

AGENDA

**TELE-CONFERENCE
MEETING**

of the

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

MEMBERSHIP

Ellen Wu, Chairperson
Daniel Swafford, Vice Chairperson
Gloria Bailey-Ray, Member
Carroll Fife, Member
Baldomero Gonzalez, Member
Danielle J. Harris, Member
Tia Hicks, Member
Gary Jimenez, Member
Anne Griffith, Member

DATE: Monday, March 08, 2020
TIME: 5:00 pm – 7:00pm
PLACE: Tele-Conference
Please see the agenda to participate in the meeting

Pursuant to the Governor's Executive Order N-29-20, all members of the Committee Members as well as City staff from the Finance Department will join the meeting via phone/video conference and no physical teleconference locations are required.

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://us02web.zoom.us/j/82422890518> at the noticed meeting time.
- To listen to the meeting by phone, please call the numbers below at the noticed meeting time: Dial (for higher quality, dial a number based on your current location):
US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 Webinar ID: 824 2289 0518
If asked for a participant ID or code, press #.

**Affordable Housing & Infrastructure Bond (I-Bond)
Tele-Conference
Oakland, California 94612**

There are three ways to submit public comments.

- eComment. To send your comment directly to staff BEFORE the meeting starts, please email to dhort@oaklandca.gov with "I-Bond Oversight Committee Meeting" in the subject line for the corresponding meeting. Please note that eComment submission **closes two (2) hours before posted meeting time.**
- To comment by Zoom video conference, click the "Raise Your Hand" button to request to speak when Public Comment is being taken on an eligible agenda item at the beginning of the meeting. You will be permitted to speak during your turn, allowed to comment, and after the allotted time, re-muted. Instructions on how to "Raise Your Hand" is available at: <https://support.zoom.us/hc/en-us/articles/205566129>, which is a webpage entitled "Raise Hand In Webinar."
- To comment by phone, please call on one of the above listed phone numbers. You will be prompted to "Raise Your Hand" by pressing "*9" to speak when Public Comment is taken. You will be permitted to speak during your turn, allowed to comment, and after the allotted time, re-muted. Please unmute yourself by pressing *6. Instructions of how to raise your hand by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663>, which is a webpage entitled "Joining a Meeting by Phone."

If you have any questions, please email Dawn Hort, Assistant Treasury Administrator at dhort@oaklandca.gov.

ORDER OF BUSINESS

- I. Roll Call and Determination of Quorum
- II. Open Forum/Public Comment
- III. Approval of Draft Minutes from the Committee meeting of December 14, 2020 (Attachment A)
- IV. Introduction of New Committee Member
 - a. Tia Hicks
 - b. Updates to the Committee's Vacancy (1)
- V. Evaluation of Measure KK investments
 - a. Amanda Fukutome presents outline/framework (Attachment B)
- VI. Annual Report to City Council (Attachment C)

**Affordable Housing & Infrastructure Bond (I-Bond)
Tele-Conference
Oakland, California 94612**

- VII. Discussion of Next Steps
 - a. Identify Future Agenda Items
 - b. Confirm next meeting
- VIII. Open Forum/Public Comment
- IX. Adjournment

A COMMITTEE MEETING of the Affordable Housing & Infrastructure Bond (I-Bond) Public Oversight Committee (the “I-Bond Committee”) was held on December 14, 2020 via Tele-Conference.

I. Roll Call and Determination of Quorum

- Committee Members **Present:**
- Ellen Wu, Chairperson
 - Daniel Swafford, Vice Chairperson
 - Gloria Bailey-Ray, Member
 - Anne Griffith, Member
 - Baldomero Gonzalez, Member
 - Danielle J. Harris, Member

- Committee Member **Absent:**
- Gary Jimenez, Member
 - Ken Lupoff, Member
 - Carroll Fife, Member

- Additional Attendees:
- David Jones, Secretary to the Committee
 - Dawn Hort, Staff to Committee

The meeting was called to order at 5:05 pm by Chairperson Wu.

II. OPEN FORUM/PUBLIC COMMENT

Public Speaker(s):

1. Amanda Fukutome, University of California, Berkeley student

III. APPROVAL OF DRAFT MINUTES for Meetings of June 8, 2020

MOTION: Vice Chairperson Swafford made a motion to approve; seconded by Member Bailey-Ray. Motion passed. (Exhibit A)

[BAILEY-RAY-Y/ GONZALEZ-Y/ HARRIS-Y/ SWAFFORD-Y/ WU-Y]
(AYES: 5 / NOES: 0 / ABSTAIN: 0)

IV. UPDATES FROM HOUSING & COMMUNITY DEVELOPMENT (HCD), DEPARTMENT OF TRANSPORTATION (OAKDOT), AND PUBLIC WORKS DEPARTMENT (OPW)

OakDOT (Exhibit B)

Craig Raphael, Sarah Fine and Julieth Ortiz from OakDOT presented the three-year paving plan with map, breakdown of projects funded by tranche 1 and tranche 2 map, and additional information regarding specific projects in complete streets capital program including safe routes to school program, links are shown below:

[Completed Paving Funded by Measure KK map](#)
[Oakland 3-Year Paving Plan – Year 1 in Review](#)
[2019 3-Year Paving Plan Year 1 Update](#)
[OakDOT Complete Streets & SRTS Projects Map](#)

OPW (Exhibit C)

Alison Schwarz, Project Manager from OPW presented the allocation and Project Status of Measure KK, Series 1 (FY2017-2019) and Measure KK, Series 2 (FY2019-2021) with focus on projects for the Oakland Fire Department and Oakland Police Department.

HCD (Exhibit D)

Christina Mun and Christia Mulvey presented responses to the Committee's questions:

1. Is HCD re - thinking "what affordable housing means" in light of where the economy is going?
2. Would HCD potentially re - prioritize its projects in terms of acquisitions and other programs?
3. Provide uncommitted funds and proposal for spending.

V. UPDATES TO THE COMMITTEE'S VACANCIES

As a new member to the I-Bond Committee, Anne Griffith introduces herself. Dawn Hort provided updates to the vacancies. Recently appointed new member Anne Griffith and reappointment of Gloria Bailey-Ray, with 3 year-term. There are still two vacancies left that staff will be working on fill. There are 5 committee members whose term will expire on December 31, 2020 (Ellen Wu, Daniel Swafford, Gary Jimenez, Baldomero Gonzalez and Danielle J. Harris). If the members are interested in getting reappointed, then the members must go through the application process. New applications are being process.

VI. DISCUSSION OF NEXT STEPS

- a. Identify Future Agenda Items: Two items will be scheduled for upcoming meeting 1) Evaluation of Measure KK investments and 2) Annual Report to the City Council. Established an ad hoc committee comprise of Chairperson Wu, Committee Member Harris, Committee Member Griffith to collaborate with Amanda Fukutome.
- b. Confirm next meeting: Regular Meeting date and time was scheduled as follows:
Monday, March 8, 2021 at 5:00PM-7:00PM
Monday, June 14, 2021 at 5:00PM-7:00PM
Monday, September 13, 2021 at 5:00PM-7:00PM
Monday, December 13, 2021 at 5:00PM-7:00PM

VII. OPEN FORUM/PUBLIC COMMENT (No Public Speakers)

VIII. ADJOURNMENT

MOTION: Committee Member Harris made a motion to adjourn; seconded by Committee Member Gonzales. Motion passed. The meeting adjourned at 7:06 pm

BAILEY-RAY-Y/ GRIFFITH-Y/GONZALEZ-Y/ HARRIS-Y/ SWAFFORD-Y/ WU-Y]

(AYES: 6 / NOES: 0 / ABSTAIN: 0)

DAVID JONES, COMMITTEE SECRETARY

DATE

DRAFT

EXHIBIT A

Affordable Housing & Infrastructure Bond (I-Bond)

Public Oversight Committee

Monday, June 8, 2020

Page 1 of 3

A COMMITTEE MEETING of the Affordable Housing & Infrastructure Bond (I-Bond) Public Oversight Committee (the “I-Bond Committee”) was held virtually on June 8, 2020 via Zoom Webinar.

I. Roll Call and Determination of Quorum

- | | |
|-----------------------|---|
| Committee Members | <ul style="list-style-type: none">● Ellen Wu, Chairperson |
| Present: | <ul style="list-style-type: none">● Daniel Swafford, Vice Chairperson● Gloria Bailey-Ray, Member● Baldomero Gonzalez, Member● Danielle J. Harris, Member● Gary Jimenez, Member● Michael Pyatok, Member |
| Committee Member | <ul style="list-style-type: none">● Carroll Fife, Member |
| Absent: | <ul style="list-style-type: none">● Ken Lupoff, Member |
| Additional Attendees: | <ul style="list-style-type: none">● David Jones, Secretary to the Committee● Dawn Hort, Staff to Committee |

The meeting was called to order at 5:07 pm by Chairperson Wu.

II. OPEN FORUM/PUBLIC COMMENT (No Public Speaker)

III. APPROVAL OF DRAFT MINUTES for Meetings of December 2, 2019 and January 27, 2020

MOTION: Committee Member Harris made a motion to approve the December 2, 2019 minutes; seconded by Committee Member Jimenez. Motion passed. (Exhibit A)

[BAILEY-RAY – Y/ GONSALES – Y/ HARRIS – Y/ JIMENEZ – Y/ PYATOK – Y/SWAFFORD – Y/ WU – Y/]
(AYES: 7 / NOES: 0 / ABSTAIN: 0)

MOTION: Committee Member Jimenez made a motion to approve the January 27, 2020 minutes with the revision made from Committee Member Harris to include Vision Zero and Notice of Funding Availability (NOFAs) without returning to Committee; seconded by Member Gonzalez. Motion passed. (Exhibit B)

[BAILEY-RAY – Y/ GONSALES – Y/ HARRIS – Y/ JIMENEZ – Y/ PYATOK – Y/SWAFFORD – Y/ WU – Y/]
(AYES: 7 / NOES: 0 / ABSTAIN: 0)

IV. URBAN DISPLACEMENT PROJECT

Urban Displacement Project (UDP) was not able to attend. Chairperson Wu provided updates on her communication with their Director, Renee who is trying to see if there was a way they can help the Committee to provide short term analysis with equity measure.

V. UPDATE FROM HOUSING & COMMUNITY DEVELOPMENT AND DEPARTMENT OF TRANSPORTATION

Maryann Leshin, Deputy Director of the Housing Community Development Department (HCD) introduced the new Director, Shola Olatoye and Assistant To The Director, Christina Mun.

Ms. Leshin provided updates on the Notice of Funding Availability (NOFAs) for the first and second tranche of bonds. HCD released a couple of NOFAs in 2017 and 2019 for the first tranche for acquisition, rehabilitation, new construction, 1-4-unit acquisition/rehab resulting in 20 projects (895 units) being awarded funding. Of the 20 projects, 9 have been or nearly expended allocation and 11 projects are expected to be drawn down by the end of 2021.

HCD released three additional NOFAs for the second tranche. One NOFA awarded funding to 3 projects (212 units) which were approved by City Council in January 2020 and in the process of closing these loans. The other two NOFAs are for the new program, Acquisition and Conversion to Affordable Housing (ACAH) which is the revised version of the 1-4-unit Housing Program. It is the program that includes the \$12 million set aside for limited equity co-ops and community land trusts pursuant to the FY2019-2021 budget. Ten projects were awarded funding, 4 from general pool and 6 community land trust properties. Commitment letters are going out and closings are positioned to take place in the near future.

