

APPENDIX A
Report by Measure KK Public Oversight Committee on
Expenditure of First Tranche of Funds
February 2020

EXECUTIVE SUMMARY

On November 8, 2016, the City of Oakland (the “City”) received voter approval authorizing the City to issue **\$600 million** in general obligation bonds to fund various City infrastructure and affordable housing projects (“Measure KK”). Measure KK requires the creation of the Public Oversight Committee to review financial and operational reports related to the expenditures of bond proceeds and evaluate the impacts and outcomes of such expenditures, including social equity, anti-displacement, and affordable housing in particular.

On August 1, 2017, the City issued the first tranche of general obligation bonds totaling \$117,855,000 to finance acquisition and improvements to streets and sidewalks, facilities, and affordable housing. The total amount for projects was **\$117,585,000**, which is less \$270,000 of the full amount due to expenses associated with the issuance of the bonds. ***Of the total funds allocated from Measure KK for FY 2017-2019, \$79,898,171 (68%) has been spent and encumbered or committed.*** A summary by Department is below:

DEPARTMENT	FY 2017-2019 FUNDING ALLOCATED	AMOUNT SPENT & ENCUMBERED OR COMMITTED	FY 2017-2019 BALANCE REMAINING
Department of Transportation: Streets and Roads (\$350 million)	\$40,600,000	\$26,957,937 (66%)	\$13,642,063 (34%)
Oakland Public Works: Facilities (\$150 million)	\$21,985,000	\$10,734,344 (49%)	\$11,250,656 (51%)
Housing and Community Development: Affordable Housing (\$100 million)	\$55,000,000	\$42,205,891 (77%)	\$12,794,109 (23%)
TOTALS	\$117,585,000	\$79,898,171 (68%)	\$37,686,828 (32%)

On December 12, 2017, the Mayor appointed nine (9) members to serve on the Affordable Housing & Infrastructure Public Oversight Committee (the “Public Oversight Committee”) and the appointments were confirmed by City Council on December 18, 2017. (Please refer to Attachment A for a current list of committee members.) The Public Oversight Committee

submitted our first report on the status of the expenditures of the funds and the projects to the City of Oakland's Finance and Management Committee in March 2019. That report can be found at: <https://oakland.legistar.com/LegislationDetail.aspx?ID=3879781&GUID=414E29EA-A319-4BF4-9A72-E148A2EFD708&Options=ID|Text|&Search=measure+kk>. This report provides an update on the status of the expenditures and projects.

This report only covers the continued progress on the first tranche of funds because the City just authorized the bond issuance of an amount not to exceed \$190,000,00 on January 21, 2020, although City Council approved projects to be funded by the second tranche in the FY 2020-2022 budget. The City plans to issue the bonds by the end of February 2020. The Public Oversight Committee plans to draft a separate report providing an overview of the second tranche of funds later in the year. Some information about the projects that have been approved for funding from the second tranche are included in the Departments' report attached.

BACKGROUND

On November 8, 2016, more than two-thirds of the qualified voters of the City approved Measure KK authorizing the City to issue general obligation bonds in an amount of **\$600 million** "to improve public safety and invest in neighborhoods throughout Oakland by re-paving streets, which included to remove potholes, rebuilding cracked and deteriorating sidewalks, funding bicycle and pedestrian safety improvements, funding affordable housing for Oaklanders, and providing funds for facility improvements, such as, neighborhood recreation centers, playgrounds and libraries." Projects to be funded by the \$600 million bond includes the following:

1. Streets and Roads Projects in the amount of \$350 million
 - a. Street paving and reconstruction
 - b. Bicycle and pedestrian improvements; bikeways, sidewalks, paths, stairs, streetscape, curb ramps
 - c. Traffic calming improvements
2. Facilities Projects in the amount of \$150 million
 - a. Fire Facilities (\$40 million)
 - b. Police Facility (\$40 million)
 - c. Libraries (\$15 million)
 - d. Parks, Recreation and Senior Facilities (\$35 million)
 - e. Water, energy and seismic improvements consistent with the City's Energy and Climate Action Plan (\$20 million)
3. Anti-Displacement and Affordable Housing Preservation Projects in the amount of \$100 million
 - a. Funds may be spent on the acquisition, rehabilitation, or new construction of affordable housing as set forth in the Affordable Bond Law Ordinance.

On August 1, 2017, the City issued \$117,855,000 City of Oakland General Obligation Bonds, Measure KK, Series 2017A-1 and Series 2017A-2 (together the "Bonds") to provide funds for 1) street paving and reconstruction; bicycle, pedestrian and traffic calming improvements;

construction, purchase, improvement or rehabilitation of City facilities including fire, police, library, parks, recreation, and senior facilities; and water, energy and seismic improvements consistent with the City's Energy and Climate Action Plan, all as set forth in Resolution No. 86773, adopted by the City Council on June 19, 2017, as amended by Resolution Nos. 86815 C.M.S. and 86816 C.M.S., each adopted by the City Council on June 29, 2017 and 2) anti-displacement and affordable housing preservation projects, including the acquisition, rehabilitation, or new construction of affordable housing in accordance with the City's Affordable Housing Bond Law Ordinance and as set forth in Resolution No. 86774 C.M.S. adopted by the City Council on June 19, 2017, as amended by Resolution No. 86814 C.M.S. adopted by the City Council on June 29, 2017.

On January 21, 2020, the City authorized the issuance of an amount not to exceed \$190,000,000 of general obligation bonds. The issuance of the bonds is expected to take place before the end of February 2020 to fund projects that were approved in the FY 2020-2022 budget.

Measure KK requires the creation of the Public Oversight Committee to review financial and operational reports related to the expenditure of bond proceeds to confirm that the funds were used in a manner permitted under Measure KK and to evaluate the impacts and outcomes of the bond expenditures on Measure KK's stated goals, including social equity, anti-displacement, and affordable housing. The Public Oversight Committee reports to the City Council.

On December 12, 2017, the Mayor appointed nine (9) members to serve on the Affordable Housing & Infrastructure Public Oversight Committee and the appointments were confirmed by City Council on December 18, 2017. The Public Oversight Committee submitted our first report on the status of the expenditures of the funds and the status of the projects to the City of Oakland's Finance and Management Committee in March 2019. That report can be found at: <https://oakland.legistar.com/LegislationDetail.aspx?ID=3879781&GUID=414E29EA-A319-4BF4-9A72-E148A2EFD708&Options=ID|Text|&Search=measure+kk>. This report provides an update on the status of the projects and assessment by the Public Oversight Committee about the expenditures.

SUMMARY OF ALLOCATED FUNDS

On August 1, 2017, the City issued the first tranche of general obligation bonds for Measure KK in the amount of **\$117,855,000**. The total amount for projects was \$117,585,000, which is less \$270,000 of the full amount due to expenses associated with the issuance of the bonds. A total of \$37,692,281 of bond proceeds has been spent on infrastructure projects out of \$62,585,000 committed to infrastructure projects and programs by Measure KK. A total of \$42,205,891 of bond proceeds has been either spent on or committed to affordable housing projects out of \$55 million committed to affordable housing projects by Measure KK.

Working with the Department of Transportation, Oakland Public Works, and Housing and Community Development, the Public Oversight Committee developed a reporting template and questionnaire to collect data about the bond fund expenditures and status of the projects. Below is a summary of their responses by Department. The completed reporting form and questionnaires are attached.

Oakland Department of Transportation (OakDOT)

A total of \$40,600,000 of Measure KK funds was allocated to transportation projects, which includes paving, complete streets capital (pedestrian, bicycle, and transit infrastructure), curbs ramps to comply with the Americans with Disabilities Act (ADA), bicycle street paving, sidewalk repairs, and safe routes to schools. Of the total amount, \$26,957,937 has been spent and \$8,375,352 is encumbered, which is approximately 87% of the total funds allocated. A summary of the allocations and expenditures is below:

TRANSPORTATION: PROGRAM NAME	FY 2017-2019 FUNDING ALLOCATED	AMOUNT SPENT & ENCUMBERED AS OF 11/25/19	FY 2017-2019 BALANCE REMAINING
Paving	\$28,250,000	\$26,508,832 (94%)	\$1,741,168 (6%)
ADA Curb Ramps	\$3,600,000	\$3,146,763 (87%)	\$453,237 (13%)
Sidewalk Repairs	\$2,000,000	\$1,969,264 (98%)	\$30,736 (2%)
Complete Streets Capital	\$3,250,000	\$2,174,451 (67%)	\$1,075,549 (33%)
Bicycle Streets Paving	\$3,000,000	\$1,077,962 (36%)	\$1,922,038 (64%)
Safe Routes to School	\$500,000	\$456,016 (91%)	\$43,984 (9%)
TOTALS	\$40,600,000	\$ 35,333,288 (87%)	\$5,266,712 (13%)

Below is a status of the 16 Complete Streets projects:

- Under Construction:
 - 7th Street streetscape (District 3)
 - Telegraph Avenue Road Diet (Districts 1 and 3)
 - Market/San Pablo safety improvements (District 3)
 - Downtown intersection improvements (Districts 2 and 3)
 - Shattuck Avenue and Claremont Avenue safety improvements) (District 1)

- Design phase:
 - Bancroft Avenue safety improvements (Districts 6 and 7)
 - Fruitvale Avenue Road Diet (District 5)

- 35th Avenue safety improvements (District 5)
 - Downtown crossing improvements (Districts 2 and 3)
 - High Street safety improvements (District 5)
 - Guardrails (Districts 4 and 6)
 - Crossing to Safety (Districts 2 and 5)
 - International Blvd pedestrian lighting (Districts 2 and 5)
 - 19th Street BART to Lake Merritt (delay in design completion due to staff availability) (District 3)
- Planning phase:
 - 14th Street Safe Routes in the City (delayed in design phase due to staff availability) (District 3)
 - On hold due to loss of grant funds
 - International Blvd pedestrian lighting (Districts 2, 5, 6, and 7)

When asked about limitations to their capacity to implement the projects, DOT responded that their constraint continues to be staffing and access to consultants to complete project designs. They reported that staff vacancies have impacted them since the establishment of the Department. Their current vacancy rate is about 20%, which has stayed relatively constant at this level.

To address these limitations, DOT reported that as of the summer, they have had a full slate of approved on-call consultants, which has assisted in project delivery. In addition, the approval of two on-call construction contracts for paving, as well as the ability for the City Administrator to award \$35 million in paving contracts without returning to City Council, have been very helpful. This has allowed DOT to quickly execute contracts for projects going into construction this fall. DOT has also worked closely with Human Resources to prioritize filling high impact positions. For example, in the past year this has resulted in staffing up in the streets maintenance division to allow in-house paving crews to be fully operational by end of FY 2018-2019. In addition, they have increased transportation planning staff with four permanent transportation planning positions.

DOT also highlighted that the extremely high cost of inflation of capital projects have been a challenge, as project bids are consistently above cost estimates which results in acquiring additional capital.

The Public Oversight Committee is impressed by DOT's progress to-date, especially as a relatively new department within the City of Oakland. With considerable challenges, DOT has instituted strategic process changes, overcome hiring barriers, and delivered a substantial amount of infrastructure projects and plan documents to support the City's transportation vision. With the increased Department capacity, the Committee will be seeking greater granularity about their projects. In particular, per our discussion with DOT when developing the reporting template, we expect that they will provide the Capital Improvement Scores for Equity and Safety indicators at the corridor level when reporting on the projects funded by the second tranche.

The Public Oversight Committee would like to continue to highlight that the bond funds can **only be used for resurfacing, not for maintenance activities, such as potholing.**

For details on these projects, please refer to Attachment B and Attachment C for the completed spreadsheets, and Attachment D to DOT's responses to the questionnaire.

To view an interactive map of the project locations, including the Oakland Equity Index (OEI) demographics and score by project go to:

<http://oakgis.maps.arcgis.com/apps/webappviewer/index.html?id=c9353519c32644d5b362eea1794686f0>

Oakland Public Works (OPW)

A total of \$21,985,000 of Measure KK funds was allocated to 18 public works projects. Of the total amount, \$9,428,285 of the funds have been expended, and \$1,306,058 have been encumbered as of November 15, 2019, which is approximately 49% of the funds. These funds were used to leverage an additional \$8,865,788 of funding from other sources.

Below is a status of the 18 projects:

- Completed:
 - Head Start Playgrounds Replacement at Arroyo Viejo (District 6), Brookfield (District 4), Manzanita (District 5), and San Antonio Recreation Center (District 2)
 - Rainbow Recreation Center (District 6)
- Post-construction:
 - The Lions Pool in Dimond Park (District 4)
- Under Construction:
 - Head Start Recreation Centers at Arroyo Viejo (District 6), Brookfield (District 4), and Manzanita (District 5)
 - Three projects at various Oakland Fire Department stations
 - Waterproofing at Tassafaronga Gym (District 7)
 - Fire Station 12 improvements (District 2)
- Design Phase:
 - Henry Robinson Multi-Services Center (District 3)
 - Main Library Remodel (District 3)
 - Brookfield Branch Library (District 4) (the West Oakland and Asian Branch Libraries are on hold)
 - Fire Stations 10 (District 2) and 16 (District 5) (renovations to Fire Stations 12, 16, 10, and 15 (District 3) are considered one project)
- Planning phase:
 - Fire Stations #4 (District 2) and #29 (District 6) are in the planning phase

- Projects out for bid and award:
 - Replacement of the HVAC and energy system at the Animal Services Center (District 5)
 - Wiring hazard mitigation at the Golden Gate (District 1), Curt Flood (District 4/5), Tassafaronga (District 7), and Lowell ballfields (District 3)

A summary of the allocations and expenditures is below:

PUBLIC WORKS: PROGRAM NAME	FY 2017-2019 FUNDING ALLOCATED	AMOUNT SPENT & ENCUMBERED AS OF 11/15/2019	FY 2017-2019 BALANCE REMAINING
Fire Department Facilities	\$6,237,500	\$1,718,983 (28%)	\$4,518,517 (72%)
Police Department Facilities	\$200,000	\$68,485 (34%)	\$131,515 (66%)
Library Facilities	\$4,375,000	\$527,491 (12%)	\$3,847,509 (88%)
Human Services and Parks & Recreation Facilities	\$9,522,500	\$8,234,762 (86%)	\$1,287,738 (14%)
Animal Services	\$1,650,000	\$184,623 (11%)	\$1,465,378 (89%)
TOTALS	\$21,985,000	\$10,734,344 (49%)	\$11,250,657 (51%)

When asked about their limitations to their capacity to implement the projects, and how they might address them, OPW responded with the following:

- Insufficiently defined scope and scope revisions from client department has delayed progress as well as increased budget needs. To address this, for tranche 2 of the funds the Department has allocated funding for just the preliminary design scope instead of upfront funding for the full project.
- Staffing levels and the hiring process has been a challenge. There have been staffing shortages for project and construction management. The Department plans to hire additional staff based on the timing of the next bond issuance.
- High construction costs have impacted the Department’s ability to deliver the projects. Staff may need to build in greater contingency in construction funds, which may increase the budget.
- The Department is considering a more robust outreach process and alternative contracting methods to address the lack of contractors to provide competitive bids.

- The limitations in the City Administration’s contracting authority has been a challenge. Increasing their contracting authority may be an option to enable the Department to implement the projects.

The Public Oversight Committee also asked OPW to describe how staff vacancies impacted their ability to implement their projects. OPW reported that the Capital Improvement Program staffing has recently restructured its management of projects, programs, and funds. There are currently two vacant positions, for which the project management team is in the process of hiring.

OPW construction services also has a staffing shortage of 15 to 20%. They are recruiting for new staff but there are limited candidates available.

