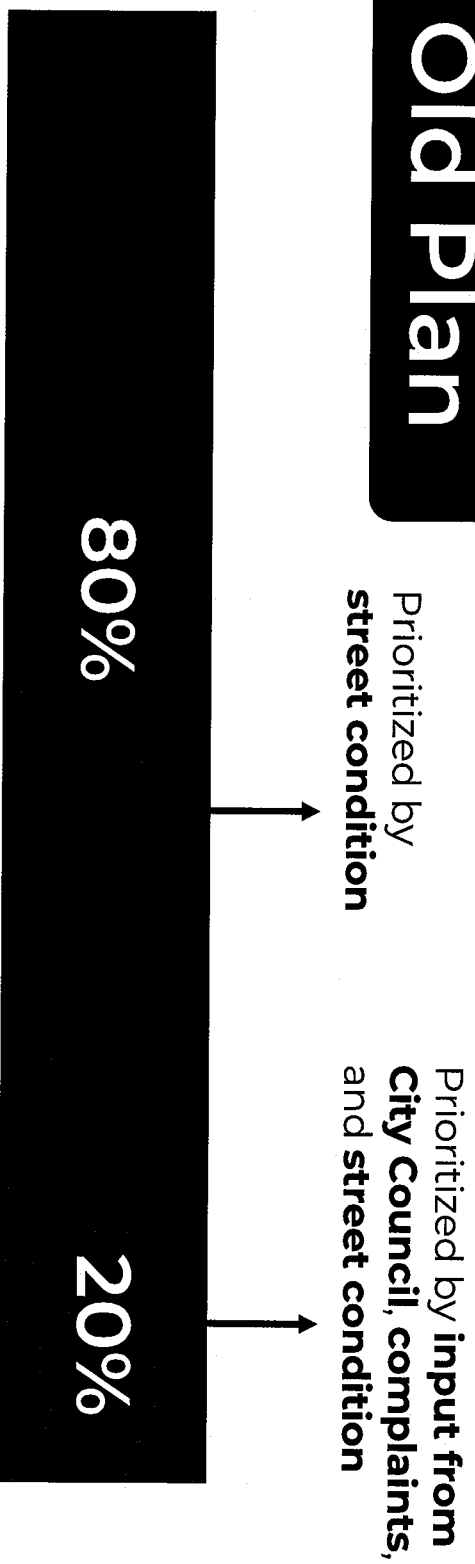
## How We Prioritized Local Streets:

1. Select streets in poor condition near schools, then
2. Select streets in poor condition in order of worst PCI until dollar target is met