Staff from Department of Transportation (DOT) indicated that DOT does not have Vision Zero in place. There is a draft of an analysis completed and currently undergoing internal review and the next step will be to engage the public in reviewing the analysis. Julieth Ortiz, Transportation Planner II presented the project status for both tranches (Exhibit C).

VI. UPDATES TO THE COMMITTEE'S VACANCIES

Staff informed the Committee that there are three vacancies (Gloria Bailey-Ray, Carroll Fife, Ken Lupoff) whose term expired on December 31, 2019. If any member is interested in getting reappointed, then the member need to go through the application process. Committee Member Fife had expressed interest and is going through the reappointment process.

VII. DISCUSSION OF NEXT STEPS

- a. Identify Future Agenda Item: Invite all three departments (Oakland Public Works, Department of Transportation and Housing Community Development) back to provide information on the following topics:

DOT

- A map of KK projects implemented/planned
- In house vs. contracted out
- Local hire data

OPW

- Project status updates (specifically for Police and Fire)

HCD

- Is HCD re-thinking “what affordable housing means” in light of where the economy is going?
- Would HCD potentially re-prioritize its projects in terms of acquisitions and other programs?
- Uncommitted funds and proposal for spending

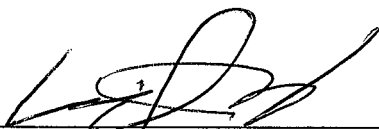
- b. Confirm next meeting: Meeting date and time was scheduled as follows:

- Monday, September 28, 2020 at 5:00-7:00PM (SPECIAL)
- Monday, December 14, 2020 at 5:00-7:00PM (REGULAR)

VIII. OPEN FORUM/PUBLIC COMMENT (No Public Speakers)

IX. ADJOURNMENT

The meeting adjourned at 6:56 pm



DAVID JONES, COMMITTEE SECRETARY

June 8, 2020

DATE



DEPARTMENT OF TRANSPORTATION
 250 FRANK H. OGAWA PLAZA OAKLAND, CALIFORNIA 94612-2033

Measure KK Oversight Committee – December 14, 2020

I. Map of Paving Projects and Year 1 Summary Reports *Citywide*

Street Resurfacing Program

The [Completed Paving Funded by Measure KK map](#) displays project numbers, project locations, miles paved and paving completion date grouped by Measure KK issuances (Tranche 1, shown in blue, and Tranche 2, shown in purple). Other future paving projects prioritized under the three-year paving plan are shown in gray lines.

The [Oakland 3-Year Paving Plan – Year 1 in Review](#) webpage contains interactive maps and charts displaying the paving plan’s progress to date. The 3-Year Paving Plan Annual Report also contains a wealth of information regarding major milestones achieved in the first year of the plan.

The [2019 3-Year Paving Plan Year 1 Update](#) provides an update regarding progress in implementing the 2019 3-Year Paving Plan through the first year of the plan (July 1, 2019 to June 30, 2020).

Curb Ramps & Sidewalk Improvements through Citywide Street Resurfacing Program

Constructing curb ramps and addressing sidewalk damage along project corridors are key components of the City of Oakland’s Street Resurfacing Program. To date, the City has constructed 718 new curb ramps and almost 29,000 square feet of sidewalks have been repaired as part of the 2019 3-Year Plan (Table 1). For example, the paving program installed 43 curb ramps along E 18th Street between 4th Avenue and 14th Avenue in Council District 2 in the Eastlake/Fruitvale planning area, which help increase accessibility for local residents and workers and for riders of AC Transit’s Line 14 which operates along E 18th Street. More information regarding curb ramps and sidewalk improvements can be found under the Safety & Accessibility Improvements (page 5) of the [2019 3-Year Paving Plan Year 1 Update](#)

Table 1: Safety & Accessibility Improvements, 3-year Paving Plan, Year 1 Report

	JUL – DEC 2019	JAN – JUN 2020	TOTAL
IMPROVED CURB RAMPS (EA)	323	395	718
HIGH VISIBILITY CROSSWALKS (EA)	304	520	824
SIDEWALK REPAIR (SQ FT)	13,735	15,186	28,921

II. In-house vs. Contracted Out Work

The table below summarizes contract information from the first year of the 3-year Paving Plan.

Table 2: Mileage by Contract & City Crews

	FY19-20 YTD	TOTAL PLANNED (3-YR PLAN)	% DONE
IN-HOUSE CITY CREWS	7.5	40.0	19%
CONTRACT CREWS	24.8	100.3	25%
GRAND TOTAL	32.3	140.3	23%

III. Percentage of Local Hire

Oakland contracting guidelines specify a minimum of 50% participation from local and small local business enterprises (LBE/SLBE). At the time of project bidding, each contractor proposes a projected percentage participation. For paving and curb ramps projects that have been awarded to date, we have seen an average proposed LBE/SLBE participation rate in excess of 70%. Final percentages cannot be determined until projects are closed out, which typically takes several months following contract completion.

IV. Project List & Estimated Total Costs by CIP Program

Citywide Street Resurfacing Program

Total project costs are subject to change.

Project No	Project Name	Total Costs (Measure KK)	Phase
1003829	In-house Paving	\$14,490,000	Construction
1004261	Curb ramps for Paving	\$1,575,000	Construction
1004420	Plymouth	\$9,096,060	Construction
1004796	Citywide Paving	\$5,827,219	Construction
1005009	Telegraph Ave Paving	\$4,646,000	Construction
1004419	Curb Ramps for Paving	\$1,575,000	Construction
1004912	Broadway Transit & Paving	\$2,625,000	Construction
1005018	Coliseum Streets	\$1,897,004	Construction
1005309	Neighborhood Streets	\$2,835,000	Construction
1004787	Park Boulevard	\$4,725,000	Design
1004419	Major Streets	\$9,450,000	Design
1005312	Eastlake	\$10,500,000	Construction
1005017	West Oakland EBMUD	\$9,762,900	Design
1005310	North Oakland	\$8,400,000	Design
1005314	Lakeside	\$5,175,000	Design
1005369	Oakland Hills Paving	\$10,100,000	Design

Curb Ramps Program

Total project costs are subject to change.

Project No.	Total Costs (Measure KK)	Phase
Various**	\$9,930,270	Construction

**Includes sidewalk improvements*

City Sidewalk Repair Program

Total project costs are subject to change.

Project No	Total Costs (Measure KK)	Phase
1000714	\$315,000.00	Construction
1005174	\$4,725,000.00	Bid/Award

Complete Streets Capital

Total project costs and match amounts subject to change

Project Name	Project Number	Current Phase	Est. Total Project Costs (All Sources)	Est. Planned Measure KK Contribution
International Boulevard Pedestrian Improvements	1000844	Construction	\$7,650,000	\$962,500
7th Street Streetscape Phase 2	1001035	Construction	\$3,010,000	\$1,136,100
14th Street Streetscape	1003959	Design	\$14,400,000	\$3,822,000
AHSC International Boulevard Ped Lights	1004422	Construction	\$1,237,500	\$190,200
Fruitvale Alive Gap Closure	1000724	Design	\$11,750,000	\$2,061,600
Telegraph Complete Streets	1003233	Bid/Award	\$9,241,000	\$4,687,000
19th Street BART to Lake Merritt Urban Greenway	1003211	Bid/Award	\$8,615,823	\$4,175,000
HSIP 7 Telegraph	1003203	Bid/Award	\$2,721,650	\$1,377,200
HSIP7 Claremont Shattuck	1003251	Bid/Award	\$1,162,072	\$136,000
HSIP 7 Market/San Pablo	1003204	Bid/Award	\$2,685,282	\$1,259,500
HSIP 8 Bancroft Ave	1004012	Bid/Award	\$4,770,700	\$1,175,400
HSIP 8 Oakland Hills Guardrail	1004013	Bid/Award	\$985,204	\$160,000
HSIP 8 Fruitvale Ave	1004014	Bid/Award	\$1,466,500	\$361,400
HSIP 8 35th Ave	1004015	Construction	\$2,903,800	\$715,500
HSIP 8 Downtown Signals	1004017	Bid/Award	\$1,030,275	\$503,300
HSIP 8 High Street	1004016	Bid/Award	\$2,097,300	\$516,800

Project Name	Project Number	Current Phase	Est. Total Project Costs (All Sources)	Est. Planned Measure KK Contribution
HSIP 9 Foothill/MacArthur Safety Improvements	1004700	Design	\$1,217,700	\$121,800
HSIP 9 RRFB / Pedestrian Crossing Enhancements	1005461	Design	\$747,500	\$497,500
ACTC E. 12th Street Bikeway	1003980	Design	\$4,180,000	\$2,300,000
Foothill Blvd Pedestrian Safety Improvements	1001563	Design	\$900,000	\$150,000
Estuary Park Expansion & Renovation (Transportation)	N/A	Planning	\$15,000,000	\$100,000
ACTC 27th Street Complete Streets	1003978	Planning	\$7,317,500	\$2,634,500
OBAG Lakeside Family Street	1004836	Design	\$5,415,000	\$623,000
SRTT - Rockridge Safe Routes to Transit	1000653	Construction	\$2,292,600	\$1,181,738
ACTC I-880/42nd/High Freeway Access Project	1003983	Design	\$10,000,000	\$525,000
Antioch Court*	1001042	Bid/Award	\$1,100,000	\$480,000
East and West Oakland Beautification and Streetscaping*	1004926	Planning	TBD	\$500,000
Lower Park Blvd Bike and Pedestrian Enhancements*	1004787	Bid/Award	\$592,800	\$592,800
West Oakland Industrial Streets*	N/A	Planning	\$325,000	\$325,000

Neighborhood Traffic Calming | Safe Routes to School Program

Total project costs and match amounts subject to change

Project Name	Proj. No	Current Phase	Est. Total Project Costs (All Sources)	Est. Planned Measure KK Amount
Neighborhood Traffic Calming	1003349	CON	\$2,250,000	\$2,250,000
Crossing to Safety*	1004387	CON	\$2,045,000	\$150,000
Safe Routes to Schools 2017-19	1003349	CON	\$1,562,500	\$1,562,500

*Crossing to Safety (Active Transportation Program funded Park Blvd Project)

Safe Routes to School Program FY 2019-21

Yu Ming Charter School - 1086 Alcatraz Ave

Westlake Middle School - 2629 Harrison St

East Oakland Pride Elementary - 8000 Birch St

Emerson Elementary - 4803 Lawton Ave

EnCompass Academy (Woodland Elementary School) - 1025 81st Ave

Lincoln Elementary School - 225 11th St

Martin Luther King Jr. Elementary - 960 10th St

Oakland International High School - 4521 Webster St

Montclair Elementary – 1757 Mountain Blvd

Edna Brewer Middle School - 3748 13th Ave

V. Map of Complete Streets & SRTS Projects

The [OakDOT Complete Streets & SRTS Projects Map](#) contains information on other Measure KK funded projects. Details regarding project status and cost are in the process of being updated.