Finally, the Public Oversight Committee asked the Department to describe successes and challenges they have had with their community engagement activities. OPW reported that they have found engaging the community throughout the project at different phases the most successful. Specifically involving the community at the beginning of the project to gather concerns and ideas are the most helpful. This also enables them to develop strong relationships in the beginning which enables them resolve issues much more effectively as the project progresses. In most cases, despite conflicting community interests, most stakeholders end up supporting the final project scope and has a deeper understanding of the issues or compromises that are required.

For details on these projects, please refer to Attachment E for the completed spreadsheet and Attachment F to OPW’s responses to the questionnaire.

To view an interactive map of the project locations, including information of race and ethnicity percentage by tract and average annual income by neighborhood, go to:
<http://oakgis.maps.arcgis.com/apps/webappviewer/index.html?id=151ed66ab1f345dbbf9cedd34d4f6dc2>.

Housing and Community Development (HCD)

A total of \$55 million of Measure KK funds was allocated to affordable housing projects and programs, which includes new construction, housing rehabilitation and preservation, site acquisition, 1-4 unit housing programs, and acquisition of transitional housing facilities. Of the total amount, about \$28,754,603 has been spent, and another \$13,451,288 has been committed to projects as of January 15, 2020, which is approximately 77% of the funds. These numbers include administrative costs. Measure KK allows no more than 5% of the affordable housing funds to go towards administrative expenses. These expenses are estimated to be \$2,400,000. A summary of the allocations and expenditures is below:

HOUSING AND COMMUNITY DEVELOPMENT: PROJECT NAME	FY 2017-2019 FUNDING ALLOCATED	AMOUNT SPENT & COMMITTED AS OF 1/15/20	FY 2017-2019 BALANCE REMAINING
New Construction	\$7,000,000	\$6,319,900 (90%)	\$680,100 (10%)
Housing Rehabilitation & Preservation	\$10,000,000	\$9,288,000 (93%)	\$712,000 (7%)
Site Acquisition Program	\$18,000,000	\$15,649,150 (87%)	\$2,350,850 (13%)
1-4 Unit Housing Programs	\$6,000,000	\$1,500,000 (25%)	\$4,500,000 (75%)
Acquisition of Transitional Housing Facility (ATHF)	\$14,000,000	\$7,048,266 (50%)	\$6,951,734 (50%)
Administration		\$2,400,575	
TOTALS	\$55,000,000	\$42,205,891 (77%)	\$12,794,109 (23%)

The balance of the funds will be reprogrammed to fund new projects through NOFAs that were released in August and December of 2019.

New Construction of Affordable Rental and Ownership Housing

The budget for new construction is \$7 million. There are eight (8) new construction projects that have been allocated \$6,319,900 of Measure KK bond funds. \$30,000 of the funding has been spent, which is less than 1%. These funds were used to match \$70,135,843 of Alameda County A1 dollars. Of the 8 projects, one has been completed, three are under construction, and four are

in predevelopment. The Measure KK funds are being leveraged by other sources, some of which are still being assembled, and in other cases the sources are in place and are being drawn down before City funds. These projects will result in 565 units.

Housing Rehabilitation and Preservation

The budget for the rehabilitation and preservation program is \$10 million. Three (3) projects have been awarded funds for a total of \$9,288,000. About \$4,538,000 of these funds have been spent, which is 49%. Of the three projects, one is under construction and two are in predevelopment. These sites will result in 110 units.

Site Acquisition Program

The budget for the acquisition and rehabilitation conversion program is \$18 million. Five (5) projects have been awarded funds for a total of \$15,649,150. A sixth project was awarded funds but later was determined by the sponsor to be infeasible. One hundred percent of these funds have been spent, and all acquisitions have been completed. These sites will result in 210 units.

1-4 Unit Housing Programs

\$6,000,000 was dedicated to various programs related to one to four-unit properties, prioritizing health and safety violations, lead based paint remediation, earthquake safety, fire safety, emergency improvements, and abatement of code violations.

Of the total \$6,000,000, \$3,000,000 was designated for the 1-4 Unit Acquisition and Rehabilitation program, which consists of low interest or deferred loans to developers seeking to acquire and rehabilitate small properties. To date, four (4) projects received commitments in the total amount of \$1,500,000. These projects will result in 10 units. Two of these acquisition projects are completed and two are in the process of closing their loans. This program has been folded into a new program which recasts the Site Acquisition program (reported on above), into a new program called the Acquisition and Conversion to Affordable Housing program (ACAH), with the remaining \$1,500,000 being deployed through that program.

The remaining \$3,000,000 will be used as follows:

- \$500,000 is set aside for an Accessory Dwelling Unit (ADU) pilot program
- \$2,500,000 will be deployed through the ACAH Program

Acquisition of Transitional Housing Facilities

The budget for the acquisition of transitional housing is \$14 million. The City of Oakland has acquired one building at 641 Grand for \$7,018,042. The building (The Holland) has 70 Single Room Occupancy units and has been operational since December 2018. Staff is currently exploring opportunities for a second acquisition.

These projects will result in a total of 965 units. The number of units based on income is:

- Extremely Low-Income @ 20% AMI: 183
- Extremely Low-Income @ 30% AMI: 170
- Very Low-Income @ 31-50% AMI: 271
- Low-Income @ 51-80% AMI: 325
- Managers' Units: 16

The number of units targeted for specific populations are:

- HIV/AIDS: 11
- Homeless: 298
- Persons with Disabilities: 117
- Veterans: 28

The average Area Median Income (AMI) for all measure KK funded projects is 51% AMI. Please see the table below for the methodology used.

AMI	# of Units at AMI level	A * B
0.20	183	37
0.30	170	51
0.50	271	136
0.80	325	260
1.20	-	-
Total	949	484
Average AMI		51%

Data Source: Oakland Affordable Housing Tracking spreadsheet

According to the requirements of the bond measure, 20% of all new construction needs to be below 30% AMI. HCD is ensuring compliance of this provision by including a threshold requirement that each project proposal include a minimum of 20% of affordable units for households earning at or below 30% AMI. In addition, points were reserved within the NOFA scoring for developments that exceeded the minimum threshold. The affordability restrictions committed to in the awarded projects were then memorialized in a recorded Regulatory Agreement executed prior to release of any funds.

In addition to reviewing applications for compliance with threshold requirements, described above, applications were also scored according to:

- Financial characteristics of the property, and general readiness to proceed with development,
- Project location,
- Income targeting, unit sizes exceeding minimum thresholds for family developments, and units for homeless and special needs populations, and
- Developer capacity, experience and financial strength, and strength of development team.

New Construction NOFA projects were also awarded points for project sustainability and project readiness to proceed, and Housing Rehabilitation and Preservation NOFA projects were awarded points for urgency of need for rehabilitation work and displacement prevention.

The Public Oversight Committee asked HCD about limitations to their capacity to implement the projects, and how they might address them. Following is HCD response:

- A major challenge is the amount of time it takes for housing development projects that were awarded funds to assemble the balance of funding needed to start construction. Many of the projects with unspent funding are new construction projects, with KK funding providing the required match for accessing Alameda County Measure A1 funds. The current new construction Notice of Funding Availability (NOFA) is limited to these projects, increasing the likelihood that some will be able to start construction in 2020.
- The 1-4 Unit Housing Program needed to be revised. The change expanded the former “Site Acquisition Program” to serve smaller properties, including community land trusts and limited equity cooperatives. This revised program component is now called the Acquisition and Conversion to Affordable Housing and a NOFA for was released in December 2019 and applications due on January 10, 2020.

HCD will be able to provide resident demographics upon occupancy and the receipt of the annual monitoring reports in May 2020.

HCD has also had staff vacancies, which has impacted project implementation. A vacancy was being filled on a part-time temporary basis for the past six months and was recently filled through an internal promotion, creating another vacancy. Two positions have been vacant for nine months and there are two new positions that were approved in FY 2019-21 budget that are also vacant. All are in process of being recruited.

The Public Oversight Committee also asked HCD about any community engagement process the developer used for the project. For both the Housing Rehabilitation and Preservation and New Construction NOFA, applicants must have held at least one meeting with an established neighborhood organization prior to applying for funding. They are also required to include a Community Outreach Plan that describes how they will build support and address community concerns. If a project is awarded funds, staff works with the developer to ensure that the community engagement process continues to be followed.

For details on these projects, please refer to Attachment G for the completed spreadsheet and Attachment H to HCD’s responses to the questionnaire. When referencing the spreadsheet, please note that there are two projects that are reflected in the spreadsheet as New Construction (Longfellow and Ancora) that were funded through the Site Acquisition program but in fact are now new construction projects for the purposes of HCD’s pipeline report, which also includes non-KK funded projects. This is why there are no projects listed as 1-4 Unit Housing Programs on the spreadsheet. This is a definitional conflict that staff will be resolving.

SOCIAL EQUITY AND ANTI-DISPLACEMENT

One of the outcomes the Public Oversight Committee is charged to evaluate, related to the expenditures of the bond proceeds, is social equity and anti-displacement. The Committee is

identifying evaluation indicators to measure these complex issues and recommends exploring the possibility of recruiting a third party evaluator to help.

The first tranche of funds was analyzed using the Oakland Equity Index (OEI), a metric developed by City staff for use in measuring equitable distribution of infrastructure projects. Every census block was assigned an OEI score based on the average of percentages of the block population that are minorities, low-income, and youth under 10, respectively. Blocks are then assigned designations of “very low,” “low,” “medium,” “high,” or “very high” disadvantage based on what quintile of census tracts their score places them in. Very high and high quintiles are concentrated in East Oakland and West Oakland while Low and Very Low quintiles are concentrated in hills neighborhoods, North Oakland, and around Lake Merritt.

Since then, the Oakland Public Works and the Department of Transportation conducted a Capital Improvement Program (CIP) prioritization process to incorporate community values and priorities in the CIP process. Over the summer of 2018 they conducted community meetings, outreached to community organizations, and gathered input through an online survey. The following nine factors have been weighted based on the prioritization results and were used to identify the CIPs that were approved in the FY 2020-2022 budget, which will be funded in the second tranche of bond proceeds:

1. Equity: Investment in underserved communities (geographically)
2. Health/Safety: improve safety and encourage healthy living
3. Existing Conditions: Renovate or replace broken or outdated city property
4. Economy: Benefit small Oakland businesses and create job opportunities for Oaklanders
5. Environment: improve the environment and address climate change
6. Required Work: Address areas where the City may be held financially and legally responsible
7. Improvement: build new and upgrade City owned property
8. Collaboration: Combine city projects to save time and money
9. Shovel Ready: Ready-to-go projects without delay

In addition, the Department of Transportation used a new equity paving index to identify priority streets and Housing and Community Development committed their additional funds to preserving affordable housing.

CONCLUSION

All three Departments have made considerable progress on the expenditure of their KK bond funds and implementation of their projects. From their reports, it seems like they have learned a lot from their experience during the first year and have revised their funding strategy or programs accordingly. However, they all still have staff vacancies that are impacting their ability to implement their projects.

The Public Oversight Committee hopes that the template we developed with the Departments and stakeholders will help with more efficient and effective data collection and provide the public with information about the funded projects that is easy to comprehend. We understand that this will be an iterative process and are committed to continuing to work with the Departments on this process. In particular, we are seeking greater granularity on infrastructure

improvements, including the types of improvements being implemented within project corridors. It is difficult for the Committee to assess that improvements have been implemented effectively and equitably without this detailed information.

We look forward to assessing how well the new equity criteria used to allocate the second tranche of funding works to achieve social equity and prevent displacement in Oakland.

Submitted by:

A handwritten signature in black ink, appearing to read 'Ellen Wu', written in a cursive style.

Ellen Wu
Chair, Measure KK Public Oversight Advisory Committee

Attachment A

Measure KK Public Oversight Committee

Gloria Bailey-Ray

1st Term: January 1, 2018 to December 31, 2019

Carroll Fife

1st Term: January 1, 2018 to December 31, 2019

Baldomero Jr. Gonzalez

1st Term: January 1, 2019 to December 31, 2020

Danielle J Harris

1st Term: January 1, 2019 to December 31, 2020

Gary F. Jimenez

2nd Term: January 1, 2019 to December 31, 2020

Ken Lupoff

1st Term: January 1, 2018 to December 31, 2019

Michael Pyatok

1st Term: January 1, 2018 to December 31, 2020

Daniel Swafford

2nd Term: January 1, 2019 to December 31, 2020

Ellen Wu

1st Term: January 1, 2018 to December 31, 2020

Attachment B

TRANSPORTATION PROJECTS, TRANCHE 1

#	Name of Project	Address/Location	Description of Project	Dept	Funding Round (1 or 2)	Which bucket is funding from (parks, library, fire, etc.)	Funding Allocated	Funds Spent as of 11/25	Funding Encumbered	% Spent & Encumbered	Balance Remaining (minus encumbered)	Total cost of project (to date)	How much other funding was leveraged?	Sources of leveraged funding	What date was the project assigned to staff?	What phase is the project in?	Project completion date	If the project is delayed, please describe the reason for the delay	Please list community engagement methods	
1	Paving Program	citywide	5 year paving plan (2014)	DOT	1	Transportation	28,250,000	18,671,396	7,837,436	94%	1,741,168	n/a (Program)	none	n/a	Aug-17	design and con		not one project; a series of projects	no delay	3 year paving plan
2	Bicycle Streets Paving Program	multiple locations citywide	Bicycle Plan, Streetsaver paving condition survey	DOT	1	Transportation	3,000,000	1,074,111	3,851	36%	1,922,038	n/a (Program)	none	n/a	Aug-17	design		not one project; a series of projects	project start delayed due to importance of accelerating paving program; now in design and programmed in next paving contracts.	bike plan
3	ADA Curb Ramps & Sidewalk Repairs	citywide	existing inventory of repair locations	DOT	1	Transportation	5,600,000	5,021,652	94,375	91%	483,973	n/a (Program)	none	n/a	Aug-17	design/con		not one project; a series of projects	not delayed	no plan, curb ramp program is subject to consent decree to upgrade curb ramps citywide
4	Safe Routes to Schools Complete Streets	12 locations	ACTC Walk audits	DOT	1	Transportation	500,000	395,487	60,529	91%	43,984	n/a (Program)	none	n/a	Aug-17	design		not complete	projects delayed by staffing issues/ now in design with Construction scheduled for 2020.	ACTC SRTS walk audits
5	Capital	citywide	Grant match for various	DOT	1	Transportation	3,250,000	1,795,291	379,160	67%	1,075,549	n/a (Program)	47,157,589	see below	Aug-17	see detail	see detail	see detail	see detail	see detail

Attachment B

TRANSPORTATION PROJECTS, TRANCHE 1

#	Name of Project	What stormwater elements are included? If none, please explain	What pedestrian safety improvements were included	What bicycle safety improvements were included	Was repaving done (y/n)	Which existing city plans does the project align with	What was the total CIP score?	What was the CIP score for Equity Q 1a	What was the CIP score for Equity Q 1b	What was the CIP score for Safety Q 2a	What was the CIP score for Safety Q 2b	City Council District
1	Paving Program	where required, paving includes stormwater treatments	crosswalk improvements included to upgrade to current practice.	bike lane improvements added per Bike Plan	Y	5 year paving plan (2012?) and 3 year paving plan (2019)						all
2	Bicycle Streets Paving Program	where required, paving includes stormwater treatments	crosswalk improvements included to upgrade to current practice.	bike lane improvements added per Bike Plan	Y	bike plan						all
3	ADA Curb Ramps & Sidewalk Repairs	not applicable	ADA curb ramps	none	n/a	ped plan						all
4	Safe Routes to Schools	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements, bulb outs, traffic calming measures	traffic calming	N, n/a	ACTC SRTS Walk Audits						all
5	Complete Streets Capital	see detail	see detail	see detail	see detail	see detail	see detail	see detail	see detail	see detail	see detail	all