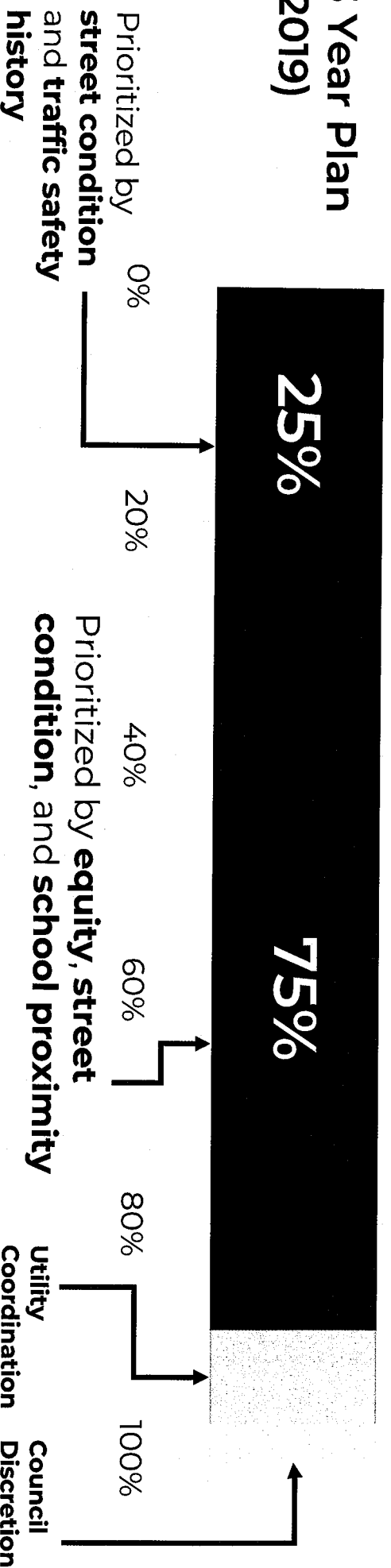


# New vs Old Plan

5 Year Plan  
(2014)



3 Year Plan  
(2019)



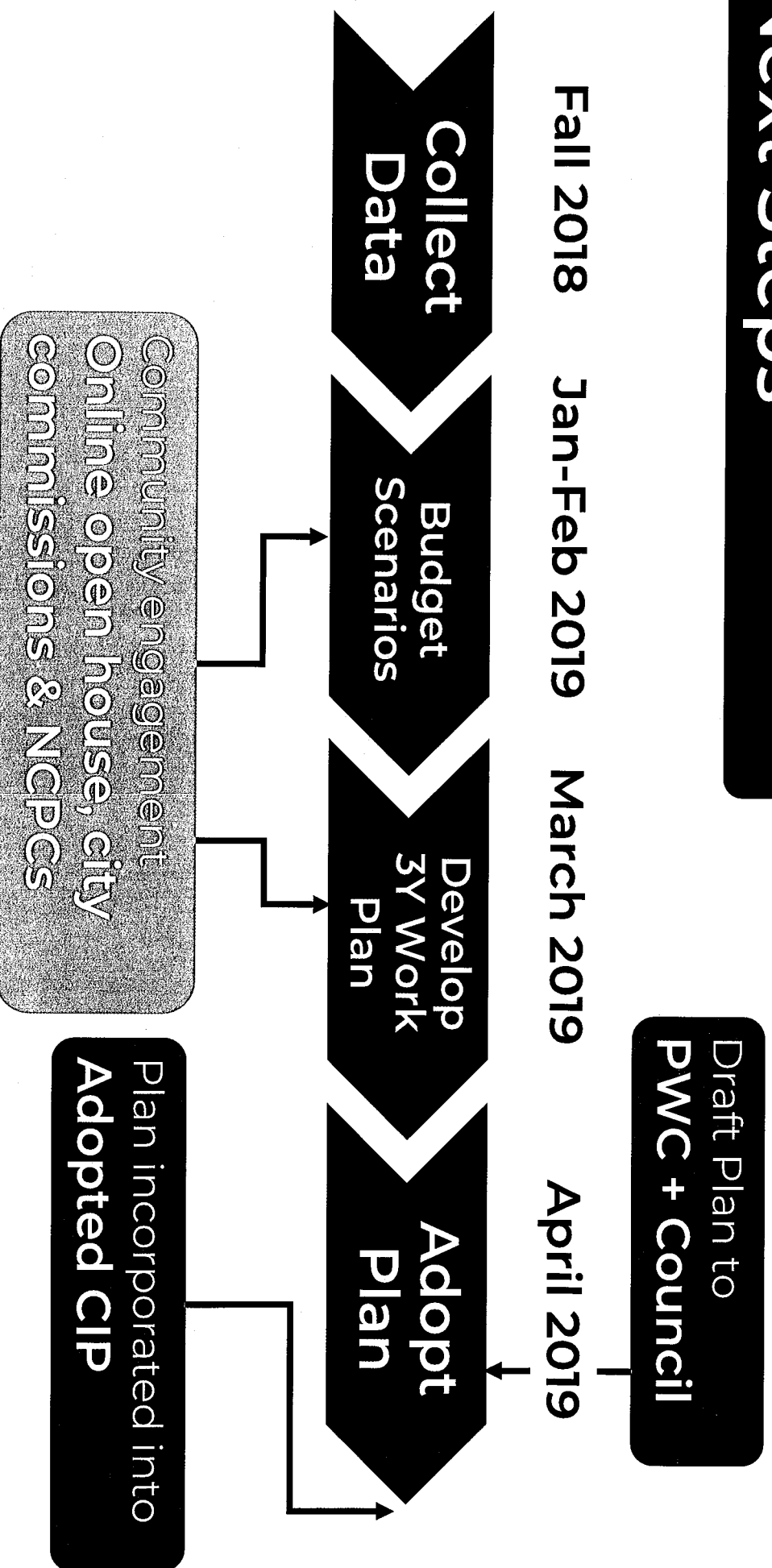
## Major Changes

- Equity-driven capital planning
- Increased local streets repaving
- Making safety routine

## Staying the Same

- Level of funding for Major Streets
- Complete Streets coordination
- Coordination with ADA Transition Plan

# Next Steps





# Thank you!

Complete Streets Paving & Sidewalks  
Oakland Department of Transportation

## 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. Please describe how staff vacancies have impacted your ability to implement the project and spend the funds.
3. Please list the projects that are currently on the CIP list that were not on the list in the last budget cycle, regardless if they were allocated bond funding. Which of these received bond funding?