EXHIBIT C

PUBLIC WORKS

MEASURE KK PROJECT UPDATES

Measure KK, Series 1 (FY 2017-2019) Public Works Project Status

FUND 5330

Project Name	Total Allocation	PJTD Expenditures (Period 03-21, 9-24-20)	Encumbrances (Period 12-20, 9-24-20)	Remaining Balance	Anticipated Completion
RAINBOW REC CENTER EXPANSION	\$5,000,000.00	\$4,963,135	\$1,396	\$35,469	Oct. 2020/Completed
DIMOND PARK - LIONS POOL RPR	\$1,015,000.00	\$954,632	\$60,598	\$(229)	Aug. 2019/Completed
FEASI STUDY ROW NEW FIRE ST 4	\$1,000,000.00	\$184,992	\$13,720	\$801,288	Apr. 2021
APRON & HARDSCAPE REP SIX STAT	\$1,000,000.00	\$1,013,595	\$496,121	\$(509,715)	Dec. 2020
ROOF ASSESSMENT & REPLACE.	\$1,025,500.00	\$715,187	\$140,961	\$169,352	May 2020/Completed
TELESCOPIC APPARAYUS DOOR REP	\$212,000.00	\$141,287	\$73,771	\$(3,058)	Jun. 2020/Completed
FIRE STATIONS CW RENOVATIONS	\$3,000,000.00	\$745,041	\$225,959	\$2,029,001	Sept. 2021
3 BR RENO.WOAK, ASIAN, BROOKF.	\$2,025,000.00	\$409,713	\$137,779	\$1,477,508	Jun. 2022
HEAD START BROOKFIELD UPGR	\$810,000	\$700,086	\$21,365	\$88,550	Dec. 2019/Completed
HS FAC - ARROYO REMODEL	\$225,000	\$188,251	\$11,580	\$25,168	Dec. 2019/Completed
HS PLAYGROUND REPLACEMENT	\$45,000	\$44,358	\$-	\$642	Dec. 2018/Completed
HS RENOV MANZANITA CTR	\$750,000	\$688,309	\$28,132	\$33,559	Dec. 2019/Completed
TASSAFARONGA GYM IMPROVEMENTS	\$420,000	\$394,496	\$7,482	\$18,022	Jun. 2020/Completed
BALLFIELD WRNG HZRD-CURT FLOOD	\$1,000,000.00	\$974,405	\$26,756	\$(1,161)	Aug. 2020
H ROBINSON CTR - AIR COND RPL	\$257,500.00	\$83,630	\$-	\$173,870	Dec. 2021
A SHELTER - REP HVAC & ENERGY	\$1,650,000.00	\$185,706	\$35,428	\$1,428,866	Dec. 2021
MAIN LIBRARY IMPROVEMENTS	\$2,350,000.00	\$258,563	\$123,229	\$1,968,208	Jun. 2023
PAB FEASIBILTY STUDY	\$200,000.00	\$41,634	\$29,518	\$128,849	Dec.. 2019
	\$21,985,000.00	\$12,687,017	\$1,433,794	\$7,864,188	

MEASURE KK, Series 2 (FY 2019-21) Public Works Project Status

FUND 5332

Project Name	Total Allocation	PJTD Expenditures (Period 03-21, 9-24-20)	Encumbrances (Period 12-20, 9-24-20)	Anticipated Completion
CALDECOTT TRAIL	\$486,300.00	\$788		Dec. 2021
3 BR RENO.WOAK, ASIAN, BROOKF.	\$750,000.00	\$504		Jun. 2022
H ROBINSON CTR - AIR COND RPL	\$200,000.00	\$-		Dec. 2021
FEASIBILITY STUDY FIRE STATION 4	\$1,200,000.00			
MOSSWOOD REBUILD	\$4,000,000.00	\$3,967		Jun. 2022
ALLENDALE PARK TOT LOT	\$262,500.00	\$-		Dec. 2021
ARROYO VIEJO REC CTR	\$3,000,000.00	\$1,037		Dec. 2023
BROOKDALE REC CTR	\$2,000,000.00	\$5,712		Dec. 2022
DACA PHASE 2 RENO	\$1,500,000.00	\$13,434	\$162,413	Dec. 2022
E OAK SR CENTER RENO	\$2,000,000.00	\$6,377		Dec. 2022
ELMHURST LIBRARY RENO	\$500,000.00	\$512		Dec. 2022
FIRE STATION 29 - NEW STATION	\$5,800,000.00	\$17,330		Dec. 2025
HEAD START RENO - TASSAFARONGA	\$150,000.00	\$-		Dec. 2022
HOOVER LIBRARY FEASIBILITY	\$500,000.00	\$-		Dec. 2021
LINCOLN REC CTR RENO	\$1,700,000.00	\$68,574		Dec.2022
MAIN LIBRARY - FEASIBILITY	\$700,000.00	\$-		Jun. 2022
MAIN LIBRARY RENO PHASE 2	\$2,000,000.00	\$-		Jun. 2023
MUSEUM COLLECTION CTR	\$4,000,000.00	\$-		Dec. 2021

MEASURE KK, Series 2 (FY 2019-21) Public Works Project Status

FUND 5332

Project Name	Total Allocation	PJTD Expenditures (Period 03-21, 9-24-20)	Encumbrances (Period 12-20, 9-24-20)	Anticipated Completion
ANIMAL SVC - FLOOR REPLACEMENT	\$1,350,000.00	\$22,447		Jan. 2022
HEAD START CIP - SAN ANTONIO	\$1,750,000.00	\$12,806		Dec. 2022
W OAK LIBRARY IMPROVEMENT	\$1,525,000.00	\$-		Dec. 2022
W OAK SR CTR RENO	\$1,000,000.00	\$9,091		Dec. 2022
HOLLY MINI PARK	\$400,000.00	\$-		Dec. 2021
DIMOND TENNIS COURTS	\$300,000.00	\$-		Dec. 2020
EOSC NEXT PHASE	\$2,000,000.00	\$18,892	\$157,050	Dec. 2022
PUBLIC TOILETS	\$500,000.00	\$-		Jun. 2022
MADISON PARK IRRIGATION	\$100,000.00	\$-		Jun. 2021
JOAQUIN MILLER CTR CASCADE	\$170,000.00	\$-		Jun. 2021
TOOL LENDING LIBRARY	\$420,000.00	\$11,309		Apr. 2022
DOWTOWN SENIOR CENTER	\$1,175,000.00	\$23,120		Dec. 2021
SERIES 2 TOTAL	\$41,438,800.00	\$215,902	\$319,463	

Fire Department:

Completed Projects:

- *Roof Replacement* (FS 1, 3, 5, & 20) - Completed in May 2020.
- *Apparatus Doors* (FS 3, 5, 6, 7, 15, 17, 24, 25) – Completed June 2020.
- *Concrete Apron and Hardscapes* – Completed September 2020.

The following projects have started and are in varying phases of planning or design.

- *Station 4 and Station 29* - Consultant design teams have been selected for both fire stations.
- *Fire Station Renovations* –
 - The Station 12 renovation project is at 85% construction.
 - The design of the Station 16 renovations is complete.
 - The design of Station 10 is in final design phase.
 - OFD has deferred FS 15 renovations due to budget constraints.

Police Department:

- *Police Administration Building (PAB)* - PAB Feasibility Study completed in December 2019.
 - Preliminary study to look at potential of locating specific elements of the PAB at a shared location with OFD will begin in Fall 2020.

EXHIBIT D

Measure KK Oversight Committee December 14, 2020

Housing and Community Development



QUESTION #1: *Is HCD re-thinking “what affordable housing means” in light of where the economy is going?*

- HCD’s “3 P” approach of Production, Preservation and Protection, must adjust to realities the City is facing.
- HCD is committed to provide more affordable housing, with a targeted focus on creating immediate housing solutions for those most impacted by COVID-19, most at risk of homelessness, and those who are currently unsheltered.
- HCD is strengthening resident protections and providing robust education and outreach to protect tenants vulnerable to further income insecurity.
- HCD’s Measure KK funded programs are positioned to take advantage of potential down-market opportunities should the real estate market slow down.



QUESTION #1: *Continued*

- HCD submitted four applications to the State Homekey program and all four have received funding awards.
- Three of the City's Homekey projects will leverage Measure KK funds that were set-aside for Acquisition of Transitional Housing Facilities.
- For these projects, the nearly \$8 million of Measure KK funds will leverage over \$36 million of Homekey funds.
- These projects will create 267 new units of deeply affordable housing for homeless individuals, families, and seniors.



QUESTION #2: *Would HCD potentially re-prioritize its projects in terms of acquisitions and other programs?*

- Remaining Measure KK funds will be dedicated to Acquisition and Conversion to Affordable Housing (ACAH), and Acquisition, Rehab and Preservation programs.
- Use of Measure KK funds remain aligned with Measure KK Bond law as well as the allocation of funds approved by the City Council. Top priorities continue to be:
 - Acquisition, rehab, and preservation; ensuring housing is retained as affordable stock and converting unrestricted units to affordable restricted units
 - Limit funding for new construction to match for County Measure A1 funds



QUESTION #3: *Provide uncommitted funds and proposal for spending*

- Funds Committed: \$88,283,103 (88.3%)
- Funds Uncommitted: \$11,716,897 (11.7%)
- Use of Uncommitted Funds: Winter NOFA with two components:
 - Acquisition, Rehabilitation, and Preservation: \$5,322,375
 - Acquisition and Conversion to Affordable Housing: \$6,394,522



Measure KK Committed Fund and Funds Expended - Aug. 2020 (With Status Updates as of 10/7/20)