Attachment C Complete Streets Projects

#	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 11/25	Funding Encumbered	% Spent & Encumbered	Balance Remaining (minus encumbered)	Total cost of project (to date)	How much other funding was leveraged?	Sources of leveraged funding	% of KK funds spent on soft costs	% of KK funds spent on hard costs	% of KK funds spent on soft costs (Report when project is complete)
6	OBAG 1 - 7th Street Streetscape Phase 2	7th Street (Peralta to Wood)	streetscape	DOT	1	Transportation	1,136,085	733,418	366,286	97%	106,243	3,760,030	3,288,000	One Bay Area Grant			
7	HSIP 7 - Telegraph Ave Road Diet	Telegraph (29th to 45th)	road diet/bike lanes	DOT	1	Transportation	37,615	33,748	3,868	100%	-	250,573	1,344,510	Highway Safety Improvement Program			
8	HSIP 7 - Market/San Pablo Safety Improvements	Market (4th to 7th, 18th to 19th)	ped safety improvements	DOT	1	Transportation	29,784	29,784	-	100%	-	271,875	1,425,870	HSIP			
9	HSIP 7 - Downtown Intersection Improvements	various locations downtown	ped heads	DOT	1	Transportation	39,389	39,389	-	100%	-	140,473	509,040	HSIP			
10	HSIP 7 - Shattuck Ave and Claremont Ave Safety Imp	Shattuck/ Claremont	ped safety improvements	DOT	1	Transportation	55,574	55,574	-	100%	-	277,525	1,404,090	HSIP			

Attachment C Complete Streets Projects

#	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 11/25	Funding Encumbered	% Spent & Encumbered	Balance Remaining (minus encumbered)	Total cost of project (to date)	How much other funding was leveraged?	Sources of leveraged funding	% of KK funds spent on soft costs	% of KK funds spent on hard costs	% of KK funds spent on soft costs (Report when project is complete)
11	HSIP 8 - Bancroft Avenue Safety Improvements	Bancroft (66th - 98th)	ped safety improvements	DOT	1	Transportation	229,626	135,278	-	59%	94,348	622,768	3,595,300	HSIP			
12	HSIP 8 - Fruitvale Avenue Road Diet	Fruitvale (E 10th to E 23rd)	road diet/bike lanes	DOT	1	Transportation	166,060	25,317	-	15%	140,743	121,511	1,105,190	HSIP			
13	HSIP 8 - 35th Avenue Safety Improvements	35th (San Leandro to Sutter)	ped safety improvements	DOT	1	Transportation	119,494	152,682	-	128%	(33,188)	738,219	2,188,360	HSIP			
14	HSIP 8 - Downtown Crossing Improvements	various locations downtown	ped heads	DOT	1	Transportation	18,217	19,060	-	105%	(843)	97,867	527,040	HSIP			

Attachment C Complete Streets Projects

#	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 11/25	Funding Encumbered	% Spent & Encumbered	Balance Remaining (minus encumbered)	Total cost of project (to date)	How much other funding was leveraged?	Sources of leveraged funding	% of KK funds spent on soft costs	% of KK funds spent on hard costs	% of KK funds spent on soft costs (Report when project is complete)
15	HSIP 8 - High Street Safety Improvements	High St (San Leandro to Porter)	ped safety improvements	DOT	1	Transportation	34,464	78,703	-	228%	(44,059)	232,739	1,580,570	HSIP			
16	HSIP 8 - Guardrails	various locations hills	guardrails for vehicular safety	DOT	1	Transportation	84,015	24,560	-	29%	59,455	148,832	1,003,569	HSIP			
17	ATP 3 Crossing to Safety	Park Boulevard (Excelsior/e. 38th)	ped and bike safety improvements	DOT	1	Transportation	150,000	32,748	-	22%	117,252	219,193	1,895,000	Active Transportation Program			
18	ATP 3 - Fruitvale Alive Gap Closure	Fruitvale (E 12th to Alameda)	bike and ped safety improvements including protected bike lane	DOT	1	Transportation	-	-	-	0%	-		5,850,000	ATP			

Attachment C Complete Streets Projects

#	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 11/25	Funding Encumbered	% Spent & Encumbered	Balance Remaining (minus encumbered)	Total cost of project (to date)	How much other funding was leveraged?	Sources of leveraged funding	% of KK funds spent on soft costs	% of KK funds spent on hard costs	% of KK funds spent on soft costs (Report when project is complete)
18	ATP 3 - 14th Street Safe Routes in the City	14th Street (Brush to Oak)	protected bike lane	DOT	1	Transportation	396,594	383,218	9,002	99%	4,374	383,218	10,578,000	ATP			
19	AHSC - International Blvd Pedestrian Lighting	International (11th to 31st)	pedestrian scale lighting along BRT corridor	DOT	1	Transportation	496,988	40,888	-	8%		62,505	726,050	Affordable Housing and Sustainable Communities Program			
20	ATP 2 - 19th Street BART to Lake Merritt	20th Street (Broadway to Harrison)	ped crossing, sidewalk, protected bikeway	DOT	1	Transportation	151,106	-	-	0%		794,879	4,583,000	ATP			

Attachment C Complete Streets Projects

#	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 11/25	Funding Encumbered	% Spent & Encumbered	Balance Remaining (minus encumbered)	Total cost of project (to date)	How much other funding was leveraged?	Sources of leveraged funding	% of KK funds spent on soft costs	% of KK funds spent on hard costs	% of KK funds spent on soft costs (Report when project is complete)
21	ATP 1 - International Blvd Pedestrian Lighting	International (42nd to San Leandro)	ped scale lighting and sidewalk repair	DOT	1	Transportation	10,240	10,924	-	107%		-	-	ATP			
TOTAL COMPLETE STREETS CAPITAL																	
							3,250,000	1,795,291	379,155	67%		8,582,695	47,157,589				

Attachment C Complete Streets Projects

#	Name of Project	% of KK funds spent on hard costs (Report when project is complete)	What date was the project assigned to staff?	What phase is the project in?	Project completion date	If the project is delayed, please describe the reason for the delay	Please list community engagement methods	What stormwater elements are included? If none, please explain	What pedestrian safety improvements were included	What bicycle safety improvements were included	Was repaving done (y/n)	Which existing city plans does the project align with	What was the total CIP score?	What was the CIP score for Equity Q 1a	What was the CIP score for Equity Q 1b	What was the CIP score for Safety Q 2a	What was the CIP score for Safety Q 2b	City Council District
6	OBAG 1 - 7th Street Streetscape Phase 2		Aug-17	con	not complete	no delay	Redevelopment Project; project area committee meetings	yes	crossing improvements, sidewalk improvements	bike lane .	Y	bike plan, p	N/A	Not in recent CIP	Not in recent CIP	Not in recent CIP	Not in recent CIP	3
7	HSIP 7 - Telegraph Ave Road Diet		Aug-17	con	not complete	no delay	public meetings during design phase	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements	none	N	ped plan	57.25	8	4	6	5	1,3
8	HSIP 7 - Market/San Pablo Safety Improvements		Aug-17	con	not complete	no delay	public meetings during design phase	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements	traffic calming	N	ped plan	88.5	12	4	5.5	5	3
9	HSIP 7 - Downtown Intersection Improvements		Aug-17	con	not complete	no delay	none	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements	none	N	ped plan	N/A	Not in recent CIP	Not in recent CIP	Not in recent CIP	Not in recent CIP	2,3
10	HSIP 7 - Shattuck Ave and Claremont Ave Safety Imp		Aug-17	con	not complete	no delay	public meetings during design phase	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements	traffic calming	N	ped plan	77.5	10	4	6	5	1

Attachment C Complete Streets Projects

#	Name of Project	% of KK funds spent on hard costs (Report when project is complete)	What date was the project assigned to staff?	What phase is the project in?	Project completion date	If the project is delayed, please describe the reason for the delay	Please list community engagement methods	What stormwater elements are included? If none, please explain	What pedestrian safety improvements were included	What bicycle safety improvements were included	Was repaving done (y/n)	Which existing city plans does the project align with	What was the total CIP score?	What was the CIP score for Equity Q 1a	What was the CIP score for Equity Q 1b	What was the CIP score for Safety Q 2a	What was the CIP score for Safety Q 2b	City Council District
11	HSIP 8 - Bancroft Avenue Safety Improvements		Aug-17	design	not complete	no delay	public meetings during design phase	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements	traffic calming	N	ped plan	84	16	0	6	5	6,7
12	HSIP 8 - Fruitvale Avenue Road Diet		Aug-17	design	not complete	no delay	public meetings during design phase	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements, road diet	bike lane (class 2)	N	ped plan, bi	76.25	16	0	6	5	5
13	HSIP 8 - 35th Avenue Safety Improvements		Aug-17	design	not complete	no delay	public meetings during design phase	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements	traffic calming	N	ped plan	72.75	16	0	6	5	5
14	HSIP 8 - Downtown Crossing Improvements		Aug-17	design	not complete	no delay	none	when scope impacts storm water, storm water improvements included.	signal improvements	none	N	ped plan	80.5	16	0	6	5	2,3

Attachment C Complete Streets Projects

#	Name of Project	% of KK funds spent on hard costs (Report when project is complete)	What date was the project assigned to staff?	What phase is the project in?	Project completion date	If the project is delayed, please describe the reason for the delay	Please list community engagement methods	What stormwater elements are included? If none, please explain	What pedestrian safety improvements were included	What bicycle safety improvements were included	Was repaving done (y/n)	Which existing city plans does the project align with	What was the total CIP score?	What was the CIP score for Equity Q 1a	What was the CIP score for Equity Q 1b	What was the CIP score for Safety Q 2a	What was the CIP score for Safety Q 2b	City Council District
15	HSIP 8 - High Street Safety Improvements		Aug-17	design	not complete	no delay	public meetings during design phase	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements	traffic calming	N	ped plan	80.5	16	0	6	5	5
16	HSIP 8 - Guardrails		Aug-17	design	not complete	no delay	none	when scope impacts storm water, storm water improvements included.	none	none	N	ped plan	21	0	0	0	0	4,6
17	ATP 3 Crossing to Safety		1-Jan	design	not complete	no delay	Identified in SRTS walk audits; public meetings during design phase including neighbors, school, parents.	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements	traffic calming	N	ped plan	N/A	0	0	0	5	2,5
18	ATP 3 - Fruitvale Alive Gap Closure		Aug-17	design	not complete	delay in design completion due to staff availability	public meetings during conceptual design phase (funded by ACTC grant).	when scope impacts storm water, storm water improvements included.	crossing improvements, sidewalk improvements, signal improvements	protected bike lane	N	ped plan, bik plan, Fruitvale Alive plan	79	9	4	4.75	5	5

Attachment C Complete Streets Projects

#	Name of Project	% of KK funds spent on hard costs (Report when project is complete)	What date was the project assigned to staff?	What phase is the project in?	Project completion date	If the project is delayed, please describe the reason for the delay	Please list community engagement methods	What stormwater elements are included? If none, please explain	What pedestrian safety improvements were included	What bicycle safety improvements were included	Was repaving done (y/n)	Which existing city plans does the project align with	What was the total CIP score?	What was the CIP score for Equity Q 1a	What was the CIP score for Equity Q 1b	What was the CIP score for Safety Q 2a	What was the CIP score for Safety Q 2b	City Council District
18	ATP 3 - 14th Street Safe Routes in the City		Aug-17	planning	not complete	delay in design completion due to staff availability	public meetings during planning phase	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements	protected bike lane (class 4)	N	ped plan, bike plan, downtown plan	86.5	16	0	6	5	3
19	AHSC - International Blvd Pedestrian Lighting		Aug-17	design	not complete	no delay	Associated with BRT planning, which incorporated several public meetings along length of BRT corridor.	when scope impacts storm water, storm water improvements included.	sidewalk improvements, ped lighting	none	N	ped plan	60	12	4	6	5	2,5
20	ATP 2 - 19th Street BART to Lake Merritt		Aug-17	design	not complete	delay in design completion due to staff availability	public meetings during conceptual design (pre-grant application) and during grant funded design phase.	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements, sidewalk improvements	class 2 bike lane and protected bike lane (class 4)	N	ped plan, bi	76	12	4	6	5	3

Attachment C Complete Streets Projects

#	Name of Project	% of KK funds spent on hard costs (Report when project is complete)	What date was the project assigned to staff?	What phase is the project in?	Project completion date	If the project is delayed, please describe the reason for the delay	Please list community engagement methods	What stormwater elements are included? If none, please explain	What pedestrian safety improvements were included	What bicycle safety improvements were included	Was repaving done (y/n)	Which existing city plans does the project align with	What was the total CIP score?	What was the CIP score for Equity Q 1a	What was the CIP score for Equity Q 1b	What was the CIP score for Safety Q 2a	What was the CIP score for Safety Q 2b	City Council District
21	ATP 1 - International Blvd Pedestrian Lighting		Aug-17	on hold	not complete	ATP grant lost; project put on hold pending future funds	Associated with BRT planning, which incorporated several public meetings along length of BRT corridor.		sidewalk repair, ped lighting	none	N	ped plan	62	14	2	6	5	2,5,6,7

Attachment D

Questions Regarding Expenditure of Measure KK Funds

OakDOT

1. Please describe how the new CIP prioritization process was used.

In DOT, Measure KK is used primarily for paving, a project which is clearly named in the measure and which also scores highly in the CIP prioritization process.

However, Measure KK also funds many projects in the “Complete Streets Capital Program”. In the first tranche of KK funding, this source was used specifically to fund the required local match for grant supported projects. For the next proposed tranche, adopted in the FY 19/21 budget, staff continued to use this source to support all discretionary grant projects, but we also decided to request Measure KK funding for all projects that received a score of 75 or above in the CIP process, regardless of grant funding. Projects selected via this process include:

- Lower Park Boulevard Bike and Ped Enhancements
- West Oakland Industrial Streets
- Estuary Park Expansion/Renovation (transportation components)
- Coliseum BART to Bay Trail Project
- Foothill Boulevard Pedestrian Safety Improvements
- East Oakland Industrial Streets

In this tranche, Measure KK funds should have the capacity to support design work on all of these projects, and will potentially assist these projects to obtain outside grant funds for construction.

2. What is limiting your capacity to implement the projects? How do you plan to address these issues?

Our limiting capacity continues to be staffing and access to consultants to complete project designs and progress towards construction. An additional limitation has been the extremely high cost inflation of capital projects, in which projects bids are consistently well above engineering cost estimates, and thus require additional capital.

The City now has a full slate of approved on-call consultants in all disciplines, as of this summer, and that is already assisting in project delivery. A major success this year is the approval of two on-call construction contracts for paving, as well as the ability for the City Administrator to award \$35 million in paving contracts without returning to Council. This has allowed us to quickly execute contracts for projects going into construction this fall.

Attachment D

Staffing, which is required to complete in-house design as well as to supervise outside consultants, is discussed below.

Unfortunately, we can do very little about the cost environment. Where possible, we value engineer projects and/or use internal sources.

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?

Staff vacancies have impacted our ability to move projects forward. This has impacted the DOT ever since its creation, and remains an issue. Oakland is also impacted (along with all organizations) by the wave of retirement among the Baby Boom generation. Vacancies often persist because management vacancies are often filled within, which simply creates a new vacancy problem in lower level staff. The current vacancy rate for the DOT is about 20%, and that rate has been relatively constant.