ATTACHMENT A-1  
DOT/OPW

Name of Project	Address/ Location	Description of Project	Department (Park, Library, Fire, etc.)	Funding Round (1 or 2)	Which bucket is funding from (parks, library, fire, etc.)	Funding Allocated	Funds Spent as of X	Funding Encumbered

**ATTACHMENT A-1**  
**DOT/OPW**

Name of Project	Address/ Location	% Spent & Encumbered	Balance Remaining	How much other funding was leveraged?	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  
DOT/OPW**

Name of Project	Address/ Location	Is project anticipated to be completed after original timeline? If	Project Status	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 for HCD**

1. 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?
2. Describe any criteria or point system that was used to determine which projects received funding.
3. For the acquisition rehab projects, please describe the resident participation that the developer has used.
4. 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?
5. How much of the infrastructure bond funds has been allocated to rehabilitation compared with new construction?
6. For occupied acq-rehab, do the affordability numbers reflect the affordability level of the rents at acquisition or the income levels of residents?
7. What demographic data, specifically race/ethnicity, do you collect for initial occupancy and annual reporting?
8. 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.

# ATTACHEMENT A-2

HCD

<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 Encumbered</i>	<i>Funds Spent</i>

ATTACHEMENT A-2

HCD

INCOME MIX (# OF UNITS)										
Project Type	Project Name	Unspent funds as of	Total Number 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

ATTACHEMENT A-2

HCD

Project Type	Project Name	UNIT SIZE MIX (#OF UNITS)							TARGET POPULATION (#OF UNITS)					
		SRO	Studios	1 BR	2 BR	3 BR	4 BR	Total Bedrooms	Housing Type (select all that apply)	HIV/AIDS	TAY	Homeless	Persons with Disabilities	Veterans

ATTACHEMENT A-2

HCD

<i>Project Type</i>	<i>Project Name</i>	<i>PSH Units</i>	<i>Affordable Ownership Units</i>	<i>Number of units occupied at time of acquisition</i>	<i>Total Project Budget</i>	<i>Total City Contribution</i>	<i>City Contribution Per Unit</i>	<i>City Contributions Per Affordable Unit</i>

ATTACHEMENT A-2

HCD

CITY CONTRIBUTION BY SOURCE										
Project Type	Project Name	Impact Fee	Jobs/Housing Linkage	Boomerang Funds	Loan Repayments	Measure KK	Low/Mod Repayments	HOME	Land Sale Proceeds	Other

ATTACHEMENT A-2

HCD

<i>Project Type</i>	<i>Project Name</i>	<i>A1 Contribution</i>	<i>LIHTC Contribution</i>	<i>Total State funding contribution</i>	<i>Private Debt</i>	<i>Other</i>	<i>Funding Gap</i>	<i>Date of First City Funding Commitment (MM/YYYY)</i>

ATTACHEMENT A-2

HCD

OPERATING SUBSIDY								
Project Type	Project Name	Date of first loan closing	Operating Subsidy Source (select all that apply)	Units Receiving Operating Subsidy	Development Status	Construction Start Date	Entitlement Status	Original Expected Date Units Come Online



ATTACHEMENT A-2

HCD

FOR MAPPING									
Project Type	Project Name	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-MMDD)	Latitude	Longitude

ATTACHEMENT A-2

HCD

PRIORITY SCORES						
Project Type	Project Name	Properties where tenants were at high risk of displacement	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

ATTACHEMENT A-2

HCD

RESIDENTIAL DEMOGRAPHICS									
Project Type	Project Name	White Households	Asian Households	Black Households	Latinx Households	NHOPI	Native American and Alaskan Native	"Other" Race/Ethnicity Household	Was there tenant organizing prior to purchase?