Measure KK - First Tranche \$55,000,000

Program Name	Project Name	Total Amount Allocated	Total Amount Spent & Committed	Balance Remaining	Project Status/Notes (as of 10/7/2020)
Acquisition of Transitional Housing Facility*	The Holland: 641 West Grand	\$ 7,015,745	\$ 7,015,745	\$ -	Closed escrow on the acquisition 9/20/2018.
	Clifton Hall (Homekey)	\$ 3,416,667	\$ 3,416,667	\$ -	Awarded Homekey, Nov-20 closing
	Inn at Temescal (Homekey)	\$ 1,050,000	\$ 1,050,000	\$ -	Awarded Homekey, Dec-20 closing.
	11th & Franklin (Homekey)	\$ 2,517,588	\$ 2,517,588	\$ -	Awarded Homekey, Dec-20 closing; also funded by second tranche
	Total Acquisition of Transitional Housing Facility	\$ 14,000,000	\$ 14,000,000	\$ -	
Bond Measure KK Site Acquisition Program	Highland Palms	\$ 3,000,000	\$ 3,000,000	\$ -	Acquisition closed May 2018
	10th Ave Eastlake	\$ 5,000,000	\$ 5,000,000	\$ -	Acquisition closed May 2018
	812 East 24th Street	\$ 974,150	\$ 974,150	\$ -	Acquisition closed June 2019
	Ancora Place (aka San Antonio Terrace)	\$ 3,500,000	\$ 3,500,000	\$ -	Acquisition closed November 2018
	Longfellow Corner (aka Northwest MacArthur/ MLK TOD)	\$ 3,175,000	\$ 3,175,000	\$ -	Acquisition closed January 2018
Total Bond Measure KK Site Acquisition Program	\$ 15,649,150	\$ 15,649,150	\$ -		
Notice of Funding Availability (NOFA) for Housing Rehabilitation and Preservation	Harp Plaza	\$ 2,800,000	\$ 2,800,000	\$ -	Predevelopment; Anticipated completion Spring/Summer 2022
	Empyrean Towers	\$ 4,688,000	\$ 4,688,000	\$ -	Construction completed; closeout in progress
	Fruitvale Studios	\$ 1,800,000	\$ 1,800,000	\$ -	Construction in progress; Anticipated completion April 2021
	Total NOFA for Housing Rehabilitation & Preservation	\$ 9,288,000	\$ 9,288,000	\$ -	
NOFA for New Construction of Affordable Rental and Ownership Housing	7th & Campbell	\$ 801,900	\$ 801,900	\$ -	Predevelopment; Completion Spring 2022
	Camino 23	\$ 100,000	\$ 100,000	\$ -	Project complete December 2019; remaining funds released September 2020
	West Grand & Brush	\$ 1,318,000	\$ 1,318,000	\$ -	Predevelopment; Anticipated completion May 2023
	3268 San Pablo	\$ 100,000	\$ 100,000	\$ -	Construction underway; Anticipated completion January 2021
	Coliseum Place	\$ 1,600,000	\$ 1,600,000	\$ -	Construction underway; Anticipated completion October 2021
	Aurora Apartments (657 W. MacArthur Apts)	\$ 800,000	\$ 800,000	\$ -	Construction underway; Anticipated completion April 2021
	Fruitvale Transit Village II-B	\$ 1,400,000	\$ 1,400,000	\$ -	Predevelopment; Anticipated completion March 2023
	95th & International	\$ 200,000	\$ 200,000	\$ -	Predevelopment; Anticipated completion May 2022
Total NOFA for New Construction	\$ 6,319,900	\$ 6,319,900	\$ -		
1-4 Unit Housing Programs	780 - 61st St. (Coop Homes)	\$ 600,000	\$ 600,000	\$ -	Acquisition closed 2019
	Harvest House	\$ 150,000	\$ 150,000	\$ -	Acquisition closed 2020
	285 Newton Avenue	\$ 300,000	\$ 300,000	\$ -	Acquisition closed 2019
	3-Single Family Homes	\$ 450,000	\$ 450,000	\$ -	Acquisition closed 2019
	Total 1-4 Unit Housing Programs	\$ 1,500,000	\$ 1,500,000	\$ -	
NOFA for Acquisition & Conversion to Affordable Housing (ACAH)	OakCLT Scattered Site	\$ 849,616	\$ 849,616	\$ -	Acquisition closed June 2020
	OakCLT 6470 MacArthur Blvd	\$ 390,606	\$ 390,606	\$ -	Acquisition projected in the fall of 2020 with minor rehab to follow
	BALCLT 1432 12th Avenue Cooperative	\$ 1,315,831	\$ 1,315,831	\$ -	Acquisition closed June 2020
	6106-6108 Hilton St.	\$ 2,400,000	\$ 2,400,000	\$ -	Acquisition closed September 2020
	Garrett Cooperatives Homes	\$ 300,000	\$ 300,000	\$ -	Acquisition projected in the fall of 2020
	Shadetre/BACLT 5th Avenue	\$ 86,322	\$ 86,322	\$ -	Acquisition projected this Fall (also funded by second tranche)
Total NOFA for ACAH	\$ 5,342,375	\$ 5,342,375	\$ -		
Accessory Dwelling Units (ADUs)	TBD	\$ 500,000	\$ 500,000	\$ -	Program development underway, will leverage \$3m awarded from CalHOME
	Total ADUs	\$ 500,000	\$ 500,000	\$ -	
Administrative Costs	Total Administrative Costs	\$ 2,400,575	\$ 2,400,575	\$ -	
Total Measure KK First Tranche		\$ 55,000,000	\$ 55,000,000	\$ -	

Second Tranche \$45,000,000

Program Name	Project Name	Total Amount Allocated	Total Amount Spent & Committed	Balance Remaining	Project Status/Notes
Acquisition of Transitional Housing Facility*	11th & Franklin (Homekey, add'l funding)	\$ 1,000,000	\$ 1,000,000	\$ -	Awarded Homekey, Dec-20 closing; also funded by first tranche
	Total Acquisition of Transitional Housing Facility	\$ 1,000,000	\$ 1,000,000	\$ -	
NOFA for the Acquisition & Conversion to Affordable Housing (ACAH)	Shadetre/BACLT 5th Avenue	\$ 2,413,678	\$ 2,413,678	\$ -	Acquisition projected this fall (also funded by first tranche)
	36th Avenue Apartments	\$ 3,750,000	\$ 3,750,000	\$ -	Acquisition projected this fall 2020
	2000 36th Avenue	\$ 5,000,000	\$ 5,000,000	\$ -	Acquisition closed September 2020
	HCEB 524-530 8th Street	\$ 5,000,000	\$ 5,000,000	\$ -	Acquisition scheduled mid-October 2020
	10320 MacArthur Blvd	\$ 2,550,000	\$ 2,550,000	\$ -	Acquisition closed August 2020
	Future ACAH NOFA	\$ 6,394,522	\$ -	\$ 6,394,522	NOFA to be released Winter 2020/21
	Total NOFA for ACAH	\$ 25,108,200	\$ 18,713,678	\$ 6,394,522	
NOFA for Housing Rehabilitation & Preservation	Frank G. Mar Apartments	\$ 5,000,000	\$ 5,000,000	\$ -	Loan closed August 2020, rehabilitation underway; anticipated completion September 2021
	Hamilton Apartments	\$ 4,820,000	\$ 4,820,000	\$ -	Pre-rehab; Anticipated completion December 2022
	Fruitvale Studios	\$ 1,150,000	\$ 1,150,000	\$ -	Construction in progress; Anticipated completion April 2021
	Future Rehab NOFA	\$ 5,322,375	\$ -	\$ 5,322,375	NOFA to be released Winter 2020/21
	Total NOFA for Housing Rehabilitation & Preservation	\$ 16,292,375	\$ 10,970,000	\$ 5,322,375	
Administrative Costs	Administrative Costs	\$ 2,599,425	\$ 2,599,425	\$ -	
	Total Administrative Costs	\$ 2,599,425	\$ 2,599,425	\$ -	
Total Measure KK Second Tranche		\$ 45,000,000	\$ 33,283,103	\$ 11,716,897	

GRAND TOTAL FOR MEASURE KK		\$ 100,000,000	\$ 88,283,103	\$ 11,716,897	
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Administrative Costs Allowance 5%
 Committed Funds: \$ 88,283,103
 Uncommitted Funds: \$ 11,716,897
 Percentage Committed: 88%
 Percentage Uncommitted: 12%

ATTACHMENT B

Measure KK Evaluation Update

Amanda Fukutome

UC Berkeley

March 8, 2020

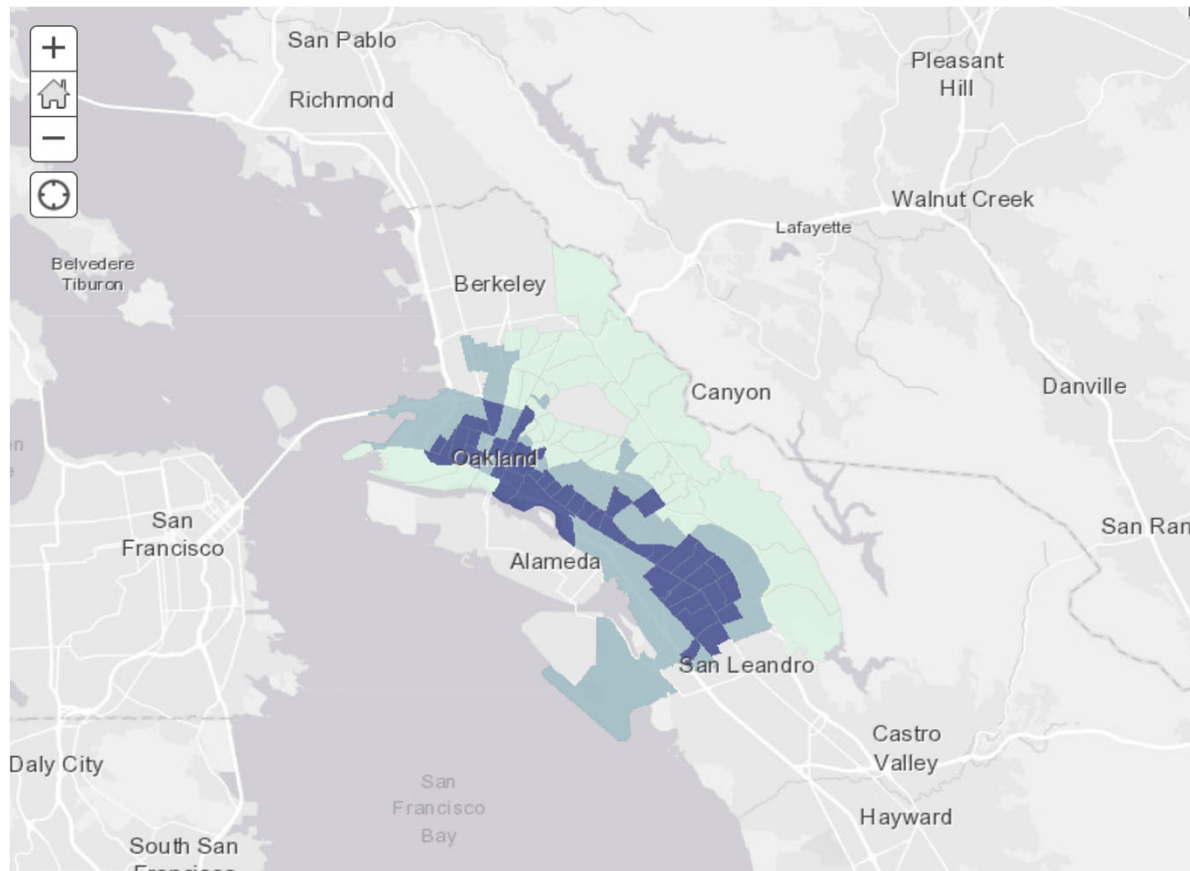
Overview + Timeline

- **Short Term Equity Impacts (now)**
 - How are investments spatially distributed?
 - Who is being impacted by investments?
 - How well have the new equity criteria for identifying Capital Improvement Projects/Street Projects worked?
- **Medium Term Equity Impacts (approx. 5 years)**
 - Are there measurable impacts of investments in neighborhoods/among residents?
- **Long Term Equity Impacts (approx. 10 years)**
 - Have there been measurable increases in social equity and any adverse impacts to low-income communities of color from Measure KK projects?