The City and Department have taken measures to solve this problem. Measures include:

- Working closely with HR to prioritize filling high impact classifications. In the past year this has resulted in staffing up in the streets maintenance division to allow in-house paving crews to be fully operational by end of fiscal year 18/19, for instance.
- Transportation planning staff was bolstered with 4 permanent Transportation Planner 2's, and Planner 1 hiring process is underway
- There remains a critically high vacancy in the transportation engineer classification; that position is currently posted and accepting applications.
- Have worked with the City Administration to provide additional resources for HR, including consultants to take up part of the work load.

4. How are decisions made about what parts of the project goes to an external consultant versus city staff? What factors are being considered?

The primary consideration is staff capacity and technical ability. There are only so many design projects that staff can work on at any one time, and it is often more efficient to have city staff managing outside consultants who can staff up or down more easily to accomplish this work. Management looks for the greatest efficiencies in completing necessary work.

5. What community engagement activities have worked well and what challenges have you encountered with community engagement?

The community engagement that shaped the new CIP prioritization process was developed through the establishment of an internal working group. The CIP Working Group, made up with members from OakDOT, OPW and the Department of Race & Equity (DRE) was responsible for developing and implementing the first-ever city-wide, inclusive community engagement strategy to allocate funding for capital projects. The resulting engagement process had two phases. Phase I consisted on engaging the public about how to develop the new CIP prioritization process itself. The question asked to the public was what values they prioritized the most for the City to utilize as a decision-making framework for allocating limited financial resources. Phase I included a combination of strategies: City hosted meetings, attendance at community organization hosted meetings, surveying at public events, and keeping a centralized, updated web page. These strategies aimed to dismantle traditional public engagement barriers such as the lack of diverse representation and access to information, in addition to socioeconomic limitations that interfere with participation. To tackle these barriers, this engagement:

Attachment D

- Intentionally centered meeting People of Color, low-income, and non-English speaking communities where they were at, instead of equally distributing engagement strategies across Council Districts.
- Contacted many Community-Based Organizations (CBOs) to build relationships and have their voices engage their own community member. This was key because there is trust between CBOs and community residents.
- Created content and public information with simplified language and in multiple languages (Spanish, Mandarin Chinese, and Vietnamese).
- Shared a feedback loop plan, meaning an agreement that they will be a reporting back process and a Phase II to make sure their ideas could be included in the CIP adoption process.
- Weighted survey responses based on Oakland demographics to offset the lack of inclusive representation even after the above-mentioned efforts.

Phase II consisted on asking the public to submit their public ideas for capital projects based on the prioritization framework resulting from Phase I. This was the first time the City solicited capital projects from the public. The same strategies were used as in Phase I. An email list was created with the information from everyone who participated previous meetings, and capital ideas could be submitted via email, mail, online or during public meetings. OakDOT received over 129 public requests. Each request was revised by the Capital Funding Team and project managers, and further grouped into three categories: 1) the request was part of an existing CIP, or 2) a new CIP either recommended or not recommended for funding, or 3) a non-CIP. Letters were sent to each person who submitted a request to inform them of the final review and CIP adoption process.

The most valuable lesson learned from these processes is that inclusive community engagement requires adopting multiple practices. One practice is insufficient. This engagement process was the first of its kind to join existing CBO meetings, instead of continuing to hold meetings in City facilities. This practice proved to be successful in starting to build trust and relationships with communities most in need. The ongoing challenge even after centering practices in communities historically not represented continues to be a lack of participation from Black Oaklanders in percentages that are more representation of Oakland's overall Black population.

6. 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?

Because DOT's CIP funding list is largely programmatic and consistent from budget cycle to budget cycle, there is only one new CIP program category that is funded in the 2019-21 budget cycle:

- Intersection Safety Improvement Program (\$1,375,000, Measures BB & VRF). Priority projects for this new program include:
 - East Oakland Planning for Paving: Swift & Effective Treatments (CIP score = 97)
 - Traffic Signal Spot Improvements (CIP score = 77.25)
 - Swift & Effective High Injury Corridor Improvements (CIP score = 77.25)
 - Warning Light System for Thornhill Drive (CIP score = N/A – City Council Expanded Project)
- All other programmatic categories are consistent with 2017-19, except the following programs were grouped into one program:
 - Bike & Ped Plan Implementation Program (\$1,648,000, Measures B & BB) includes:
 - (*Existing*) Pedestrian Plan Implementation (CIP score = 85)

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- *(Existing)* Pedestrian Stairs and Path Program (CIP score = 80.5)
- *(Existing)* Bike Plan Implementation Program (CIP score = 77)
- *(New)* East Oakland Bicycle Blvd. Intersection Improvement (CIP score = 76.5)
- Other new projects that received bond funding, under the Complete Streets Capital Program, are listed in question one.

Attachment E

Measure KK - Public Works Department Project Report

Report date: Nov. 25, 2019

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	Funds Spent as of 11/15/2019	Funding Encumbered	% Spent & Encumbered	Balance Remaining (minus Encumbrance)	Total project Cost
Animal Services Center – Replace HVAC and Energy System	1101 29th Ave.	Replace HVAC and Energy Management System	Animal Services	1	Energy, Seismic & Water Q	\$ 1,650,000	\$ 142,573	\$ 42,049	11%	\$ 1,465,378	\$ 1,650,000
Ballfields Wiring Hazard Mitigation (4 locations: Golden Gate, Curt Flood, Tassafaronga & Lowell)	Curt Flood Field; Golden Gate Field; Tassafaronga Field, Lowell Park Field	Ballfields Wiring Hazard Mitigation - Multiple Locations (Lowell, Tassafaronga, Golden Gate & Curt Flood)	OPRYD	1	Parks & Human Services	\$ 1,000,000	\$ 208,992	\$ 43,302	25%	\$ 747,706	\$ 2,200,000
Branch Library Renov – W. Oakland Asian Brookfield	W. Oak: 1801 Adeline St. Asian: 388 9th Street Brookfield: 9255 Edes Ave.	2-3 Branch Renovations - West Oakland, Asian, Brookfield Branches proposed (includes electrical and data infrastructure upgrades to meet current requirements and code, safety and accessibility enhancements)	Library	1	Library	\$ 2,025,000	\$ 294,790	\$ 35,011	16%	\$ 1,695,199	\$ 2,025,000
Dimond Park - Lions Pool Improvements	3860 Hanly Road	Dimond Park - Lions Pool Improvements	OPRYD	1	Parks & Human Services	\$ 1,015,000	\$ 1,000,772	\$ 32,500	102%	\$ (18,272)	\$ 1,690,000
FS #4 & #29	TBD	Feasibility Studies, Right of Way Acquisition Options, and preliminary design for new Fire Station 4 and 29	Fire Dept	1	Fire	\$ 1,000,000	\$ 100,572	\$ 16,761	12%	\$ 882,667	N/A
FS Renovations at Sta. 12, 16, 10, & 15	Sta. 12, 16, 10, & 15	Fire Stations Citywide Renovations - Top Four Priority Stations	Fire Dept	1	Fire	\$ 3,000,000	\$ 271,261	\$ 71,694	11%	\$ 2,657,045	\$ 3,000,000
Head Start Arroyo Viejo (reduced funds from \$375k and reallocated \$150k to Manzanita proj)	7701 Krause Ave.	Head Start - Arroyo Viejo Rec Ctr. Renovation/Remodel	Human Services	1	Parks & Human Services	\$ 225,000	\$ 76,109	\$ 88,269	73%	\$ 60,622	\$ 225,000
Head Start Brookfield (add'l funds of \$435,000 reallocated from Playground project)	9600 Edes Ave.	Head Start at Brookfield Recreation Center - Room Upgrade	Human Services	1	Parks & Human Services	\$ 810,000	\$ 613,788	\$ 109,857	89%	\$ 86,355	\$ 810,000
Head Start Manzanita (Add'l funds of \$150k reallocated from Arroyo Viejo project)	2701 - 22nd Ave. Oakland, CA	Head Start Renovation at Manzanita Rec. Ctr. - Flooring & new restroom	Human Services	1	Parks & Human Services	\$ 750,000	\$ 120,657	\$ 534,440	87%	\$ 94,903	\$ 750,000
Head Start Playground (reduced funds from \$480 and reallocated \$435k to Brokefield project)	Manzanita Arroyo Viejo Brookfield San Antonio	Head Start Playgrounds Replacement at Arroyo Viejo, Brokefield, Manzanita, and San Antonio Rec Ctr.	Human Services	1	Parks & Human Services	\$ 45,000	\$ 44,358	\$ -	99%	\$ 642	\$ 45,000
Henry Robinson Multi-services Ctr. – Air Conditioning Replacement	559 - 16th St. Oakland, CA	Air Conditioning unit replacement	Human Service	1	Parks & Human Services	\$ 257,500	\$ 66,143	\$ 10,717	30%	\$ 180,640	\$ 457,500
Main Library Remodel - Lighting Upgrade	125-14th Street	Main Library Improvements	Library	1	Library	\$ 2,350,000	\$ 195,776	\$ 1,914	8%	\$ 2,152,310	\$ 2,350,000

Attachment E

Measure KK - Public Works Department Project Report

Report date: Nov. 25, 2019

Name of Project	How much other funding was leveraged?	Sources of leveraged funding	% of KK funds spent on soft costs (Report when project is complete)	% of KK funds spent on hard costs (Report when project is complete)	% spent on external consultants	% spent on city staff	What date was the project assigned to staff?	What phase is the project in?	Project completion date (Actual)	If the project is delayed, please describe the reason for the delay
Animal Services Center – Replace HVAC & Energy System	\$ -						Aug. 2017	Bid and Award		Bids over estimate and contractors non-responsive.
Ballfields Wiring Hazard Mitigation (4 locations: Golden Gate, Curt Flood, Tassafaronga & Lowell)	\$ 1,200,000	Measure WW - East Bay Regional Park Bond & Meas. HH - Sugar Sweetend Beverage Tax					Aug. 2017	Bid and Award		Negotiating prices with contractor.
Branch Library Renov – W. Oakland Asian Brookfield	None						Aug. 2017	W. Oak. & Asian on hold Brookfield in dsg. revisions		Brookfield Library - Client revising scope and redesign required. No decisions on W. Oakland & Asian Br. yet.
Dimond Park - Lions Pool Improvements	\$ 675,000	ADA Program and Measure HH Sugar Sweetener Beverage Tax					Aug. 2017	Post-Construction	Oct. 2019	
FS #4 & #29	None					100%	Aug. 2017	Planning		Pending site availability for FS #4
FS Renovations at Sta. 12, 16, 10, & 15	None						Aug. 2017	Bid and Award for Sta. 12. Sta. 16 & 10 in Design		
Head Start Arroyo Viejo (reduced funds from \$375k and reallocated \$150k to Manzanita proj)	\$ (375,000)	Reallocated KK funds within Project category					Aug. 2017	Construction		
Head Start Brookfield (add'l funds of \$435,000 reallocated from Playground project)	\$ 435,000	Reallocated KK funds within Project category					Aug. 2017	Construction	Oct. 2019	
Head Start Manzanita (Add'l funds of \$150k reallocated from Arroyo Viejo project)	\$ 150,000	Reallocated KK funds within Project category					Aug. 2017	Construction		
Head Start Playground (reduced funds from \$480 and reallocated \$435k to Brookfield project)	\$ 280,000	Construction fund provided via DHS grant \$280,000. Reallocated KK funds within Project category. KK funds used for staff cost				99%	Aug. 2017	Completed	Nov. 2018	
Henry Robinson Multi-services Ctr. – Air Conditioning Replacement		Additional funds of \$200,000 from Meas KK second series approved for total project budget of \$457,500					Aug. 2017	Design		Assessment of entire building's HVAC system required to refine scope.
Main Library Remodel - Lighting Upgrade	\$ -						Aug. 2017	Design revisions		Client department revising/amending scope. Design revision required.

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Measure KK - Public Works Department Project Report

Report date: Nov. 25, 2019

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Animal Services Center – Replace HVAC & Energy System		None - proj. scope does not affect stormwater element	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	Citywide service, 5
Ballfields Wiring Hazard Mitigation (4 locations: Golden Gate, Curt Flood, Tassafaronga & Lowell)	Client department have had extensive engagement with the community before the start of the project.	N/A	Pathway improvement to park	N/A	N/A		N/A	N/A	N/A	N/A	N/A	1, 4, 7, 3
Branch Library Renov – W. Oakland Asian Brookfield	Library leads in communication and outreach to the library users.	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	3, 2, and 7
Dimond Park - Lions Pool Improvements	Community initiated request and continued support to address the failing pool deck project.	None - proj. scope does not affect stormwater element	ADA access pathway	N/A	N/A		N/A	N/A	N/A	N/A	N/A	4
FS #4 & #29	Through planning and design phase, community outreach will be conducted to help develop the project plans.	None - proj. scope does not affect stormwater element	ADA access pathway	N/A	N/A		N/A	N/A	N/A	N/A	N/A	2 & 6
FS Renovations at Sta. 12, 16, 10, & 15	Notification and posting at the Fire Facilities in advance of construction start to inform community of fire station closure and alternative service station information.	None - proj. scope does not affect stormwater element	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	Citywide (3, 2, 1, 3)
Head Start Arroyo Viejo (reduced funds from \$375k and reallocated \$150k to Manzanita proj)	Head Start as liaison to the community regarding the project as construction impacts community/users.	None - proj. scope does not affect stormwater element	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	6
Head Start Brookfield (add'l funds of \$435,000 reallocated from Playground project)	Head Start as liaison to the community regarding the project as construction impacts community/users.	None - proj. scope does not affect stormwater element	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	7
Head Start Manzanita (Add'l funds of \$150k reallocated from Arroyo Viejo project)	Head Start as liaison to the community regarding the project as construction impacts community/users.	None - proj. scope does not affect stormwater element	Curb ramp improvements	N/A	N/A		N/A	N/A	N/A	N/A	N/A	5
Head Start Playground (reduced funds from \$480 and reallocated \$435k to Brookefield project)	Head Start as liaison to the community regarding the project as construction impacts community/users.	None - proj. scope does not affect stormwater element	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	5, 6, 4, 2
Henry Robinson Multi-services Ctr. – Air Conditioning Replacement	Head Start as liaison to the community regarding the project as construction impacts community/users.	None - proj. scope does not affect stormwater element	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	
Main Library Remodel - Lighting Upgrade	Library leads in communication and outreach to the library users.	None - proj. scope does not affect stormwater element	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	Citywide service

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Measure KK - Public Works Department Project Report

