

CITY OF OAKLAND



AGENDA

REGULAR MEETING

of the

AFFORDABLE HOUSING & INFRASTRUCTURE (I-BOND) PUBLIC OVERSIGHT COMMITTEE

MEMBERSHIP

Ellen Wu, Chairperson
Daniel Swafford, Vice Chairperson
Baldomero Gonzalez, Member
Anne Griffith, Member
Tia Hicks, Member
Christopher Johnson, Member
Ali Schwartz, Member

DATE: Monday, May 20, 2024 **TIME:**
5:00 pm – 7:00 pm
PLACE: Hearing Room 2, One Frank Ogawa Plaza, Oakland, CA 94612

PUBLIC PARTICIPATION

The public may observe and/or participate in this meeting many ways.

OBSERVE:

To observe the meeting by video conference, please click on this link:

<https://zoom.us/j/93708957469?pwd=UXg1L09wcFJpY0JybStMcSs4dWZqUT09> at the noticed meeting time. Passcode: 948676

Instructions on how to join a meeting by video conference is available at:

<https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Zoom-meeting>

To listen to the meeting by phone, please call the numbers below at the noticed meeting time:

Or One tap mobile:

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Dial (for higher quality, dial a number based on your current location):

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626 6799 or +1 360 209 5623

Webinar ID: 937 0895 7469

Passcode: 948676

International numbers available: <https://zoom.us/j/93708957469>

COMMENT:

To submit comments in advance of the meeting, please email sacker@oaklandca.gov

To comment you must attend the meeting in person at One Frank Ogawa Plaza, Oakland, CA 94612, Hearing Room 2

If you have any questions, please email Stephen Acker, Principal Budget & Management Analyst, at sacker@oaklandca.gov.

ORDER OF BUSINESS

- I. Roll Call and Determination of Quorum
- II. Public Comments
- III. Approval of Draft Minutes from the Committee meeting of September 11, 2022, minutes (Exhibit A)
- IV. Funding allocation changes to Measure KK projects: This item will be held in response to public comment in regard to allocation changes to certain Measure KK funded projects (Attachment B)
- V. Department Update: Housing and Community Development (HCD) interactive map
- VI. 2023 Bond issuance: Explanation of Measure KK/U funded projects
- VII. Bond Expenditure Training – Condensed Format: Topics to be covered included Capital vs. Maintenance expenditures, expenditure spend down requirements, and State/Federal regulations of bond proceeds (Attachment C)
- VIII. Discussion of Next Steps
 - a. Identify if the committee will provide a separate annual report
 - b. Agenda items for next meeting
- IX. Open Forum
- X. Adjournment

A COMMITTEE MEETING of the Affordable Housing & Infrastructure Bond (I-Bond) Public Oversight Committee (the “I-Bond Committee”) was held on September 11, 2023 at City Council Hearing Room 2.

1. Roll Call and Determination of Quorum:

Committee Members

Present: Ellen Wu, Chairperson
Daniel Swafford, Vice Chairperson
Christopher Johnson, Member
Anne Griffith, Member
Tia Hicks, Member
Ali Schwartz, Member

Absent: Baldomero Gonzalez, Member

Additional Attendees: Dawn Hort, Staff to Committee
Stephen Acker, Secretary to Committee

The meeting was called to order at 5:18 pm by Dawn Hort.

2. **PUBLIC COMMENTS:** No public comments.
3. **INTRODUCTION OF NEW COMMITTEE MEMBER ALI SCHWARTZ AND CITY STAFF STEPHEN ACKER.**
4. **APPROVAL OF DRAFT JANUARY 9, 2023 MINUTES.**
 - a. **MOTION:** Member Johnson made a motion to approve minutes; seconded by Member Griffith.

[GRIFFITH-Y / HICKS-Y / JOHNSON-Y / SCHWARTZ-Y / SWAFFORD-Y/ WU-Y]
(AYES: 6 / NOES: 0 / ABSTAIN: 0)

5. **APPROVAL OF REVISED MAY 2, 2022 MINUTES.**
 - a. **MOTION:** Member Griffith made a motion to approve the minutes; seconded by vice-chairperson Swafford

[GRIFFITH-Y / HICKS-Y / JOHNSON-Y / SCHWARTZ-Y / SWAFFORD-Y/ WU-Y]
(AYES: 6 / NOES: 0 / ABSTAIN: 0)

6. **CAPITAL IMPROVEMENT PROGRAM PROCESS AND BUDGET OVERVIEW**

Committee staff Stephen Acker presented a brief overview of CIP Prioritization Process and Budget based upon the CIP Budget presentation presented to and approved by Public Works and Transportation Committee on May 23, 2023.