Short term impacts – Vulnerable areas

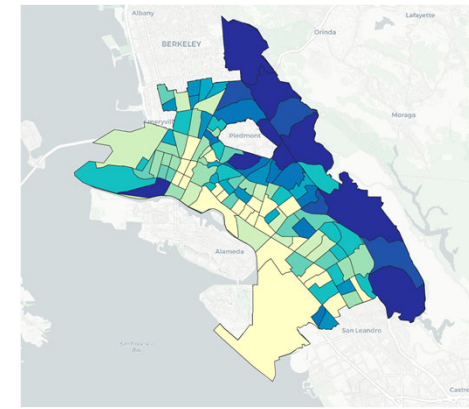
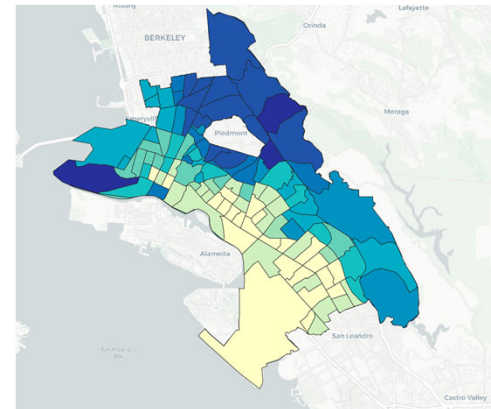
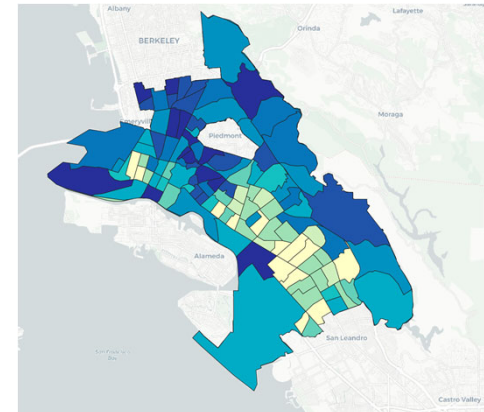
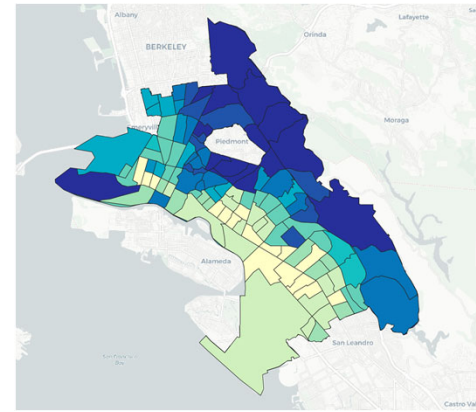
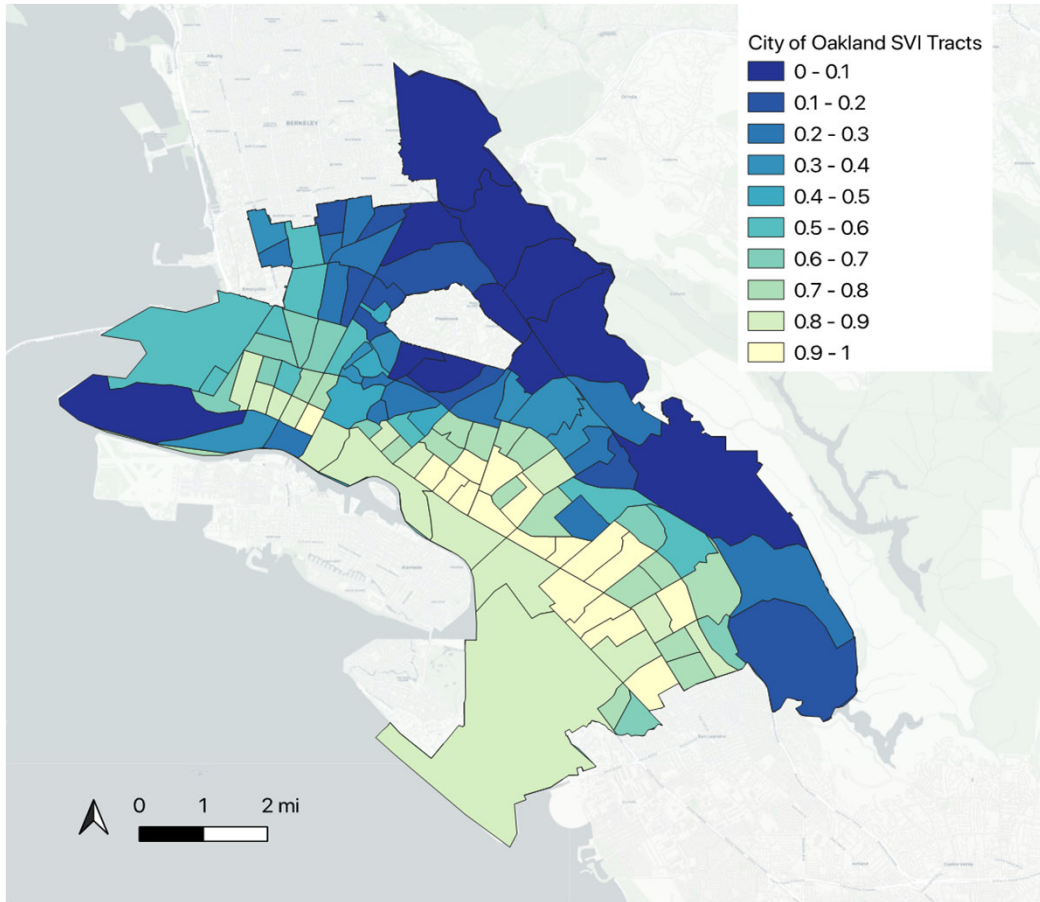
- Is there an equitable distribution of capital projects and spending across the city?
 - Do census tracts with higher vulnerability scores/areas of concern get a higher proportion of capital projects?
 - **In process:** defining vulnerability scores/areas of concern
 - Different ways to define vulnerability
 - Oakland Equity Index
 - Individual ACS indicators
 - Social Vulnerability Index (2018)
 - Other ways to establish scores?

Example: Oakland Equity Map Communities of Concern (2016)



Source: City of Oakland, 2016,
<https://www.arcgis.com/home/item.html?id=1ff09a9d0ccb49c29c9df8c8c1b12bf3>

Example: Social Vulnerability Index

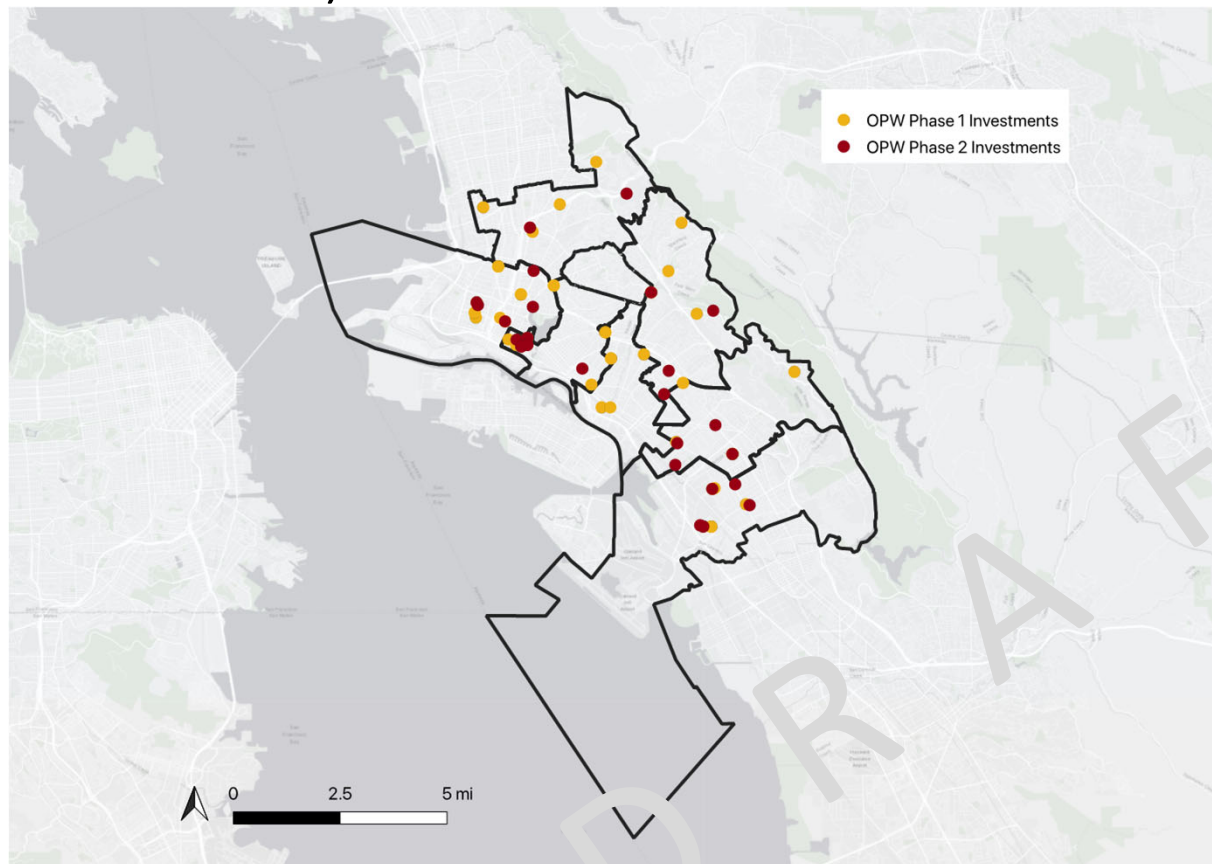


Centers for Disease Control and Prevention/ Agency for Toxic Substances and Disease Registry/ Geospatial Research, Analysis, and Services Program. CDC Social Vulnerability Index **2018**, CA]. https://www.atsdr.cdc.gov/placeandhealth/svi/data_documentation_download.html. Accessed on 1/4/2021

Short term impacts – spatial mapping

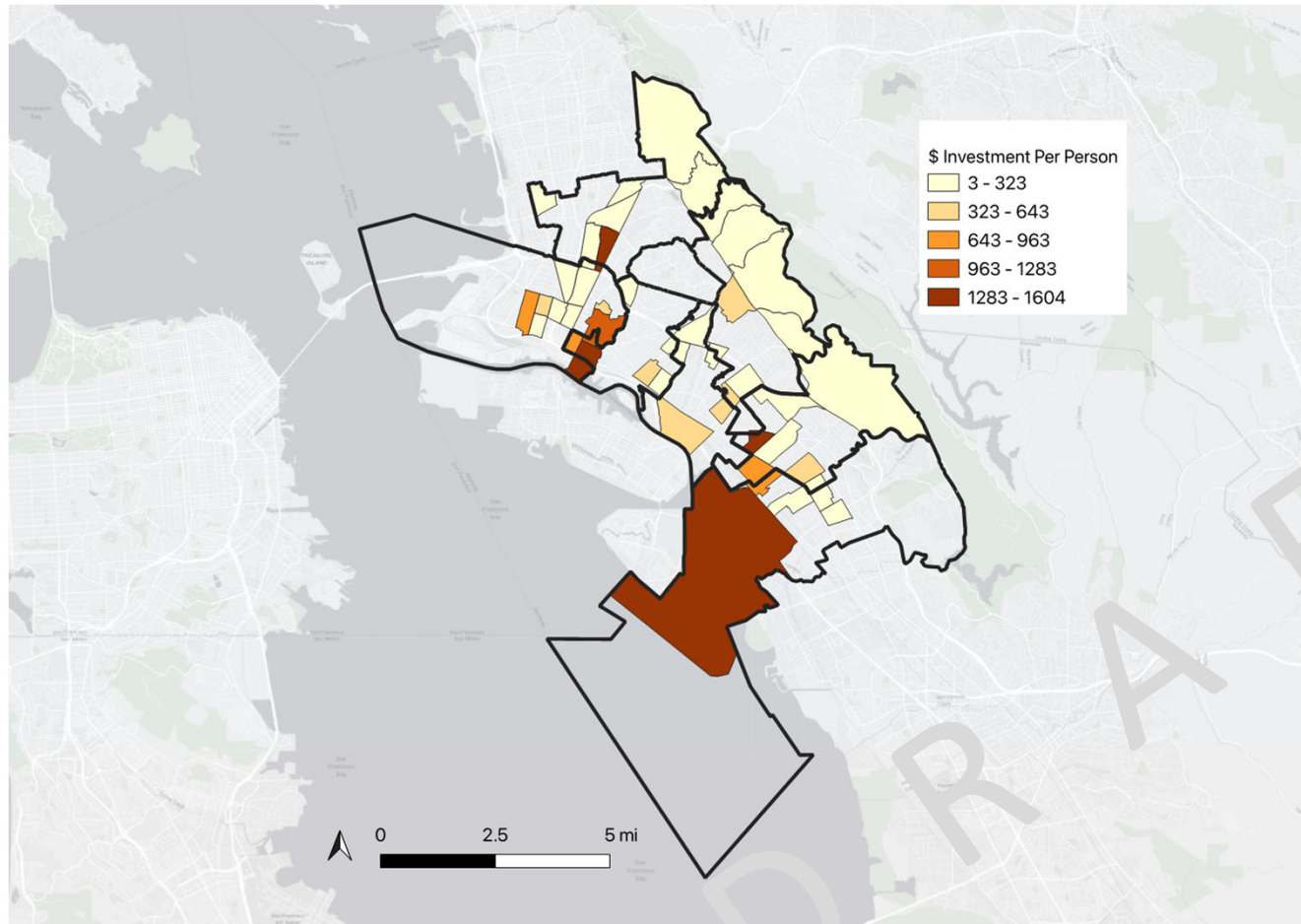
- Once the appropriate method for scoring tracts is identified, can look at:
 - Where are the investments located?
 - Who are the investments impacting?
 - What is the density of investment in an area?