Report date: Nov. 25, 2019

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OFD Apron & Hardscape – CW Stations	Stations #21, 16, 8, 5, 19, 13, 10 and 17.	Preliminary Design for New Fire Stations 4 and 29	Fire Dept	1	Fire	\$ 1,000,000	\$ 146,902	\$ 226,000	37%	\$ 627,098	\$ 1,000,000
OFD Roof Assessment & Replacement	Stations 1,3,5, and 20.	Roof assessment and replacement	Fire Dept	1	Fire	\$ 1,087,500	\$ 709,004	\$ 35,503	68%	\$ 342,993	\$ 1,149,500
OFD Telescopic Apparatus Door Replacements at Fire Stations	Stations 3,5,6,7,15,17,24, & 25.	Telescopic apparatus doors replacement	Fire Dept	1	Fire	\$ 150,000	\$ 141,287	\$ -	94%	\$ 8,713	\$ 212,000
Police Administration Building Feasibility	TBD	Phase II Feasibility Study, Right of Way Acquisition Options for Police Administration Building (PAB)	Police	1	Police	\$ 200,000	\$ 38,967	\$ 29,518	34%	\$ 131,515	N/A
Rainbow Recr. Center	5800 International Blvd.	Rainbow Recreation Center & Park Expansion/Addition	OPRYD	1	Parks & Human Services	\$ 5,000,000	\$ 4,900,437	\$ 11,058	98%	\$ 88,505	\$ 13,701,138
Tassafaronga Gym Waterproofing	975 85th Ave. Oakland, CA 94621	Tassafaronga Gymnasium Upgrade	OPRYD	1	Parks & Human Services	\$ 420,000	\$ 355,898	\$ 17,467	89%	\$ 46,635	\$ 584,650
SUBTOTAL Series 1						\$ 21,985,000	\$ 9,428,285	\$ 1,306,058	49%	\$ 11,250,656	\$ 14,285,788
Allendale Rec Center Tot Lot (add'l funds)	3711 Suter St., Oakland, CA 94619	Tot Lot replacement and ADA pathway improvements	OPRYD	2	Parks & Human Services	\$ 262,500					
Arroyo Viejo Rec. Ctr.	7701 Krause Ave. Oakland, CA 94605	Development of Arroyo Viejo Recreation Center to include: New media lab, dance studio, classrooms, hydration stations, security cameras, food pantry, bike repair shop, social hall, auditorium, makers workshop, shared office/work space, music studio, 2 commercial kitchens, showers, locker room, preschool learning lab, resource center, games room (pool tables, air hockey, board games, etc.), sports gym, fitness center.	OPRYD	2	Parks & Human Services	\$ 3,000,000					

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OFD Apron & Hardscape – CW Stations	None	N/A					Aug. 2017	Construction		
OFD Roof Assessment & Replacement		Reallcoated \$62,000 to OFD Apparatus Door project					Aug. 2017	Construction		
OFD Telescopic Apparatus Door Replacements at Fire Stations		Reallcoated \$62,000 from OFD Roof project					Aug. 2017	Construction		
Police Administration Building Feasibility	None		All soft costs since this is a feasibility study	None		100%	Oct. 2016	On Hold		No anticipated further work until site or funding is identified.
Rainbow Recr. Center	\$ 8,701,138	Total proj. budget \$13.7 million. WW East Bay Regional Park District \$2,164,500 California Housing and Community Development \$228,138 Measure KK \$5,000,000 California Parks and Recreation \$380,000 California Housing and Community Development \$928,500 California Parks and Recreation \$2,015,019 California Parks and Recreation \$2,984,981 Total \$13,701,138					Sept. 2014	Completed	Apr. 2019	
Tassafaronga Gym Waterproofing	\$ 164,650	Additional funds from Housing Related Parks Program Grant \$164,650 for total project budget of \$584,650.					Aug. 2017	Construction		
SUBTOTAL Series 1	\$ 8,865,788									
Allendale Rec Center Tot Lot (add'l funds)								Design		
Arroyo Viejo Rec. Ctr.								Pending Funds		

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Measure KK - Public Works Department Project Report

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OFD Apron & Hardscape – CW Stations	No community engagement required	Directed water towards landscaping where feasible.	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	Citywide
OFD Roof Assessment & Replacement	No community engagement required	None - proj. scope takes rain water through existing systems.	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	Citywide
OFD Telescopic Apparatus Door Replacements at Fire Stations	No community engagement required	None - proj. scope does not affect stormwater element	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	Citywide
Police Administration Building Feasibility	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	Citywide
Rainbow Recr. Center	Robust community engagement in early 2014 and before as required to achieve grant award. Project designed by community input. Community stay engaged and informed during project construction, including modifications to a major element was brought back to the community for concurrence.	Incorporated stormwater retention basins/area, drainage filtered through landscape areas.	Sidewalk repaire/replace ment at areas impacted by the project.	Provided bicycle parking racks on-site.	yes, on park site.		N/A	N/A	N/A	N/A	N/A	6
Tassafaronga Gym Waterproofing	Facility been closed for length of time. Client department is the liaison with community regarding project progress.	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	7
SUBTOTAL Series 1												
Allendale Rec Center Tot Lot (add'l funds)							N/A (Exist'g Proj)					4
Arroyo Viejo Rec. Ctr.							67.2	12	4	5	0	6

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Measure KK - Public Works Department Project Report

Report date: Nov. 25, 2019

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Brookdale Rec. Ctr. Expansion	2535 High Street, Oakland, CA 94601	Complete renovation and expansion for the existing Recreation Center and Discovery Center to allow for existing and expanded programs.	OPRYD	2	Parks & Human Services	\$ 2,000,000					
Brookfield Br. Library Phase 2	9255 Edes Ave., Oakland CA 94603	Demolish existing children's reading room and build new, expanded children's reading room with new walls, roof.	Library	2	Library	\$ 750,000					
Caldecott Trailhead Improvements	6900 Broadway, Oakland CA	Trailhead Improvements and connection at North Oakland Sports Field	OPRYD	2	Parks & Human Services	\$ 486,300					
Digital Arts & Culinary Academy Ph. 2 Renov		Facility Renovation Complete planned Phase 2 renovation of building which includes: Remodeling space for additional classrooms, adding a gender neutral bathroom, creating storage space, creating a new mechanical room, replacing lighting with LED lighting, adding a sprinkler system, completion of the front of the building (including proper signage), adding security cameras, IT improvement and repairing the front lights. Facility Remodel Adding audio tie-lines to the Multipurpose room and Studio, installing adding security lighting around building and garden area, adding four (4) exhaust hoods & vents over existing cooking stoves, adding a sprinkler system, addition of air conditioning (add ductwork to service all areas), and installing new additional kitchen cabinetry.	OPRYD	2	Parks & Human Services	\$ 1,500,000					
Dimond Park - Tennis Courts			OPRYD	2	Parks & Human Services	\$ 300,000					
Downtown Oakland Senior Center		Demolition and renovation of ground floor spaces including kitchens, lavatories, dining rooms, classrooms, canteen/lounge, hallways and storage areas. Prep kitchens and install new appliances and equipment to improve food safety and food preparation.	Human Services	2	Parks & Human Services	\$ 1,175,000					

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Brookdale Rec. Ctr. Expansion								Pending Funds		
Brookfield Br. Library Phase 2								Pending Funds		
Caldecott Trailhead Improvements								Pending Funds		
Digital Arts & Culinary Academy Ph. 2 Renov								Pending Funds		
Dimond Park - Tennis Courts								Pending Funds		
Downtown Oakland Senior Center								Pending Funds		

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Measure KK - Public Works Department Project Report

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Name of Project	Please describe the community engagement process	What stormwater elements are included? If none, please explain	What pedestrian safety improvements were included	What bicycle safety improvements were included	Was repaving done (y/n)	Which existing city plans does the project align with	What was the total CIP score?	What was the CIP score for Equity Q 1a	What was the CIP score for Equity Q 1b	What was the CIP score for Safety Q 2a	What was the CIP score for Safety Q 2b	City Council District
Brookdale Rec. Ctr. Expansion							63	16	0	5	0	4
Brookfield Br. Library Phase 2							55					7
Caldecott Trailhead Improvements							N/A					1
Digital Arts & Culinary Academy Ph. 2 Renov							62.5	16	0	5	0	6
Dimond Park - Tennis Courts							(N/A)					4
Downtown Oakland Senior Center							48	4	4	5	7	2

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Measure KK - Public Works Department Project Report

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East Oakland Senior Ctr Renovation		Demolition and renovation of the Kitchen: Improve the functionality of kitchen for congregate meals and other essential food programs including the replacement of stove. Kitchen is 25+ years old and most of the equipment, appliances, flooring, ceiling, dishwashing sanitization system requires upgrade to meet code. Demolition and renovation of two sets of 25-year old restrooms facility including all finishes, plumbing, fixtures, etc. as required to meet current codes.	Human Services	2	Parks & Human Services	\$ 2,000,000					
East Oakland Sport Center - Outdoor Pool	9161 Edes Avenue Oakland CA 94603	Installation of outdoor pool 25yard x 25 meter with office, administrative and storage space *starting Blocks for outdoor pool	OPRYD	2	Parks & Human Services	\$ 2,000,000					
Elmhurst Br. Library Renov/Remodel	1427 88th Ave., Oakland, CA 94621	Add air conditioning, public restrooms, upgra	Library	2	Library	\$ 500,000					
FS #29 New Station & Training Complex	Proposed 905 - 66th Ave., Oakland, CA	Development of a new Fire Station #29 (estimate 10,000 s.f.) and potential new Training Resiliency Education Complex (TREC) to incorporate Fire Department operations, training facility, Urban Search and Rescue (USAR) program, and other community education programs. Potential sale of existing Training Tower site (Victory Court) to augment project fund needs for the new training facility. (Fund request to initiate design and land acquisition)	Fire	2	Fire	\$ 7,000,000					
Head Start Ctr. Renov. - Tassafaronga	975 85th Ave. Oakland, CA 94621	This project entails compliance with health and safety requirements (Head Start Performance Standards and Community Care Licensing), by installing a washer and dryer, including plumbing. In addition, replace existing poured-in-place safety surfaces at the playground area due to uneven and deterioration.	Human Services	2	Parks & Human Services	\$ 150,000					
Henry Robinson Multi-services Ctr. - Air Conditioning Replacement (Add'l funds)	559 - 16th St. Oakland, CA	Air Conditioning unit replacement	Human Services	2	Parks & Human Services	\$ 200,000					
Holly Mini Park	9830 Holly Street, Oakland, CA 94603	Renovate existing park with new tot lot, benches, play area, and picnic area.	OPRYD	2	Parks & Human Services	\$ 400,000					
Hoover Br. Library - Feasib Study	TBD	New 10,000 sf facility located near MLK/28th/West St or 3000 Market St.	Library	2	Library	\$ 500,000					
Joaquin Miller Park Cascade	3300 Joaquin Miller Park, Oakland, CA 94607	Repair bottom two fountains	OPRYD	2	Parks & Human Services	\$ 170,000					

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East Oakland Senior Ctr Renovation								Pending Funds		
East Oakland Sport Center - Outdoor Pool								Pending Funds		
Elmhurst Br. Library Renov/Remodel								Pending Funds		
FS #29 New Station & Training Complex								Pending Funds		
Head Start Ctr. Renov. - Tassafaronga								Pending Funds		
Henry Robinson Multi-services Ctr. - Air Conditioning Replacement (Add'l funds)								Pending Funds		
Holly Mini Park		Community raised funds and grants						Pending Funds		
Hoover Br. Library - Feasib Study								Pending Funds		
Joaquin Miller Park Cascade								Pending Funds		

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East Oakland Senior Ctr Renovation							53	12	4	5	3	7
East Oakland Sport Center - Outdoor Pool							33	12	0	5	3	7
Elmhurst Br. Library Renov/Remodel							59	16	0	5	3	7
FS #29 New Station & Training Complex							N/A (Exist'g Proj)					6
Head Start Ctr. Renov. - Tassafaronga							50.2	12	4	0	3	7
Henry Robinson Multi-services Ctr. – Air Conditioning Replacement (Add'l funds)							N/A (Exist'g Proj)					2
Holly Mini Park							N/A (Exist'g Proj)					7
Hoover Br. Library - Feasib Study							52.5	16	0	5	3	
Joaquin Miller Park Cascade							N/A					4

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Lincoln Rec. Ctr. Expansion/Renov.	261 - 11th Street, Oakland, CA 94602	Renovation/Expansion of existing Lincoln Square Park Rec. Ctr. (Fund request to initiate design).	OPRYD	2	Parks & Human Services	\$ 1,700,000					
Madison Park Irrigation Upgrade/Repair	9th St. and Madison Street.		OPRYD	2	Parks & Human Services	\$ 100,000					
Main Library - New facility feasibility study	TBD	New 160,000 sf facility for main library. Initial	Library	2	Library	\$ 700,000					
Main Library - Ph. 2 renovation	125-14th Street	Phase 2 building renovation: Additional lighting upgrade, lighting control; data/phone; painting, flooring, restroom upgrades, ceiling tile repair/painting, roof replacement, add HVAC for Teen Zone, improve lighting at Fire Alarm Building (staff parking), lighting in North and South side stairwell	Library	2	Library	\$ 2,000,000					
Mosswood Community Center	3612 Webster Street	Construct a new 12,000 s.f. Community/Recreation Center housing programs for Parks & Recreation, possibly adding Library, Head Start, and other potential functions.	OPRYD	2	Parks & Human Services	\$ 4,000,000					
Museum Collection Center Seismic Improvements & Museum Landscape/Water Quality Improvements	Lancaster St. and 1000 Oak Street, Oakland, CA 94601	The City's vast collection of art, historic and scientific artifacts, and culturally significant objects is currently housed in a building that has evidence of significant structural defects and does not meet current seismic requirements. A structural survey from 2012 identifies severe cracking in wooden compression and tension joists that support the ceiling. It also calls for reinforcement of the exterior walls to prevent collapse. Work was undertaken in 2012 to repair the very worst of the structural timbers but there remains a number of trusses and support columns with cracks that compromise their load carrying capacity. Furthermore, anchoring of the exterior walls to the roof diaphragm are insufficient. To protect the City's irreplaceable collection and provide a safe and secure environment for the people who work in this building, repairs must be done to at least the most vulnerable	Museum	2	Energy, Seismic & Water Quality	\$ 4,000,000					

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Lincoln Rec. Ctr. Expansion/Renov.								Pending Funds		
Madison Park Irrigation Upgrade/Repair								Pending Funds		
Main Library - New facility feasibility study								Pending Funds		
Main Library - Ph. 2 renovation								Pending Funds		
Mosswood Community Center								Pending Funds		
Museum Collection Center Seismic Improvements & Museum Landscape/Water Quality Improvements								Pending Funds		

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Lincoln Rec. Ctr. Expansion/Renov.							73.5	16	0	5	0	2
Madison Park Irrigation Upgrade/Repair							N/A					2
Main Library - New facility feasibility study							81	8	4	5	7	Citywide
Main Library - Ph. 2 renovation							55.2	8	4	5	0	Citywide
Mosswood Community Center							N/A (Exist'g Proj)					3
Museum Collection Center Seismic Improvements & Museum Landscape/Water Quality Improvements							21.5	8	0	0	3	Citywide

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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	Funds Spent as of 11/15/2019	Funding Encumbered	% Spent & Encumbered	Balance Remaining (minus Encumbrance)	Total project Cost
Oakland Animal Serv. Ctr. - Floor replacement/drainage improv	Lancaster St. & 1000 Oak St, Oakland, CA 946	Floor replacement - replace the existing 12x12 linoleum tile flooring in lobby, hallways, and work areas with sheet vinyl or other impervious flooring material with minimal joint spaces. This will cover approximately 1/2 of the existing flooring in the entire shelter. Drainage - 2 outdoor areas need drainage work: dog yard & ACO vehicle staging area. Both areas are basically non-functional. Grading, french drains needed in dog yard; unknown what will be needed for existing, non-functional vehicle staging area drain.	Animal Services	2	Energy, Seismic & Water Quality	\$ 1,350,000					
Oakland Tool Lending Library		Relocate TLL into at least 4 stacking containers (approx 1200 sf), doubling the size of the current space.	Library	2	Library	\$ 420,000					
Public Restrooms - Concordia & Madison Parks	2901 64th Ave, Oakland, CA 94605, and Madison St. at 9th Street, Oakland CA	Addition of pre-fabricated single-use public toilet similar to Portland Loo at Concordia and Madison Sq. Parks.	OPRYD	2	Parks & Human Services	\$ 500,000					
San Antonio Rec. Ctr. & HS CIP (title correction needed)	1701 East 19th Street, Oakland, CA	San Antonio Rec Center Building Renovation: Update/Renovate existing Rec. Center/Head Start facilities for programs. 1. Leakage from Roof and old water tank (in turret section of the building) have caused peeling paint & possible mold and mildew to the building walls, ceiling and floors. Primarily along back wall of main room, hallway and bathroom. 2. Roof access by teens has additionally caused leakage through the roof and may be helped by a fence to prevent access. 3. Fencing around both buildings needs to be taller and more secured to protect the kids and staff and equipment. 4. Renovation of the kitchen for community & commercial use. 5. Remove and replace entire building and replace with a larger more usable recreation center. Head Start Building: 1. Needs children's bathroom renovations; children's toilets are leaking, sewage pipeline too	OPRYD	2	Parks & Human Services	\$ 1,750,000					