7. **DEPARTMENT UPDATE ON STATUS OF PRECTS & BUDGETS FOR MEASURE KK**

- a. Sarah Fine, Project Management with the Department of Transportation, provided a high-level overview of DoT 5 year paving program implementation, pavement plan priorities and planning areas, street conditions and construction efforts amongst major and local streets, and several key issues that the Department has faced that have caused backlogs and delays. Most miles paved were done through piggy-backed efforts with existing utilities, not from proprietary DoT contracts. Key issues addressed included delays in construction contracts, delays in consultant professional services projects required to design new projects, in-house construction equipment malfunctions, and hiring/recruitment obstacles.

Committee Member Swafford inquired about how plan implementation would change in response to staff comments, how the pavement plan was developed across Council lines; Sarah Fine responded that the five-year plan would likely transition to a 6 or 7 year plan because of delays, and that Council's responses in 2022 to a pavement index were reflected in the 2022 – 2027 five year plan.

Committee Member Schwartz inquired about active contracts, and local meetings with utilities, and if DoT was regularly meeting with PGE and EMBUD (jointly) on a regular basis to coordinate utility work on citywide projects.

Committee Member Griffiths inquired about how the DoT defines project success factors from a community perspective, outside of miles paved, and how these successes are communicated to the greater community.

Committee Member Johnson inquired about funding shortfalls and how these affect all planning areas across the entire City of Oakland.

Chairperson Wu asked for further clarification regarding staffing challenges and contract administration obstacles, and called for a advertising of how streets pavement efforts are funded through Measure KK funds, and the need to do so with Measure U.

Amit Salwan, Division Manager of the Great Streets Division within the Department of Transportation, also provided an expenditure update on all DoT programs across all Measure KK funds (5330, 5332, 5335), as well as major capital projects update with projects to be completed with matching outside grants in both FY 2023 and FY 2024.

- b. Calvin Hao, Architect and Acting Division Manager, Project & Grant Management Division, Bureau of Design & Construction with Public Works, detailed project status and expenditures for Measure KK funded projects by bucket. Calvin mentioned several projects and status phases for each project, beginning with completed projects to those in design, construction, and those that have been reprogrammed. Calvin explained several of the barriers that the Department has faced in completing projects, due to vacancies and staffing shortages.

Committee Member Hicks questioned about how certain projects were delayed and how City staff responded; Calvin responded that certain projects could have an initial budget but that these project plans could be altered after a feasibility study or assessment.

Committee Member Johnson inquired about grant funding that would be used in addition to Measure KK projects; Calvin responded that several OPW projects require grant funding and a mix of other funds to complete project completion.

- c. Christia Katz-Mulvey, Development Services Manager for the Housing and Community Services Department, explained an overall funding overview, the Notice of Funding Availability (NoFA) Selection Process, and updates on Measure KK-Funded projects by type. Christia explained how many units were funded by income level, how many new units, acquisition and conversion units, rehabilitation and homekey units. Christia also explained NoFA selection process, and how projects are scored and considered for special criteria.

Interim Housing Director Emily Weinstein explained the City's efforts to implement an affordable housing overlay across the entire city to allow for easier by-right construction for affordable housing.

8. EXTENSION OF MEETING TO ADDITIONAL 10 MINUTES TO ALLOW FOR FINAL AGENDA ITEMS.

- a. **MOTION:** Member Johnson made a motion to approve to extend the meeting by 10 minutes to finish all agenda items; seconded by member Griffith

[GRIFFITH-Y / HICKS-Y / JOHNSON-Y / SCHWARTZ-Y / SWAFFORD-Y/ WU-Y]
(AYES: 6 / NOES: 0 / ABSTAIN: 0)

9. OVERVIEW OF MEASURE U – INCLUSION OF MEASURE U INTO OVERSIGHT COMMITTEE PER CMS 13742

- a. Staff member Stephen Acker explained how the committee oversight capacity expanded to include future Measure U bond proceeds, per CMS 13742.

Committee member Swafford questioned how Measure KK/Measure U projects would be communicated and presented to the Committee. Stephen Acker explained how the projects for each measure are separate, and that the Committee has discretion on how the projects are presented.

Committee member Johnson questioned the prioritization process for both Measures and Committee member Schwarz questioned if projects that received seed funding would continue to receive funding in future Measure U funding; staff confirmed that these issues would be considered and decided by the CIP prioritization process.