Mapping – Distribution of CIP Projects (Phase 1 v. Phase 2)



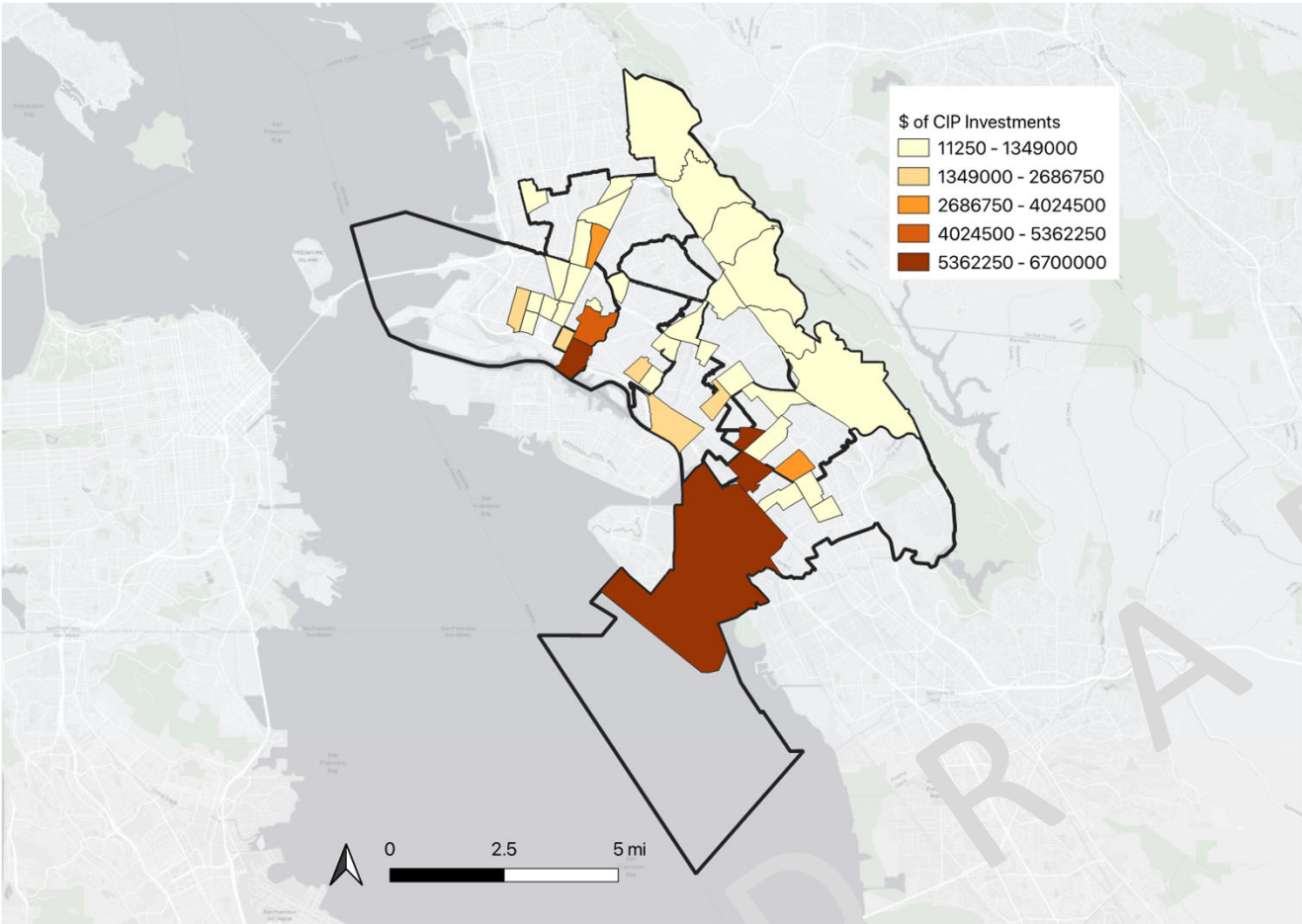
Source: OPW. 2021. Measure KK Annual Report.

Mapping – CIP Projects Investment Per Person



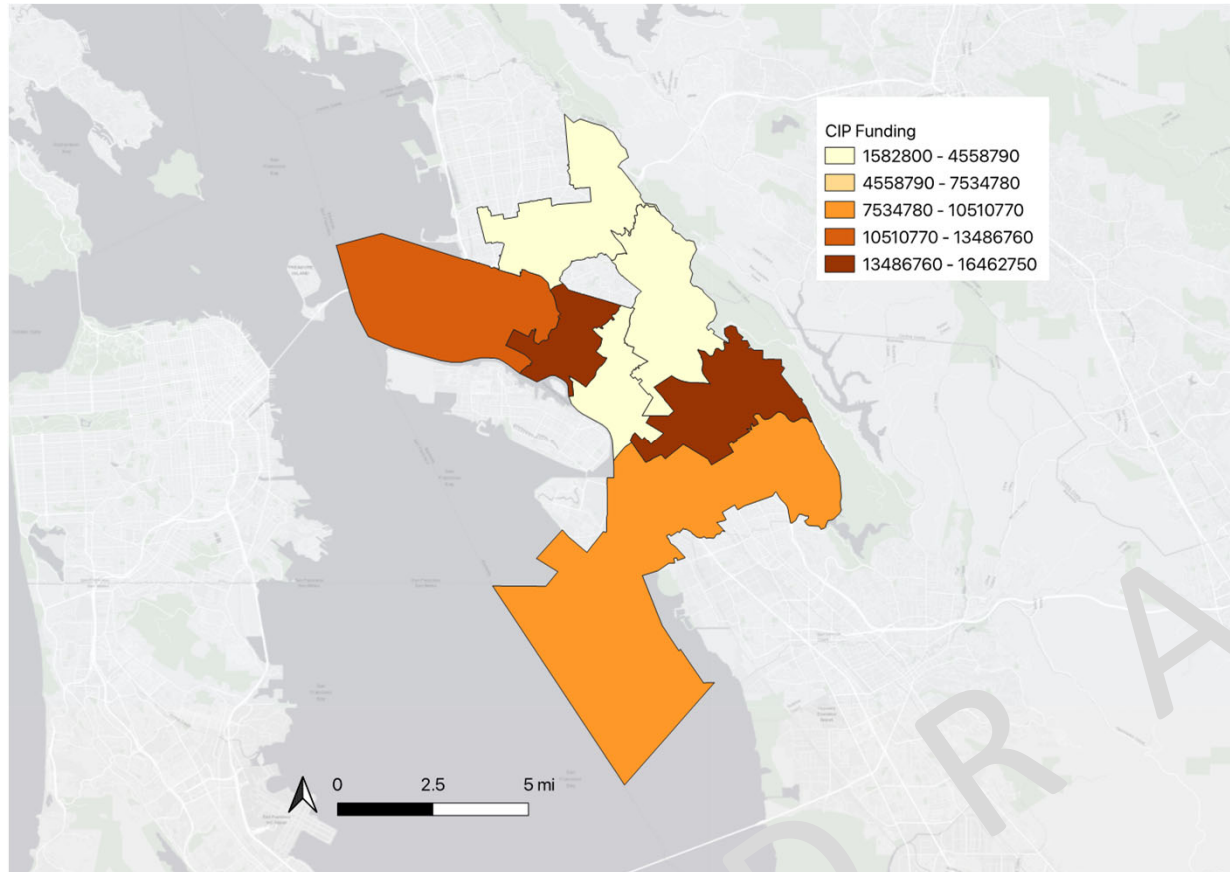
Source: OPW. 2021. Measure KK Annual Report.

Mapping – Distribution of CIP Funding (census tracts)



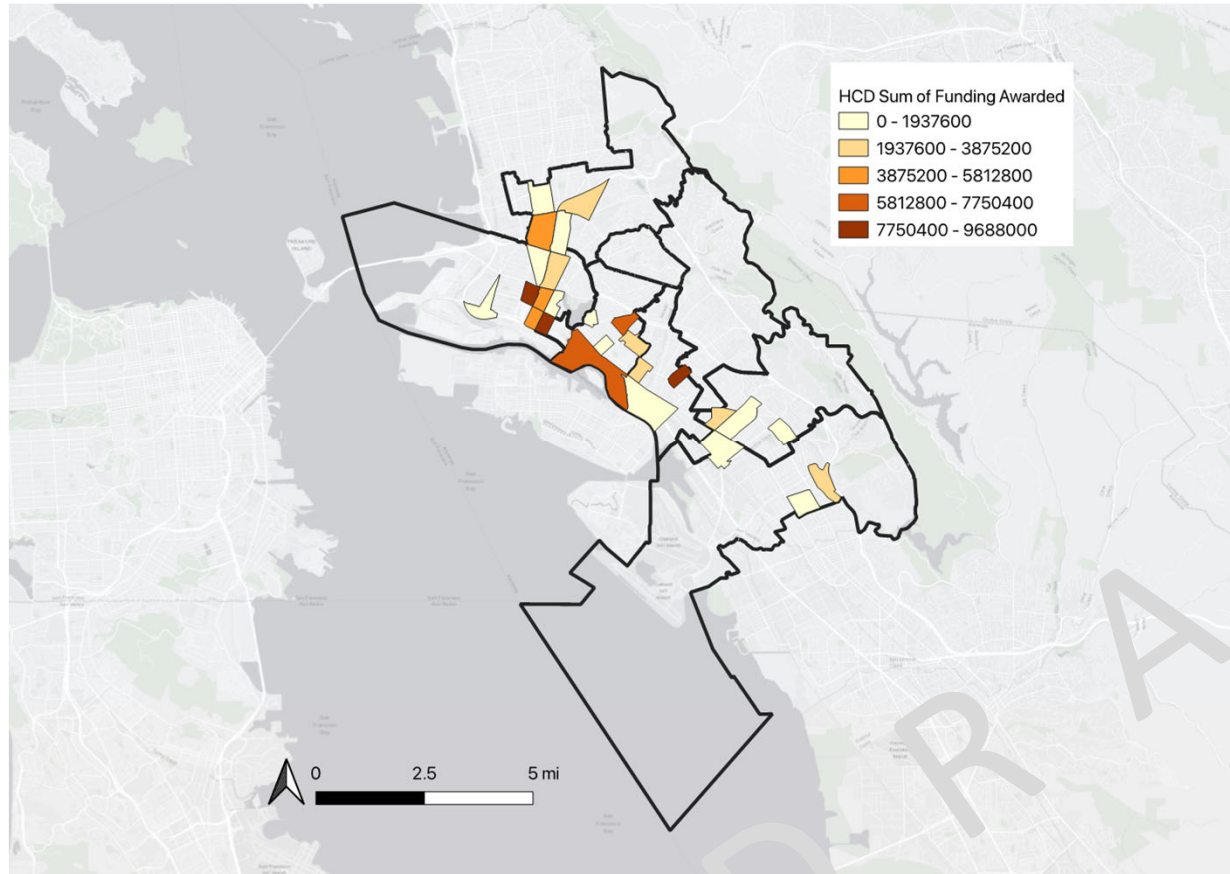
Source: OPW. 2021. Measure KK Annual Report.