Attachment E

Measure KK - Public Works Department Project Report

Report date: Nov. 25, 2019

Name of Project	How much other funding was leveraged?	Sources of leveraged funding	% of KK funds spent on soft costs (Report when project is complete)	% of KK funds spent on hard costs (Report when project is complete)	% spent on external consultants	% spent on city staff	What date was the project assigned to staff?	What phase is the project in?	Project completion date (Actual)	If the project is delayed, please describe the reason for the delay
Oakland Animal Serv. Ctr. - Floor replacement/drainage improv								Pending Funds		
Oakland Tool Lending Library								Pending Funds		
Public Restrooms - Concordia & Madison Parks								Pending Funds		
San Antonio Rec. Ctr. & HS CIP (title correction needed)								Pending Funds		

Attachment E

Measure KK - Public Works Department Project Report

Report date: Nov. 25, 2019

Name of Project	Please describe the community engagement process	What stormwater elements are included? If none, please explain	What pedestrian safety improvements were included	What bicycle safety improvements were included	Was repaving done (y/n)	Which existing city plans does the project align with	What was the total CIP score?	What was the CIP score for Equity Q 1a	What was the CIP score for Equity Q 1b	What was the CIP score for Safety Q 2a	What was the CIP score for Safety Q 2b	City Council District
Oakland Animal Serv. Ctr. - Floor replacement/drainage improv							43	12	4	0	4	Citywide
Oakland Tool Lending Library							35.5	8	4	5	0	1
Public Restrooms - Concordia & Madison Parks							N/A					2, 6
San Antonio Rec. Ctr. & HS CIP (title correction needed)							69.5	12	4	5	0	2

Attachment E

Measure KK - Public Works Department Project Report

Report date: Nov. 25, 2019

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	Funds Spent as of 11/15/2019	Funding Encumbered	% Spent & Encumbered	Balance Remaining (minus Encumbrance)	Total project Cost
West Oakland Br. Library Improvements (Ph 2)	1801 Adeline Street, Oakland, CA 94607	Expand garage to accommodate new Mobile Library truck, electric vehicle charger, parking lot improvements, building envelope and systems improvements, interior improvements to update community room, restrooms, kitchen, staff areas, reading areas, lobby, etc.	Library	2	Library	\$ 1,525,000					
West Oakland Senior Ctr. Renovation	1724 Adeline Street, Oakland, CA	Renovate and update existing Senior Center: * Address/Replace Roof & upper story Windows and Ceilings - Roof and second story windows are seriously compromised causing interior ceiling tiles to stain, decay, and fall off. Plywood underneath has rot/damage. Compromised and needs replacement. * Paint exterior building - paint currently old and chipped affecting exposed stucco structure. * ADA Access - Replace Entry Door/Window with 42" wide door with ADA compliant open/closer and hardware. Recut curb from parking lot to provide direct access to entry. * Movable Partitions in Social Hall – replace panels which are stained and tattered. * Update/address safety improvements inside and out. * Provide Security Cameras & Gates - Front & rear entrance, for safety purpose. * Upgrade Kitchen and bathroom to comply with current codes for disability and seniors and sanitary needs.	Human Services	2	Parks & Human Services	\$ 1,000,000					
SUBTOTAL Series 2	94607					\$ 41,438,800	\$ -	\$ -	\$ -	\$ 41,438,800	\$ -
							0%	0%	0%	100%	
TOTAL Meas. KK Funds						\$ 63,423,800	\$ 9,428,285	\$ 1,306,058	15%	\$ 52,689,456	
								2%	17%		

Attachment E Measure KK - Public Works Department Project Report

Report date: Nov. 25, 2019

Name of Project	How much other funding was leveraged?	Sources of leveraged funding	% of KK funds spent on soft costs (Report when project is complete)	% of KK funds spent on hard costs (Report when project is complete)	% spent on external consultants	% spent on city staff	What date was the project assigned to staff?	What phase is the project in?	Project completion date (Actual)	If the project is delayed, please describe the reason for the delay
West Oakland Br. Library Improvements (Ph 2)								Pending Funds		
West Oakland Senior Ctr. Renovation								Pending Funds		
SUBTOTAL Series 2	\$ -									
TOTAL Meas. KK Funds										

Attachment E

Measure KK - Public Works Department Project Report

Report date: Nov. 25, 2019

Name of Project	Please describe the community engagement process	What stormwater elements are included? If none, please explain	What pedestrian safety improvements were included	What bicycle safety improvements were included	Was repaving done (y/n)	Which existing city plans does the project align with	What was the total CIP score?	What was the CIP score for Equity Q 1a	What was the CIP score for Equity Q 1b	What was the CIP score for Safety Q 2a	What was the CIP score for Safety Q 2b	City Council District
West Oakland Br. Library Improvements (Ph 2)							63.7	16	0	5	0	3
West Oakland Senior Ctr. Renovation							61.5	16	0	0	7	3
SUBTOTAL Series 2												
TOTAL Meas. KK Funds												

Attachment F

Questions Regarding Expenditure of Measure KK Funds Oakland Public Works (Nov. 27, 2019)

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 provide answers to 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.

Top five scores not funded are:

- Dimond Recreation Center Renovation (59)
- Poplar Park Improvements (58)
- Tassafaronga Recreation Center Renovation (58)
- Arroyo Viejo Park Renovation (54.5)
- San Antonio Park Renovation (53)

1. Please describe how the new CIP prioritization process was used.

- For OPW, the prioritization process is applied across the proposed capital projects in various asset categories. The categories are Facilities/Buildings, Parks & Open Spaces, Watershed/Storm Water systems, Wastewater system, Information Technology.
- Each project is evaluated against the 9 factors developed through the community process and internal stakeholder department input. The projects are assigned points based on the evaluation factors and ranked. In the FY19-21 Meas. KK recommendations, the highest ranked projects are recommended within each category. In addition, to improve on the performance of expenditures and to correlate against project implementation expenditure curve, projects are recommended for initial programming and design phases only. By doing so, the expenditures will correlate with the project timeline and bond expenditure timeline.
- During the budget approval process, Council included additional projects for Measure KK. The final recommended/approved Measure KK projects for FY19-21 are listed in item 5 below.

2. What is limiting your capacity to implement the projects? How do you plan to address these issues?

- Bond sale timing: Need to sell bond before staff can work on projects. Options – Look at reallocating funds for projects that can expense the fund (within OPW and possibly with DOT if allowed)

- Insufficiently defined scope and scope revisions from client department – delay progress as well as increase budget needs. Options – allocate funds for preliminary and design scope before approving/committing construction funds.
 - Staffing levels, challenges in hiring procedure, process and timing. Staffing shortage for project and construction management. Option – hire additional staff if bond sale based on schedule bond sale timing.
 - Project costs: High construction costs have impacted the ability to deliver projects anticipated. Options – need to build greater contingency in construction funds which may increase budget needs.
 - Lack of contractors to provide competitive bids. Options – outreach process for available contractors, look at possible alternative contracting methods.
 - Limits in contracting authority for City Administration. Options – determine contracting authority increase potentials.
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?
- OPW Project Management staffing currently has 4 permanent positions and 1 temporary position filled out of 9 total available positions. Project Management has been working on recruiting 2 positions to bring the total to 6 permanent positions. One new position has been filled. However, positions are project funded and without project funds available, new staff will not be supported with workload or funding.
 - OPW Construction services staffing also has a shortage of 15 – 20%. Staff recruitment also in progress but limited available or willing candidates.
 - The hiring of the position is dependent on available projects and project funds. Thus, it's necessary to coincide with available bonds funds for project and staff hiring use.
4. How are decisions made about what parts of the project goes to an external consultant versus city staff? What factors are being considered?
- For facilities and park projects, the City utilizes outside consultant services as internal staffs are not set up to prepare plans and specifications. The City does not have a department who can design and produce construction documents for building and park related improvement projects. Building projects typically required a consultant team made up of a variety of professional team, i.e. lead architect, engineering for structure, mechanical, electrical and other specialty systems. Park projects are similar.
 - OPW utilizes on-call consultants and contractors to expedite contract design process for smaller, less complex projects so as to reduce project timeline.
5. What community engagement activities have worked well and what challenges have you encountered with community engagement?

Engaging community throughout the project with varying emphasis at different phases of the project is the most successful. Typically involving the community at the beginning of the project to gather concerns and ideas are the most helpful. In addition, developing strong relationship at this stage by listening will allow resolving issues much more effectively as the project continues. In most cases, despite conflicting community interests, most

communities/stakeholders end up supporting the final project scope and in understanding the issues or compromises required.

- 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?

2019-2021 Approved Measure KK Bond projects. Projects highlighted in yellow were not on the FY17-19 list:

5330 Measure KK Infrastructure Bond	FY 2019-20	FY 2020-21	FY 2019-21
Allendale Recreation Center Tot Lot Improvements	262,500	0	262,500
Arroyo Viejo Recreation Center*	2,000,000	1,000,000	3,000,000
Brookdale Recreation Center Expansion*	1,500,000	500,000	2,000,000
Brookfield Branch Library	250,000	500,000	750,000
Caldecott Trailhead Improvements *	486,300	0	486,300
Citywide Street Resurfacing (DOT)	35,250,000	40,000,000	75,250,000
Complete Streets Capital Program (DOT)	7,480,000	6,000,000	13,480,000
Curb Ramps Program (DOT)	2,000,000	2,000,000	4,000,000
Digital Arts & Culinary Academy (DACA) Phase 2 Renovation	500,000	1,000,000	1,500,000
Dimond Park Tennis Court Replacement	300,000	0	300,000
Downtown Oakland Senior Center	1,175,000	0	1,175,000
East Oakland Senior Center Renovation	500,000	1,500,000	2,000,000
East Oakland Sports Center - Phase 2	2,000,000	0	2,000,000
Elmhurst Branch Library Renovation/Remodel	200,000	300,000	500,000
Fire Station 29 - New Station and Training Resiliency Education Complex*	6,000,000	1,000,000	7,000,000
Head Start Site Renovation Projects - Tassafaronga	150,000	0	150,000
Henry Robinson MSC - HVAC Replacement	200,000	0	200,000
Holly Mini Park*	400,000	0	400,000
Hoover Branch Library - Feasibility Study*	500,000	0	500,000
Joaquin Miller Park - Woodminster Cascade	170,000	0	170,000
Lincoln Recreation Center Expansion/Renovation*	1,000,000	700,000	1,700,000
Madison Park Irrigation System Upgrade	100,000	0	100,000
Main Library - New Facility Feasibility Study*	700,000	0	700,000
Main Library - Phase 2 Renovation	750,000	1,250,000	2,000,000
Mosswood Community Center*	1,000,000	3,000,000	4,000,000
Museum Collection Center Seismic & Storm Water Quality Improvements	2,000,000	2,000,000	4,000,000
Neighborhood Traffic Safety Program / Safe Routes to Schools	2,250,000	750,000	3,000,000
Oakland Animal Services - Floor Replacement/Drainage	500,000	850,000	1,350,000
Oakland Tool Lending Library	420,000	0	420,000
Public Restrooms (Concordia Park & Madison Square Park)	500,000	0	500,000
San Antonio Rec Center and Head Start CIP Requests*	750,000	1,000,000	1,750,000
Sidewalk Repair Program (DOT)	1,000,000	1,000,000	2,000,000
West Oakland Branch Library Improvement	525,000	1,000,000	1,525,000
West Oakland Senior Center Renovation*	700,000	300,000	1,000,000
5330 Measure KK Infrastructure Bond	\$73,518,800	\$65,650,000	\$139,168,800

Attachment G Community Housing and Development

Measure KK Oversight Committee HCD Report

REV 1.15.20

Project Type	Project Name	Developer/Project Sponsor	Location/Address	Council District	Census Tract	Regulatory Agreement (select all that apply)	Total Number of Units	Income Mix (# of units)							Unit Size Mix (# of units)				
								Extremely Low-Income @ 20% AMI	Extremely Low-Income @ 30% AMI	Very Low-Income @ 31-50% AMI	Low-Income @ 51-80% AMI	Moderate-Income @ 81-120% AMI	Market Rate	Manager's Unit	Studios	1 BR	2 BR	3 BR	4 BR
New Construction	Camino 23	Satellite Affordable Housing Associates (SAHA)	1233-1253 23rd Avenue & 2285 International Blvd Oakland	2	4060	City (HCD), County, State, Other	37		9	27				1		30	6	1	
New Construction	Coliseum Place	Resources for Community Development (RCD)	905 72nd Avenue, Oakland	7	4088	City (HCD), County, State, Other	59	12	13	33				1		11	28	20	
New Construction	Brooklyn Basin: Project 4	MidPen Housing	Parcel A2	2		City (Non-HCD), Other	124	TBD	TBD	TBD	TBD	TBD	TBD	TBD		43	38	43	
New Construction	Aurora Apartments (aka MacArthur Apartments)	Affirmed Housing	657 W. MacArthur Blvd, Oakland	1	4010	City (HCD), County, State, Other	44	43						1	2	41	1		
New Construction	3268 San Pablo	Satellite Affordable Housing Associates (SAHA)	3268 San Pablo Avenue, Oakland	3	4014	City (HCD), County, State, Other	51	10	3	18	19			1	13	38			
New Construction	Fruitvale Transit Village II-B	Bridge Housing & the Spanish Speaking Unity Council	E 12th Street & 35th Avenue, Oakland	5	4061	City (HCD), County, State, Other	181		46	29	104			2	28	70	55	28	
New Construction	7th & Campbell	Oakland & the World Enterprises Inc.	7th Street & Campbell Street, Oakland	3	4022	City (HCD), County, State, Other	79		39	20	19			1	23	24	32		
New Construction	Longfellow Corner (aka 3801 MLK Family Housing)	Resources for Community Development (RCD)	3801, 3807, 3823, & 3829 Martin Luther King Jr. Way, Oakland	1	4010	City (HCD), County, State, Other	68	14	5	41	7			1	15	15	20	18	
New Construction	Ancora Place (aka San Antonio Terrace)	Satellite Affordable Housing Associates (SAHA)	2227-2257 International Blvd, Oakland	2	4060	City (HCD), County, State, Other	77	16	15	23	22			1	6	24	27	20	
New Construction	West Grand & Brush	East Bay Asian Local Development Corporation (EBALDC)	760 22nd Avenue & 2201 Brush Street, Oakland	3	4027	City (HCD), County, State, Other	59	12	3	29	14			1	24	5	15	15	
New Construction	95th and International	Related Companies of California & Acts Community Development	9409-9437 International Blvd, Oakland	7	4094	City (HCD), City (Non-HCD), County, State, Other	55		14	40				1	3	24	14	14	
Rehabilitation	Howie Harp Plaza	Community Housing Development Corporation (CHDC) & Dignity House West	430 28th Street, Oakland	3	4013	City (HCD), County	20				19			1			11	9	