10. UPCOMING BOND ISSUANCE AND SOCIAL BONDS DESIGNATION

- a. Staff member Stephen Acker briefly summarized the portions of Measure U funds dedicated for affordable housing are to be designated as 'Social Bonds' per the frameworks outlined by the International Capital Markets Association (ICMA) voluntary social bonds designation framework, since these projects promote social sustainability efforts within the City.

11. OPEN FORUM/PUBLIC COMMENT

- a. Chairperson Wu explained that the committee will discuss Measure U projects in the next committee meeting and potential Bylaws updates.

- b. City staff explained that we are taking bond issuance items including projects to be funded with Measure U and Measure KK funds will be taken to Finance and Management Committee tomorrow [September 12, 2023].

12. ADJOURNMENT

- a. **MOTION:** Committee Member Johnson made a motion to adjourn the meeting; seconded by committee member Hicks.

[GRIFFITH-Y / HICKS-Y / JOHNSON-Y / SCHWARTZ-Y / SWAFFORD-Y/ WU-Y]
(AYES: 6 / NOES: 0 / ABSTAIN: 0)

Stephen Acker, Committee Secretary

Date

Attachment B		Summary by Fund (Measure KK and U) GOB 2023 Funded CIP Projects by Department				
Fund	Department	Project	Final Adopted Budget FY24	Final Adopted Budget FY25	Final Adopted Budget 2-YR Total	Affordable Housing & Housing Preservation, Transportation, or City Infrastructure/Assets/Facilities?
Measure KK	OPW	Fire Station #4 - New Station + MACRO Headquarters	\$9,649,375	\$0	\$9,649,375	City Infrastructure/Assets/Facilities
		Melrose Branch Library Zero Net Energy & Historic Foundation Upgrade	\$109,000	\$0	\$109,000	City Infrastructure/Assets/Facilities
		OPD Crime Lab	\$3,596,000	\$6,068,250	\$9,664,250	City Infrastructure/Assets/Facilities
		OPD De-Escalation Center	\$0	\$2,493,275	\$2,493,275	City Infrastructure/Assets/Facilities
		OPD Wellness Center	\$0	\$2,022,750	\$2,022,750	City Infrastructure/Assets/Facilities
		PAB Auditorium	\$0	\$3,034,125	\$3,034,125	City Infrastructure/Assets/Facilities
		PAB Rooftop Enhancements	\$0	\$6,290,100	\$6,290,100	City Infrastructure/Assets/Facilities
	DoT	Bridge Repair Program	\$3,000,000	\$0	\$3,000,000	Transportation & City Infrastructure/Assets/Facilities
		Citywide Street Resurfacing	\$23,950,000	\$0	\$23,950,000	Transportation & City Infrastructure/Assets/Facilities
		Complete Streets Capital Program	\$5,500,000	\$0	\$5,500,000	Transportation & City Infrastructure/Assets/Facilities
		Curb Ramps Program	\$2,000,000	\$0	\$2,000,000	Transportation & City Infrastructure/Assets/Facilities
		Neighborhood Traffic Safety Program/Safe Routes to Schools	\$1,750,000	\$0	\$1,750,000	Transportation & City Infrastructure/Assets/Facilities
		Sidewalk Repair Program	\$2,000,000	\$0	\$2,000,000	Transportation & City Infrastructure/Assets/Facilities
		Traffic Signal Management	\$625,000	\$0	\$625,000	Transportation & City Infrastructure/Assets/Facilities
		Measure KK Totals	\$52,179,375	\$19,908,500	\$72,087,875	