Mapping – Distribution of CIP Funding (council districts)



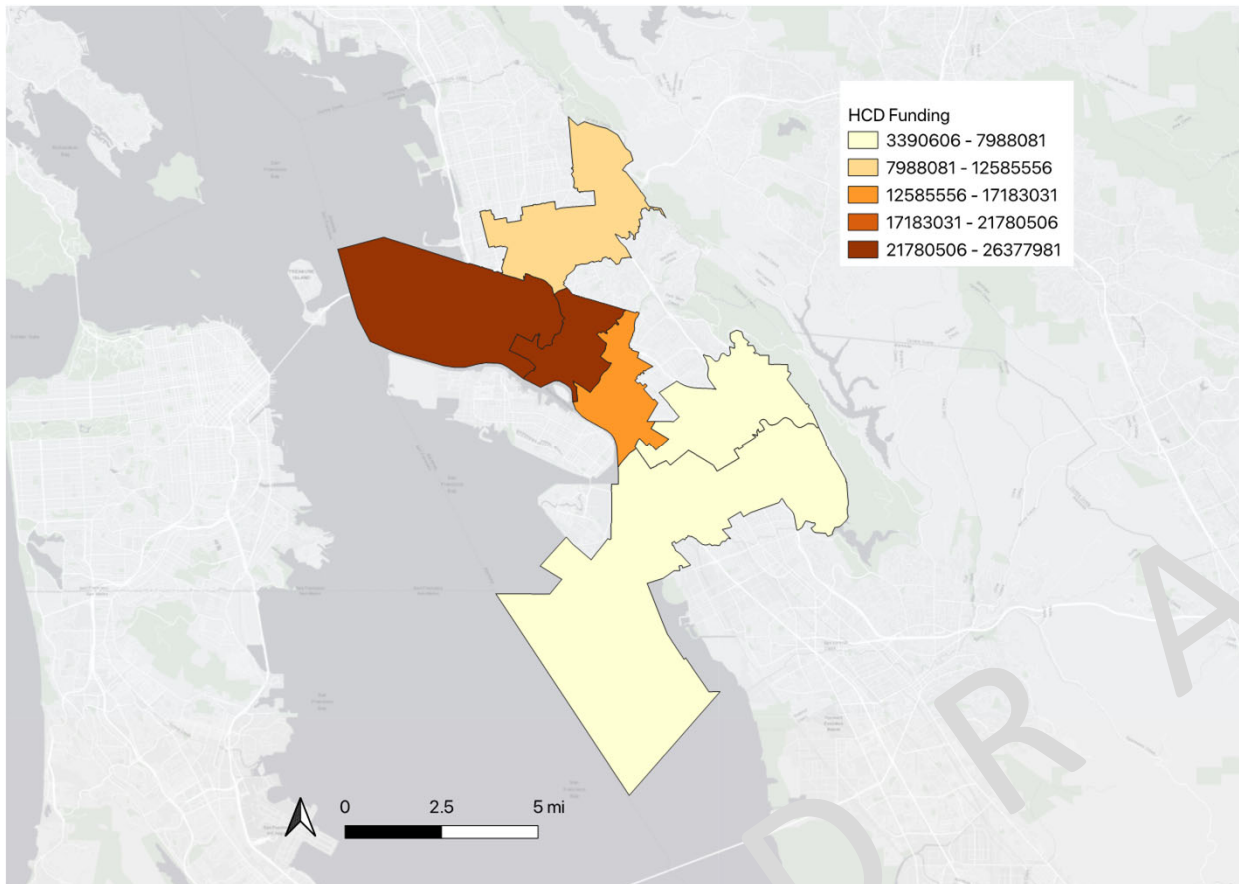
Source: OPW. 2021. Measure KK Annual Report.

Mapping – Distribution of Affordable Housing Funding



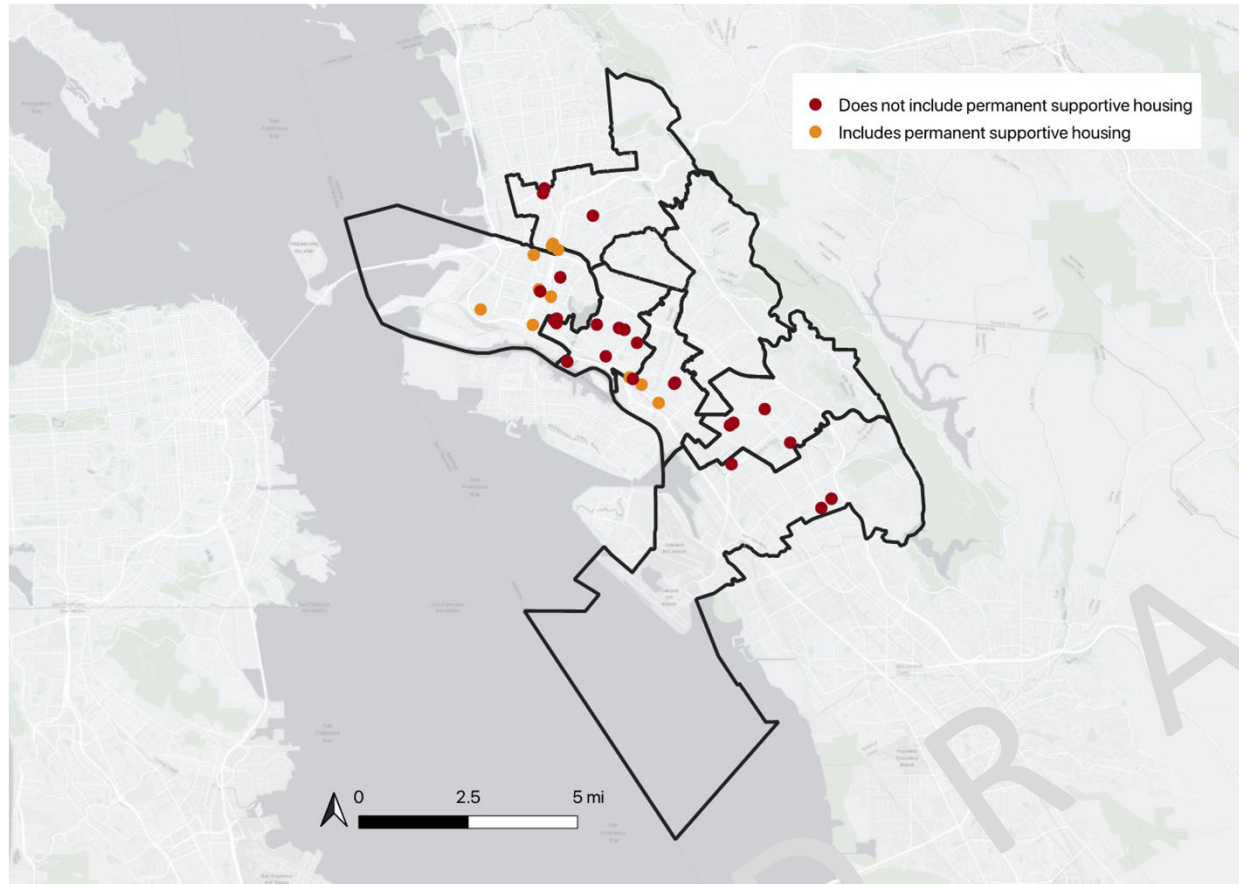
Source: HCD. 2021. Measure KK Annual Report.

Mapping – Distribution of Affordable Housing Funding (council districts)



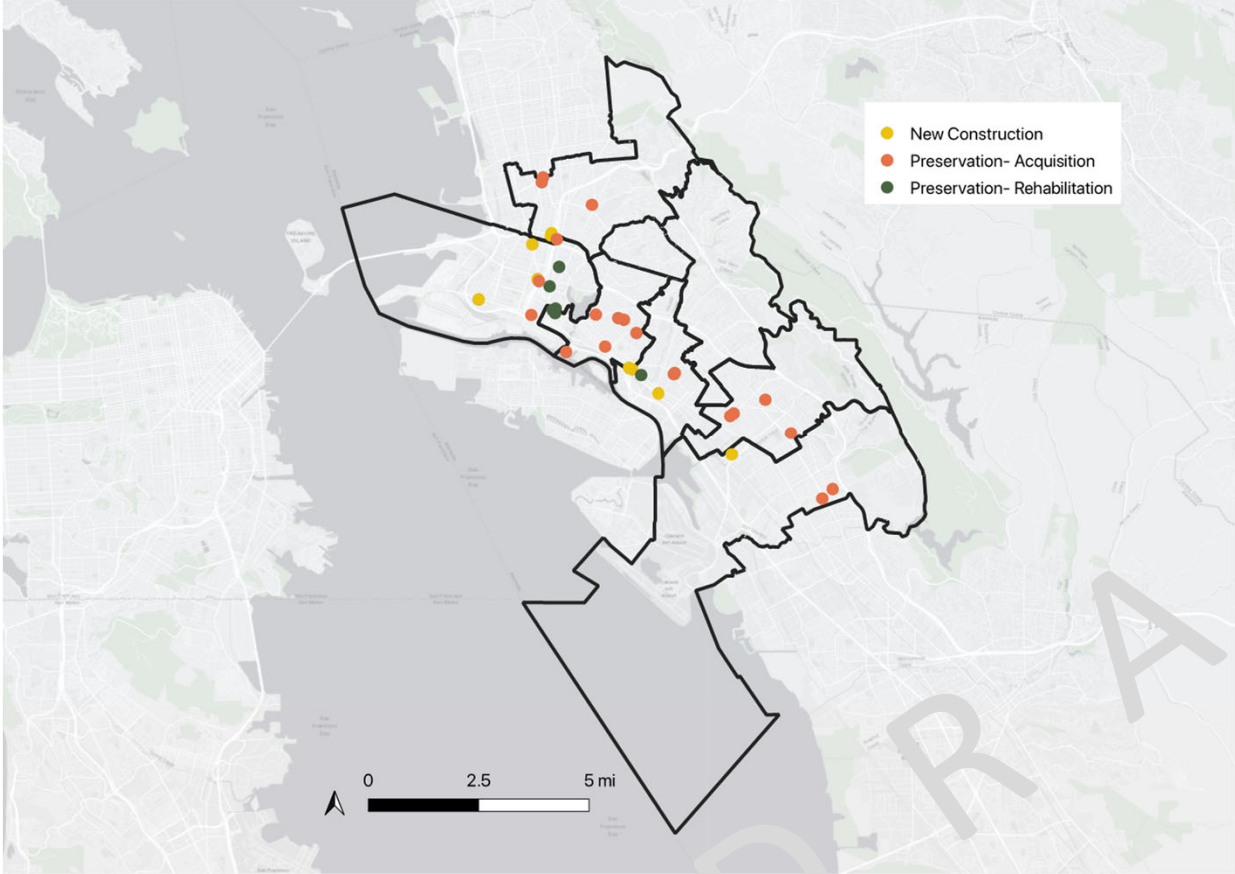
Source: HCD. 2021. Measure KK Annual Report.