Attachment G Community Housing and Development

Project Type	Project Name	Developer/Project Sponsor	Location/Address	Council District	Census Tract	Regulatory Agreement (select all that apply)	Total Number of Units	Income Mix (# of units)							Unit Size Mix (# of units)				
								Extremely Low-Income @ 20% AMI	Extremely Low-Income @ 30% AMI	Very Low-Income @ 31-50% AMI	Low-Income @ 51-80% AMI	Moderate-Income @ 81-120% AMI	Market Rate	Manager's Unit	Studios	1 BR	2 BR	3 BR	4 BR
Rehabilitation	Empyrean Tower	Resources for Community Development (RCD)	344 13th Street, Oakland	2	4030	City (HCD), County, State, Other	66		17	10	38			1	54	12			
Rehabilitation	Fruitvale Studios	Allied Housing & ABODE Services	2600 International Blvd, Oakland	5	4062.01	City (HCD), County, State	24	6	5	1	11			1	24				
Acquisition-rehab: conversion	Highland Palms	East Bay Asian Local Development Corporation (EBALDC)	1810 E. 25th Street, Oakland	2	4058	City (HCD)	23				22			1	8	13	2		
Acquisition-rehab: conversion	10th Ave Eastlake	East Bay Asian Local Development Corporation (EBALDC)	2515 10th Avenue, Oakland	2	4056	City (HCD)	35				34			1	1	29	5		
Acquisition-rehab: conversion	812 East 24th Street	Oakland Community Land Trust (OakCLT)	812 East 24th Street, Oakland	2	4056	City (HCD)	7				7								
Acquisition-rehab: conversion	780 - 61st St. Coop Homes	Northern California Land Trust	789 61st Street, Oakland	1	4007	Other	4				4						4		
Acquisition-rehab: conversion	Harvest House	Oakland Community Land Trust	5940 Hayes Street, Oakland	6	4087	Other	1		1							1			
Acquisition-rehab: conversion	3 SF Homes	Oakland Community Land Trust	8020 Hillside Street, 2684 Ritchie Street, 2735 76th Avenue, Oakland	7	4084	Other	3				3						3		
Acquisition-rehab: conversion	285 Newton Avenue	Bay Area Community Land Trust	285 Newton Avenue, Oakland	2	4053.01	Other	2				2				9				
Transitional Housing	The Holland	City of Oakland	641 W. Grand Avenue, Oakland	3	4028	Other	70	70											
							965	183	170	271	325	0	0	16	202	331	228	134	0

Attachment G Community Housing and Development

Measure KK Oversight Committee HCD Report

Project Type	Project Name	Total Bedrooms	Housing Type (select all that apply)	Target Population (# of units)					PSH Units	Affordable Ownership Units	No. of Units Occupied at Acquisition	Total Project Budget	Total City Contribution	City Contribution Per Unit	City Contributions Per Affordable Unit	City Contribution by					
				HIV/AIDS	TAY	Homeless	Persons with Disabilities	Veterans								Impact Fee	Jobs/Housing Linkage	Boomerang Funds	Loan Repayments	Measure KK Round 1	Measure KK Round 2
New Construction	Camino 23	45	Families, Special Needs	5		5	4		yes	no	NA	\$ 25,758,860	\$ 1,226,816	\$ 33,157.19	\$ 34,078.22					\$ 100,000	
New Construction	Coliseum Place	127	Families, Special Needs	6		12	18		yes	no	NA	\$ 53,954,469	\$ 1,630,987	\$ 27,643.85	\$ 28,120.47					\$ 1,600,000	
New Construction	Brooklyn Basin: Project 4	248	Families	TBD	TBD	TBD	TBD	TBD	TBD			\$ 105,814,041	\$ 17,333,000	\$ 139,782.26	#DIV/0!						
New Construction	Aurora Apartments (aka MacArthur Apartments)	43	Special Needs			43	4		yes	no	NA	\$ 36,788,422	\$ 2,600,000	\$ 59,090.91	\$ 60,465.12					\$ 800,000	
New Construction	3268 San Pablo	38	Seniors, Special Needs			13	5	13	yes	no	NA	\$ 35,045,540	\$ 1,000,000	\$ 19,607.84	\$ 20,000.00					\$ 100,000	
New Construction	Fruitvale Transit Village II-B	264	Families			46	17		yes	no	NA	\$ 134,632,152	\$ 5,229,000	\$ 28,889.50	\$ 29,212.29		\$ 1,604,123	\$ 753,881		\$ 1,400,000	
New Construction	7th & Campbell	88	Families			20	39		yes	no	NA	\$ 53,032,900	\$ 801,900	\$ 10,150.63	\$ 10,280.77					\$ 801,900	
New Construction	Longfellow Corner (aka 3801 MLK Family Housing)	109	Families, Special Needs			15	9		yes	no	NA	\$ 48,298,499	\$ 5,175,000	\$ 76,102.94	\$ 77,238.81					\$ 3,175,000	
New Construction	Ancora Place (aka San Antonio Terrace)	138	Families			15			yes	no	NA	\$ 60,007,117	\$ 3,500,000	\$ 45,454.55	\$ 46,052.63					\$ 3,500,000	
New Construction	West Grand & Brush	80	Families			28	9	15	yes	no	NA	\$ 44,784,192	\$ 1,700,000	\$ 28,813.56	\$ 29,310.34		\$ 330,000			\$ 1,318,000	
New Construction	95th and International	94	Families			11	8		yes	no	NA	\$ 40,227,818	\$ 8,018,659	\$ 145,793.80	\$ 148,493.69	\$ 1,409,717	\$ 129,681		\$ 22,465	\$ 200,000	
Rehabilitation	Howie Harp Plaza	49	Families				1		no	no	NA	\$ 6,711,915	\$ 5,000,000	\$ 250,000.00	\$ 263,157.89					\$ 2,800,000	

Attachment G Community Housing and Development

Project Type	Project Name	Total Bedrooms	Housing Type (select all that apply)	Target Population (# of units)					PSH Units	Affordable Ownership Units	No. of Units Occupied at Acquisition	Total Project Budget	Total City Contribution	City Contribution Per Unit	City Contributions Per Affordable Unit	City Contribution by					
				HIV/AIDS	TAY	Homeless	Persons with Disabilities	Veterans								Impact Fee	Jobs/Housing Linkage	Boomerang Funds	Loan Repayments	Measure KK Round 1	Measure KK Round 2
Rehabilitation	Empyrean Tower	12	Special Needs			7			yes	no	69	\$ 69,206,819	\$ 9,145,497	\$ 138,568.14	\$ 140,699.95					\$ 4,688,000	
Rehabilitation	Fruitvale Studios	0	Special Needs			12	3		yes	no	NA	\$ 8,733,440	\$ 2,300,000	\$ 95,833.33	\$ 100,000.00					\$ 1,800,000	
Acquisition-rehab: conversion	Highland Palms	40	Families						no	no	22	\$ 6,162,000	\$ 3,000,000	\$ 130,434.78	\$ 136,363.64					\$ 3,000,000	
Acquisition-rehab: conversion	10th Ave Eastlake	39	Families						no	no	34	\$ 8,707,000	\$ 5,000,000	\$ 142,857.14	\$ 147,058.82					\$ 5,000,000	
Acquisition-rehab: conversion	812 East 24th Street	0	Families						no		7	\$ 1,286,375	\$ 974,150	\$ 139,164.29	\$ 139,164.29					\$ 974,150	
Acquisition-rehab: conversion	780 - 61st St. Coop Homes	12	Families						no	4	1	\$ 600,000	\$ 600,000	\$ 150,000.00	\$ 150,000.00					\$ 600,000	
Acquisition-rehab: conversion	Harvest House	2	Families			1			no		1	\$ 350,000	\$ 350,000	\$ 350,000.00	\$ 350,000.00					\$ 150,000	
Acquisition-rehab: conversion	3 SF Homes	6							no			\$ 450,000	\$ 450,000	\$ 150,000.00	\$ 150,000.00					\$ 450,000	
Acquisition-rehab: conversion	285 Newton Avenue	9							no			\$ 1,105,000	\$ 300,000	\$ 150,000.00	\$ 150,000.00					\$ 300,000	
Transitional Housing	The Holland	0	Special Needs			70			no	no	3	\$ 7,018,042	\$ 7,048,266	\$ 100,689.51	\$ 100,689.51					\$ 7,048,266	
		1195		11	0	298	117	28			137	\$ 642,860,560	\$ 65,050,275	\$ 2,272,252	\$ 2,310,386	\$ 1,409,717	\$ 2,063,804	\$ 753,881	\$ 22,465	\$ 39,805,316	\$ -

Attachment G Community Housing and Development

Measure KK Oversight Committee HCD Report

Project Type	Project Name	Source					A1 Contribution	LIHTC Contribution	State Contribution						Private Debt	Other	Funding Gap	Date of First City Funding Commitment (MM/YYYY)
		Low/Mod Repayments	HOME	Other	Measure KK Funds Spent	Measure KK Funds Un-Spent			AHSC	Prop 1	Prop 2	IIG	MHP	Cal HFA				
New Construction	Camino 23	\$ 700,000	\$ 400,000	\$ 26,816	\$ 30,000	\$ 70,000	\$ 4,200,000	\$ 9,781,646	\$ 2,239,705			\$ 1,745,479			\$ 4,044,700	\$ 2,520,514	\$ -	4/5/2016
New Construction	Coliseum Place			\$ 30,987	\$ -	\$ 1,600,000	\$ 11,798,421	\$ 21,435,162	\$ 6,330,000			\$ 1,944,850			\$ 7,945,400	\$ 7,814,652	\$ (4,945,003)	4/5/2016
New Construction	Brooklyn Basin: Project 4			\$ 17,333,000				\$ 43,666,141						\$ 7,227,500	\$ 4,190,850	\$ 33,396,550	5/21/19	
New Construction	Aurora Apartments (aka MacArthur Apartments)	\$ 600,000	\$ 1,200,000		\$ -	\$ 800,000	\$ 6,447,872	\$ 12,337,610					\$ -	\$ 3,340,000	\$ 1,303,461	\$ 10,759,479	12/18/2017	
New Construction	3268 San Pablo		\$ 900,000		\$ -	\$ 100,000	\$ 7,180,000	\$ 13,945,924	\$ 5,500,000			\$ 1,222,000		\$ 3,768,238	\$ 2,429,378	\$ -	12/18/2017	
New Construction	Fruitvale Transit Village II-B	\$ 1,470,996			\$ -	\$ 1,400,000	\$ 16,227,175	\$ 54,962,740	\$ -			\$ -	\$ -	\$ 18,318,000	\$ 14,333,767	\$ 25,561,470	12/18/2017	
New Construction	7th & Campbell				\$ -	\$ 801,900	\$ 12,689,000	\$ 20,867,000					\$ -	\$ 9,000,000	\$ 925,000	\$ 8,750,000	12/18/2017	
New Construction	Longfellow Corner (aka 3801 MLK Family Housing)			\$ 2,000,000	\$ 3,175,000	\$ -	\$ -	\$ 17,302,468						\$ 4,568,139	\$ 1,700,000	\$ 19,552,892	8/28/2017	
New Construction	Ancora Place (aka San Antonio Terrace)				\$ 3,500,000	\$ -	\$ 5,370,606	\$ 20,908,081			\$ 3,593,689		\$ -	\$ 7,359,900	\$ 2,304,371	\$ 16,970,470	7/25/2017	
New Construction	West Grand & Brush	\$ 52,000			\$ -	\$ 1,318,000	\$ 5,266,428	\$ 20,216,053					\$ -	\$ 1,956,500	\$ 2,680,000	\$ 12,965,211	12/18/2017	
New Construction	95th and International	\$ 451,071	\$ 1,433,821	\$ 4,371,904	\$ -	\$ 200,000	\$ 956,341	\$ 13,692,021	\$ -					\$ 1,719,000	\$ 1,500,000	\$ 14,341,797	12/11/2018	
Rehabilitation	Howie Harp Plaza	\$ 2,000,000	\$ 200,000		\$ -	\$ 2,800,000										\$ 1,711,915	2/17/2015	

Attachment G Community Housing and Development

Project Type	Project Name	Source					A1 Contribution	LIHTC Contribution	State Contribution						Private Debt	Other	Funding Gap	Date of First City Funding Commitment (MM/YYYY)
		Low/Mod Repayments	HOME	Other	Measure KK Funds Spent	Measure KK Funds Un-Spent			AHSC	Prop 1	Prop 2	IIG	MHP	Cal HFA				
Rehabilitation	Empyrean Tower			\$ 4,457,497	\$ 4,538,000	\$ 150,000		\$ 23,512,337	\$ 15,631,118					\$ 7,473,205	\$ 1,963,000	\$ 11,481,662	\$ -	12/11/2017
Rehabilitation	Fruitvale Studios			\$ 500,000	\$ -	\$ 1,800,000	\$ 3,484,309				\$ 2,160,862				\$ 779,200	\$ -	\$ 9,069	12/11/2017
Acquisition-rehab: conversion	Highland Palms				\$ 3,000,000	\$ -								\$ 3,162,000		\$ -		9/13/2017
Acquisition-rehab: conversion	10th Ave Eastlake				\$ 5,000,000	\$ -								\$ 3,707,000		\$ -		9/13/2017
Acquisition-rehab: conversion	812 East 24th Street				\$ 974,150	\$ -										\$ 312,225		
Acquisition-rehab: conversion	780 - 61st St. Coop Homes				\$ 600,000	\$ -								700,000	375,000			01/2019
Acquisition-rehab: conversion	Harvest House			\$ 200,000	\$ -	\$ 150,000									300,000			04/2019
Acquisition-rehab: conversion	3 SF Homes				\$ -	\$ 450,000												05/2019
Acquisition-rehab: conversion	285 Newton Avenue				\$ 300,000	\$ -												02/2019
Transitional Housing	The Holland				\$ 7,048,266	\$ -											\$ (30,224)	5/9/2018
		\$ 5,274,067	\$ 4,133,821	\$ 11,587,204	\$ 28,165,416	\$ 11,639,900	\$ 73,620,152	\$ 228,961,042	\$ 29,700,823	\$ -	\$ 5,754,551	\$ 4,912,329	\$ 7,473,205	\$ -	\$ 72,331,077	\$ 49,667,805	\$ 105,959,301	

Attachment G Community Housing and Development

Measure KK Oversight Committee HCD Report

Project Type	Project Name	Date of First Measure KK Loan Closing	Operating Subsidy		Development Status	Construction Start Date	Entitlement Status	Expected Date Units Come Online	Actual Date of Completion	Vacancy Rate as of XX	Regulatory Agreement Amendment Executed? (Y/N)	Effective Date of Regulatory Agreement Amendment	Date of 100% Occupancy	Last Updated by Staff (YY-MMDD)	For Mapping		Project Score (% of available points)
			Operating Subsidy Source (select all that apply)	Units Receiving Operating Subsidy											Latitude	Longitude	
New Construction	Camino 23	6/1/2018	PBV	26	Completed	6/22/2018	Received building permits	11/1/2019						19-0918	37.783402	-122.2359463	
New Construction	Coliseum Place		PBV	37	Under Construction		Seeking building permits	1/1/2021						19-0918	37.7554094	-122.1948696	
New Construction	Brooklyn Basin: Project 4		PBV	TBD	Predevelopment		Planning entitlements approved	TBD						19-0620	37.7883433	-122.2565834	
New Construction	Aurora Apartments (aka MacArthur Apartments)		PBV	43	Under Construction		Seeking building permits	6/1/2021						19-0918	37.8270269	-122.2696091	
New Construction	3268 San Pablo	6/1/2019	PBV	50	Under Construction	8/13/2019	Seeking building permits	8/1/2020						19-0918	37.824156	-122.277278	
New Construction	Fruitvale Transit Village II-B		PBV	75	Predevelopment		Seeking building permits	3/1/2022						19-0918	37.7756105	-122.2230864	81.60%
New Construction	7th & Campbell		PBV	39	Predevelopment		Seeking building permits	12/1/2021						19-0918	37.8062435	-122.2993509	87.40%
New Construction	Longfellow Corner (aka 3801 MLK Family Housing)	2/6/2018	PBV	16	Predevelopment		Seeking planning entitlements	6/1/2021						19-0918	37.827808	-122.269279	84.80%
New Construction	Ancora Place (aka San Antonio Terrace)	11/13/2018	PBV	31	Predevelopment		Seeking building permits	8/1/2021						19-0918	37.7839339	-122.2373152	81.90%
New Construction	West Grand & Brush		PBV	28	Predevelopment		Seeking building permits	7/1/2020						19-0918	37.8127729	-122.2751038	88.20%
New Construction	95th and International		PBV	27	Predevelopment		Seeking building permits	10/1/2021						19-0918	37.7468956	-122.1727424	
Rehabilitation	Howie Harp Plaza		PBV	19	Predevelopment		Seeking building permits	1/1/2019						19-0918	37.8168063	-122.2661641	65.50%