Fund	Department	Project	Final Adopted Budget FY24	Final Adopted Budget FY25	Final Adopted Budget 2-YR Total	Affordable Housing & Housing Preservation, Transportation, or City Infrastructure/Assets/Facilities?
Measure U	OPW	55th Avenue Storm Drain Repair from Bancroft Ave. to Harmon Ave.	\$390,000	\$0	\$390,000	City Infrastructure/Assets/Facilities
		710 73rd Avenue Pump Station Repair	\$700,000	\$0	\$700,000	City Infrastructure/Assets/Facilities
		AAMLO Preservation of African American Collections & Energy Update	\$0	\$6,264,686	\$6,264,686	City Infrastructure/Assets/Facilities
		Arroyo Viejo Center Recreation Master Plan	\$0	\$3,220,000	\$3,220,000	City Infrastructure/Assets/Facilities
		Bernhardt Drive Storm Drain Improvement	\$0	\$2,400,000	\$2,400,000	City Infrastructure/Assets/Facilities
		Brookdale Recreation Center Expansion & Park Improvements	\$0	\$4,500,000	\$4,500,000	City Infrastructure/Assets/Facilities
		Brookfield Library Renovation	\$590,000	\$0	\$590,000	City Infrastructure/Assets/Facilities
		Downtown Oakland Senior Center	\$0	\$0	\$0	City Infrastructure/Assets/Facilities
		East Oakland Senior Center	\$0	\$1,500,000	\$1,500,000	City Infrastructure/Assets/Facilities
		Empire Road Storm Drain Improvement	\$0	\$840,000	\$840,000	City Infrastructure/Assets/Facilities
		Estuary Park	\$0	\$0	\$0	City Infrastructure/Assets/Facilities
		Fire Station #29 (New) & TREC Training Facility Phase 1	\$0	\$12,680,000	\$12,680,000	City Infrastructure/Assets/Facilities
		Fire Station #4 - New Station + MACRO Headquarters	\$1,350,625	\$1,000,000	\$2,350,625	City Infrastructure/Assets/Facilities
		Fox Theatre Emergency Roof & HVAC Phase 2	\$3,500,000	\$2,000,000	\$5,500,000	City Infrastructure/Assets/Facilities
		Hoover Branch Library Feasibility Study, Land Acquisition & Design/Construction	\$300,000	\$700,000	\$1,000,000	City Infrastructure/Assets/Facilities

Measure U	Project	Final Adopted Budget FY24	Final Adopted Budget FY25	Final Adopted Budget 2-YR Total	Affordable Housing & Housing Preservation, Transportation, or City Infrastructure/Assets/Facilities?	
Measure U	OPW	Library Energy Assessments & Upgrades to MLK Jr., Golden Gate, Temescal & Lakeview Branch Libraries	\$250,000	\$1,250,000	\$1,500,000	City Infrastructure/Assets/Facilities
		Expansion/Renovation	\$5,000,000	\$22,958,800	\$27,958,800	City Infrastructure/Assets/Facilities
		Main Library Roof, Solar & Energy	\$250,000	\$1,250,000	\$1,500,000	City Infrastructure/Assets/Facilities
		Melrose Branch Library Zero Net Energy & Historic Foundation Upgrade	\$750,000	\$1,750,000	\$2,500,000	City Infrastructure/Assets/Facilities
		Mosswood Recreation Center Phase 1	\$13,750,000	\$0	\$13,750,000	City Infrastructure/Assets/Facilities
		New Piedmont Branch Library (Formerly OUSD CDC)	\$0	\$1,750,000	\$1,750,000	City Infrastructure/Assets/Facilities
		Rehab of International Blvd. Storm Drain Culvert	\$0	\$1,350,000	\$1,350,000	City Infrastructure/Assets/Facilities
		Richmond Blvd. Stormwater Culvert Repair	\$995,000	\$0	\$995,000	City Infrastructure/Assets/Facilities
		San Antonio Park	\$1,500,000	\$2,500,000	\$4,000,000	City Infrastructure/Assets/Facilities
		Sobrante Mini Park	\$500,000	\$2,100,000	\$2,600,000	City Infrastructure/Assets/Facilities
		Tyrone Carney Park	\$0	\$200,000	\$200,000	City Infrastructure/Assets/Facilities
		West Oakland Resilience Hub	\$750,000	\$750,000	\$1,500,000	City Infrastructure/Assets/Facilities
		DoT	Citywide Street Resurfacing	\$0	\$50,000,000	\$50,000,000
	Curb Ramps Program		\$0	\$1,000,000	\$1,000,000	Transportation & City Infrastructure/Assets/Facilities
	Intersection Safety Improvements Program		\$0	\$745,982	\$745,982	Transportation & City Infrastructure/Assets/Facilities
	Neighborhood Traffic Safety Program/Safe Routes to Schools		\$0	\$1,750,000	\$1,750,000	Transportation & City Infrastructure/Assets/Facilities
	Sidewalk Repair Program		\$0	\$1,000,000	\$1,000,000	Transportation & City Infrastructure/Assets/Facilities
	Traffic Signal Management		\$0	\$625,000	\$625,000	Transportation & City Infrastructure/Assets/Facilities
	HCD	Affordable Housing Projects	\$68,000,000	\$52,000,000	\$120,000,000	Affordable Housing
IT	ITD Broadband	\$2,000,000		\$2,000,000	City Infrastructure	
Measure U Totals		\$100,575,625	\$178,084,468	\$278,660,093		
Measure KK and Measure U 2023 GOB Totals		\$152,755,000	\$197,992,968	\$350,747,968		