Attachment G Community Housing and Development

Project Type	Project Name	Date of First Measure KK Loan Closing	Operating Subsidy		Development Status	Construction Start Date	Entitlement Status	Expected Date Units Come Online	Actual Date of Completion	Vacancy Rate as of XX	Regulatory Agreement Amendment Executed? (Y/N)	Effective Date of Regulatory Agreement Amendment	Date of 100% Occupancy	Last Updated by Staff (YY-MMDD)	For Mapping		Project Score (% of available points)
			Operating Subsidy Source (select all that apply)	Units Receiving Operating Subsidy											Latitude	Longitude	
Rehabilitation	Empyrean Tower	2/6/2019	PBV	32	Under Construction		Received building permits	12/1/2020						19-0918	37.8027575	-122.2688669	
Rehabilitation	Fruitvale Studios		PBV	12	Predevelopment	2/26/2019	Seeking building permits	12/1/2019						19-0918	37.7815754	-122.2322846	85.30%
Acquisition-rehab: conversion	Highland Palms	3/27/2018			Completed	NA		5/7/2018						19-0918	37.79529	-122.2342348	
Acquisition-rehab: conversion	10th Ave Eastlake	3/27/2018			Completed	NA		5/1/2018						19-0918	37.7995968	-122.2394354	
Acquisition-rehab: conversion	812 East 24th Street	07/2018			Completed	NA		5/1/2018						19-0918	37.800139	-122.241739	
Acquisition-rehab: conversion	780 - 61st St. Coop Homes	04/2019			Completed									19-0918			
Acquisition-rehab: conversion	Harvest House													19-0918			
Acquisition-rehab: conversion	3 SF Homes													19-0918			
Acquisition-rehab: conversion	285 Newton Avenue				Completed									19-0918			
Transitional Housing	The Holland	NA			Completed	NA	Certificate of Occupancy	Fall 2018	Fall 2018					19-0918	37.8121667	-122.2723229	
				435						0							

Attachment G Community Housing and Development

Measure KK Oversight Committee HCD Report

Project Type	Project Name	Property where tenants were at high risk of displacement?	Property is in poor condition?	Property owner is 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?	Property with 3+ bedroom units	Property will be acquired by a permanently affordable land trust, housing cooperative, and/or operated as permanent supportive housing (Y/N)	Will get this information inputted upon occupancy + receipt of annual monitoring reports in May 2020	Was there tenant organizing prior to purchase?
New Construction	Camino 23	NA	NA	NA	NA	Yes	Yes	NA		NA
New Construction	Coliseum Place	NA	NA	NA	NA	Yes	Yes	NA		NA
New Construction	Brooklyn Basin: Project 4									
New Construction	Aurora Apartments (aka MacArthur Apartments)	NA	NA	NA	NA	Yes		NA		NA
New Construction	3268 San Pablo	NA	NA	NA	NA	Yes		NA		NA
New Construction	Fruitvale Transit Village II-B	NA	NA	NA	NA	Yes	Yes	NA		NA
New Construction	7th & Campbell	NA	NA	NA	NA	Yes		NA		NA
New Construction	Longfellow Corner (aka 3801 MLK Family Housing)	NA	NA	NA	NA	Yes	Yes	NA		NA
New Construction	Ancora Place (aka San Antonio Terrace)	NA	NA	NA	NA	Yes	Yes	NA		NA
New Construction	West Grand & Brush	NA	NA	NA	NA	Yes	Yes	NA		NA
New Construction	95th and International	NA	NA	NA	NA	Yes	Yes	NA		NA
Rehabilitation	Howie Harp Plaza	No	No	Information not available	Yes	NA	Yes	No		NA

Attachment G Community Housing and Development

<i>Project Type</i>	<i>Project Name</i>	<i>Property where tenants were at high risk of displacement?</i>	<i>Property is in poor condition?</i>	<i>Property owner is in violation of or has multiple complaints about building code deficiencies?</i>	<i>Current tenants include vulnerable populations?</i>	<i>For unoccupied properties, proposals serving homeless and/or extremely low-income households will be prioritized?</i>	<i>Property with 3+ bedroom units</i>	<i>Property will be acquired by a permanently affordable land trust, housing cooperative, and/or operated as permanent supportive housing (Y/N)</i>	<i>Will get this information inputted upon occupancy + receipt of annual monitoring reports in May 2020</i>	<i>Was there tenant organizing prior to purchase?</i>
Rehabilitation	Empyrean Tower	Yes	Yes	Information not available	Yes	NA		Yes		Information not available
Rehabilitation	Fruitvale Studios	Yes	Yes	Information not available	Yes	NA		Yes		Information not available
Acquisition-rehab: conversion	Highland Palms	Yes	No	No	Information not available	NA	Yes	No		Information not available
Acquisition-rehab: conversion	10th Ave Eastlake	Yes	No	No	Information not available	NA		No		Information not available
Acquisition-rehab: conversion	812 East 24th Street	Yes	No	Information not available	Information not available	NA		No		Information not available
Acquisition-rehab: conversion	780 - 61st St. Coop Homes	Yes	No	No	Yes	NA	Yes	Yes		Information not available
Acquisition-rehab: conversion	Harvest House	Yes	No	No	Yes	NA		Yes		Information not available
Acquisition-rehab: conversion	3 SF Homes	Yes	Yes	No	Yes	NA	Yes	Yes		Information not available
Acquisition-rehab: conversion	285 Newton Avenue	Yes	No	No	Yes	NA		Yes		Information not available
Transitional Housing	The Holland	NA	Yes	Information not available	NA			No		No

Attachment H

Questions Regarding Expenditure of Measure KK Funds

HCD
Dec. 2, 2019

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?

While 80% of the first tranche of Measure KK has been committed, and of those committed funds 64% has been expended, factors impacting the utilization of Measure KK funds are:

<i>Factor</i>	<i>How to Address</i>
<i>1) The amount of time it takes for housing development projects that were awarded funds to assemble the balance of funding needed to start construction</i>	<i>Many of the projects with unspent funding are new construction projects, with KK funding providing the required match for accessing County Measure A1 funds. The current new construction NOFA is limited to these projects, increasing the likelihood that some will be able to start construction in 2020 and thereby draw down KK funds.</i>
<i>2) The 1 – 4 Unit Housing Programs need reconsideration</i>	<i>Staff has revised the subcomponents of the 1-4 Unit Housing program to ensure that all funds will be utilized in a manner that can be implemented expeditiously and that is aligned with Measure KK as approved by the voters. This revision involves expanding the former “Site Acquisition Program” to serve smaller properties, including community land trusts and limited equity cooperatives. This revised program component is now called the Acquisition and Conversion to Affordable Housing and a NOFA for this will be released before the end of the year.</i>
<i>3) Staff capacity</i>	<i>Recruitment of five positions within Housing Development Services unit is underway and temporary employees/consultants are being brought on in the interim.</i>

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?

As noted above, there have been vacancies in the Housing Development Services unit that have impacted implementation of Measure KK programs. One of these was being filled on a part-time temporary basis for the past six months and was recently filled through an internal promotion (creating another vacancy). Two have been vacant for nine months and two are new positions that were approved in 2019/21 budget. All are in process of being recruited.

3. What is the current average AMI for all of the units?

The average AMI for all measure KK funded projects is 50% AMI. Please see the table below for the methodology used.

AMI	# of Units at AMI level	A * B
0.20	207	41
0.30	170	51
0.50	271	136
0.80	325	260
1.20	-	-
Total	973	488
Average AMI		50.14%
Data Source: Oakland Affordable Housing Tracking spreadsheet		

How are you ensuring that 20% of all new construction units needs to be below 30% AMI?

*The 2017 and 2019 Notices of Funding Availability (NOFAs) for New Construction projects both included a threshold requirement that applicants for each project proposal include a **minimum** of 20% of units affordable to households earning at or below 30% of Area Median Income (AMI). In addition, points were reserved within the NOFA scoring for developments that exceed this minimum threshold.*

In the 2017 NOFA, points were awarded as follows to projects exceeding the minimum threshold for affordability:

“One point will be awarded for each additional full one-percent of affordable units with restricted rents at or below 30% of 30% of AMI. “

In the 2019 NOFA, points were awarded as follows to projects exceeding the minimum threshold for affordability, providing a boost in points to projects targeting 20% AMI units:

- *“2 points will be awarded for each additional full one-percent of affordable units with restricted rents at or below 30% of 20% of AMI.*
- *1 point will be awarded for each additional full one-percent of affordable units with restricted rents at or below 30% of 30% of AMI.”*

The affordability restrictions committed to in the awarded projects are then memorialized in a recorded Regulatory Agreement executed prior to release of any funds.

4. Describe any criteria or point system that was used to determine which projects received funding.

With each NOFA, Housing and Community Development staff review applicants for compliance with threshold requirements (e.g. the requirement for units targeted to 30% AMI households for New Construction projects above), and then score applications according to:

- *Financial characteristics of the property, and general readiness to proceed with development (weighted more heavily on the New Construction NOFA),*
- *Project Location, for developments which are:*
 - *in close proximity to public transit and grocery stores or pharmacies (mirroring points available in the State’s tax credit process),*
 - *near higher performing schools,*
 - *support community-driven plans for development of affordable housing, and/or*
 - *support geographic equity goals (locating affordable ownership developments in low homeownership census tracts, and rental affordable developments in census tracts with relatively higher incomes).*
- *Income targeting, unit sizes exceeding minimum thresholds (for family developments), and units for homeless and special needs populations, and*
- *Developer capacity, experience and financial strength, and strength of development team.*

New Construction NOFA projects were also awarded points for project sustainability (exceeding certain minimum thresholds for LEED or Build It Green -GreenPoint Checklist ratings) and project readiness to proceed.

Rehabilitation and Preservation NOFA projects awarded points for urgency of need for rehabilitation work and displacement prevention.

5. For the acquisition rehab projects, please describe the resident participation that the developer has used.

The following excerpt is taken from the 2019-2020 Acquisition, Rehabilitation and Preservation NOFA Application Form and Instructions. Applicants are required to include this information in their funding application.

“Include a Community Outreach Plan and evidence that a minimum level of community outreach has been completed prior to applying for funding. Applicants must contact

neighborhood organizations in the vicinity of the proposed development prior to applying for financing. A list of relevant organizations can normally be obtained from the office of the City Councilmember for the district or from the area's Neighborhood Services Coordinator. Applicants must have held at least one meeting with an established neighborhood organization, preferably by attending a regular meeting of the group or groups. Applicants are encouraged to meet with more than one neighborhood organization and to hold or attend more than one meeting.

The Community Outreach Plan should describe how you will build support for your project and address community concerns, including a list of all individuals and organizations with whom you have met or will meet to discuss the project, and the approximate dates of each phase of the plan. The Nonprofit Housing Association of Northern California has useful resources on building support for affordable housing. Refer to their website at www.nonprofithousing.org.

Evidence of Community Outreach must include the following information regarding the required meeting with a community organization referenced above:

- *Copy of announcements of the meetings (flyers, advertisements, etc.)*
- *Copy of the agenda for the meetings*
- *Copy of handouts or other information used, including reductions of material presented on easel boards*
- *Sign-in sheets from the meeting*
- *Minutes of the meeting*

Housing proposals often encounter concerns and opposition. Applicants need to encourage clear expression of these issues as soon as possible, and must document plans for addressing them. Evidence of Community Outreach should also include:

- *From the above meetings and any other source, provide summaries of concerns expressed, and major points made in support or opposition.*
- *Describe any involvement by the City Councilmember's office or others to facilitate discussion and clarification of concerns.*
- *Describe plans to address the concerns you have heard or expect. Additionally, please provide:*
- *Letters of support from neighborhood residents or organizations. (Letters from individuals or organizations involved in the development are of limited importance. Similarly, while appreciated, letters of support from public officials from outside the immediate area, or from citywide organizations, including social service or housing advocacy groups, do not constitute community support.)"*

Most of the community engagement must be performed before the application is submitted to the City. If a project is awarded funds, staff works with the developer to ensure that the community engagement process continues to be followed.

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?

New construction projects are also required to submit the information included in Number 5 above.

7. How much of the infrastructure bond funds has been allocated to rehabilitation compared with new construction?

\$7 million, or 13% of the first tranche of \$55 million has been allocated to new construction, with the remaining \$48 million, or 87% allocated for acquisition and rehabilitation. Administrative costs are included in these programmatic allocations.

8. For occupied acq-rehab, do the affordability numbers reflect the affordability level of the rents at acquisition or the income levels of residents?

For occupied acquisition rehabilitation projects, the affordability levels noted in the Regulatory Agreement reflects what is required by the City for the long-term. Projects that received Measure KK Site Acquisition funds must maintain an average household income of 80 percent AMI overall. If the average household income of the project is greater than 80 percent AMI at the time of acquisition, vacant units must be rented to households at or below 60 percent AMI until an average of 80 percent AMI is reached.

9. What demographic data, specifically race/ethnicity, do you collect for initial occupancy and annual reporting?

The race and ethnicity of tenants or applicants is not collected by the City at the time of initial funding. However, we do collect this information annually thereafter, as required by the following clause in our Regulatory Agreement:

“Owner must submit an annual report to Oakland, on a form provided by Oakland, which, at a minimum, shall state for each Assisted Unit the rental rate (including any rental assistance received on behalf of the tenant household) and the income, household size, race and ethnicity of the occupants. The income information required under this report shall be determined in accordance with the provisions of Exhibit B to this Agreement.”

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.

For properties occupied by existing tenants at the time of acquisition, Exhibit B of the City’s Regulatory Agreement states the following:

“When the Owner acquires the Property, it will be occupied with existing tenant households. The income levels of the existing tenants are unknown. Once the Owner acquires the Property, it will determine the current income levels of the tenant households. If the average household income is above 80% of AMI for the Property, newly-rented Assisted Units must be rented to households at or below 60% of AMI until an average of 80% of AMI is achieved. Owner shall not rent vacant units that become available after the acquisition to households above 120% of AMI at any time.”

In such properties, the maximum rent for any individual household must not exceed 30% of 120% of Area Median Income; the average rent for an entire property must not exceed 30% of 80% of Area Median Income. Because the existing rents at the time of acquisition may vary, the impact of these rent restrictions on tenant households will also vary. However, such rent restrictions are far below current market rates in Oakland.

11. How do you collect information about occupancy rates and how is this information used to start the 55 year affordability clock?

There is a Housing Development Coordinator assigned to each awarded project. They communicate with the developer during the lease-up process to assess lease-up progress. At the 50% occupancy mark, we do an amendment to the Regulatory Agreement to start the 55-year affordability period. It is in the developers' interest to execute this, otherwise the 55 year term starts five years after the Regulatory Agreement date.