Mapping – Distribution of Permanent Supportive Housing



Source: HCD. 2021. Measure KK Annual Report.

Mapping – Distribution of Housing by Type



Source: HCD. 2021. Measure KK Annual Report.

What can spatial mapping tell us?

- Ultimately, we can use spatial mapping and calculations to understand:
 - Who is benefitting from what types of investments
 - How much \$ is being spent per tract/geography
 - Density of investment (per person) in tract/geography
 - Types of investments vs. demographics of the people that live there
 - Are more vulnerable areas getting more investment?
 - Is there an equal distribution of projects and investment or is there an equitable distribution of projects and investments?
 - Help us set a baseline against which to measure future change

Analysis

To understand the short-term impact, we will use:

- Demographics
- Identified areas of vulnerability/concern
- Spatial mapping and calculations
- Summary statistics
- Qualitative data
 - Questionnaires
 - Scoring Criteria
- Other data?

Progress and Next Steps

- March 2021
 - Finalize vulnerability scoring and feedback from Committee and departments
- April to May 2021
 - Finish analyses for short term equity impacts
 - Draft short-term report with draft framework to measure medium to long-term equity impacts
- June 2021
 - Present draft report to Committee

ATTACHMENT C

Report by Measure KK Public Oversight Committee on Expenditure of First and Second Tranche of Funds March 2021

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, which was allocated for the FY 2017-2019 budget. On January 21, 2020, the second tranche was issued for \$184,890,000 for the FY 2020-2022 budget. The total amount for projects was **xx, less xx [A1]** of the full amount due to the expenses associated with the issuance of the bonds.

Of the total funds allocated from Measure KK to date, \$169,359,707 (56%) has been spent and encumbered or committed.

A summary by Department is **below[A2]**:

DEPARTMENT	FY 2017-2019 & FY 2020-2021 FUNDING ALLOCATED	AMOUNT SPENT & ENCUMBERED OR COMMITTED	FY 2017-2019 & FY 2020-2021 BALANCE REMAINING
Department of Transportation: Streets and Roads (\$350 million)	\$138,330,000	\$66,234,407 (48%)	\$72,095,593
Oakland Public Works: Facilities (\$150 million)	\$63,423,800	\$14,842,197 (23%)	\$48,581,603
Housing and Community Development: Affordable Housing (\$100 million)	\$100,000,000	\$88,283,103 (88%)	\$ 11,716,897
TOTALS	\$301,753,800	\$169,359,707 (56%)	\$132,394,093

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>. The second report was submitted in March 2020 and **can be found** at [A3]:

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 February 13, 2020, the City issued \$184,890,000 City of Oakland General Obligation Bonds, Measure KK, Series 2020B-1 and Series 2017B-2 (together the "Bonds") to provide funds for: 1) Street paving, resurfacing and reconstruction; bicycle, pedestrian and traffic calming improvements; and construction, purchase, improvement, or rehabilitation of City facilities including fire, library, parks, recreation, and senior facilities, consistent with the City's FY 2019-21 Capital Improvement Program (CIP) all as set forth in Resolution No. 87981 C.M.S., adopted by the City Council on December 10, 2019, and 2) Anti-displacement and affordable housing preservation programs, including the acquisition, rehabilitation, or new construction of transitional housing and affordable housing for ownership and rent in accordance with the City's Housing Bond Law and as set forth in Resolution No. 87981 C.M.S., adopted by the City Council on December 10, 2019.

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>. The second report was submitted in March 2020 and can be found at [A4]:

SUMMARY OF ALLOCATED FUNDS

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, which was allocated for the FY 2017-2019 budget. On January 21, 2020, the second tranche was issued for \$184,890,000 for the FY 2020-2022 budget. The total amount for projects was xx, less xx [A5] of the full amount due to the expenses associated with the issuance of the bonds.

Of the total funds allocated from Measure KK to date, \$169,359,707 (56%) has been spent and encumbered or committed.

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 \$97,730,000 of Measure KK funds was allocated to transportation projects, which includes paving and bicycle street paving, complete streets capital (pedestrian, bicycle, and transit infrastructure), curbs ramps to comply with the Americans with Disabilities Act (ADA), Neighborhood Traffic Calming Program and Safe Routes to School, and sidewalk repairs. Of the total amount, \$27,464,484 has been spent and \$80,225 is encumbered, which is approximately 28% of the total funds allocated. A summary of the allocations and expenditures is below:

TRANSPORTATION: PROGRAM NAME	FY 2017-2019 & 2020-2021 FUNDING ALLOCATED	AMOUNT SPENT & ENCUMBERED AS OF 12/21/20	FY 2017-2019 & 2020-2021 BALANCE REMAINING
Paving and Bike Paving	\$75,250,000	\$24,007,886 (32%)	\$51,242,114
Complete Streets Capital	\$13,480,000	\$1,953,340 (14%)	\$11,526,660
ADA Curb Ramps	\$4,000,000	\$492,374 (12%)	\$3,507,626
Neighborhood Traffic Calming/Safe Routes to School	\$3,000,000	\$139,301 (5%)	\$2,860,699
Sidewalk Repairs	\$2,000,000	\$951,809 (48%)	\$1,048,191
TOTALS	\$97,730,000	\$27,544,709 (28%)	\$70,185,291

Paving and Bike Paving

In 2019, DOT developed a [3-year paving plan policy](#), which used street condition, population density, and equity factors to identify the local streets to be paved. This plan was used to allocate the second tranche of paving funds (\$75,250,000). DOT distributed funding for local streets by the share of underserved populations and share of local street miles in poor condition.

DOT also implemented a new Capital Improvement Project (CIP) criteria for prioritizing which projects to be funded (see Social Equity and Anti-Displacement section below for more

information), with the second tranche of funds. Although the Oversight Committee has requested that DOT provide Capital Improvement Scores for Equity and Safety indicators at the corridor level when reporting on the projects funded by the second tranche, which was only provided for individual Complete Streets projects. The paving projects overall scored a 82.5[A6], and specifically had the following scores for four questions that the Oversight Committee were particularly interested in:

- 9.5 for being in a "Priority Neighborhood Area" category
- 2 for alignment with the City's Racial Equity Framework, which prioritize communities within neighborhoods at risk of gentrification and/or displacement
- 6 for helping to reduce health disparities in communities with disproportionate poor health outcomes and/or limited access to healthy living
- 5 for helping to reduce safety disparities in most vulnerable Black, Indigenous, People of Color (BIPOC) communities

According to DOT's report, there has been no delays in paving projects. 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.**

Complete Streets

Measure KK funding was used specifically to fund the required local match for grant supported projects, which increased Oakland's competitiveness in securing outside sources. The Complete Streets funding has leveraged \$83,982,540 of other funding. Out of 30 [A8] Complete Streets projects:

- 1 project is closing out
- 11 are under construction
- 5 are in the design phase
- 1 is in planning
- 10 are in the bid/award phase
- 1 project is on hold

Safe Routes to Schools

DOT reported that there have been delays in Safe Routes to Schools projects. Out of the 20 locations allocated funding from the first and second tranche, six school are completed and two schools [A9] are in progress. The delays are a result of limited staff time in Safe Streets Division due to the implementation of Shelter-in-Place social distancing programs and a citywide hiring freeze.

DOT Capacity

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. In addition, new initiatives in response to COVID-19 shelter-in-place orders have drawn from the department's overall resources, and demand extensive engineering to ensure the safe and responsible mixing of transportation modes. Additionally, the City of Oakland has instituted a hiring freeze due to the pandemic, which has affected vacancies and hiring efforts across teams.

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.

Community Engagement

The Oversight Committee asked the Department to describe their community engagement activities. DOT reported that typically the community is involved at the beginning of the project to develop conceptual frameworks and in the majority of cases most of the stakeholders end up supporting the final project scope with an understanding of the issues or compromises required.

For details on these projects, please refer to Attachment x and Attachment x for the completed spreadsheets, and Attachment x 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 \$63,423,800 of Measure KK funds was allocated to 48 public works projects. Of the total amount, \$14,027,301 of the funds have been expended, and \$881,899 have been encumbered as of [xx][A10], which is approximately 23% of the funds. These funds were used to leverage an additional \$23,799,240 of funding from other sources.

A summary of the allocations and expenditures is below:

PUBLIC WORKS: PROGRAM NAME	FY 2017-2019 & 2020-2021 FUNDING ALLOCATED	AMOUNT SPENT & ENCUMBERED AS OF [xx][A11]	FY 2017-2019 & 2020-2021 BALANCE REMAINING
Fire Department Facilities	\$13,237,500[A12]	\$3,756,481	\$8,281,019
Police Department Facilities	\$200,000	\$71,152 (36%)	\$128,848
Library and Museum Facilities	\$14,770,000	\$982,808 (7%)	\$13,787,192
Human Services Facilities	\$6,612,500	\$1,889,154 (29%)	\$4,723,346
Parks, Recreation, and Youth Development Facilities	\$25,603,800[A13]	\$7,948,866	\$17,392,434

Animal Services	\$3,000,000	\$260,738 (9%)	\$2,739,262
TOTALS	\$63,423,800	\$14,842,197 [A14](23%)	\$48,581,603 [A15]

Below is a status of the 48 projects:

- **Completed**[A16]:
 - Head Start Recreation Center Arroyo Viejo (District 6)
 - Head Start Recreation Center Brookfield (District 4)
 - Head Start Playgrounds at Arroyo Viejo (District 6), Brookfield (District 4), Manzanita (District xx), and San Antonio (District xx)
 - Rainbow Recreation Center (District 6)
 - Oakland Fire Department Roof Assessment & Replacement (Stations 1, 3, 5, and 20)
 - Oakland Fire Department Telescopic Apparatus Door Replacements (Stations 3, 5, 6, 7, 15, 17, 24, & 25)
 - Tassafaronga Gym Waterproofing (District xx)
- **Post-construction:**
 - The Lions Pool in Dimond Park (District 4)
 - Oakland Fire Department Apron & Hardscape (CW Stations #21, 16, 8, 5, 19, 13, 10 and 17)
- **Under Construction:**
 - Head Start Recreation Centers Manzanita (District 5)
 - Ballfields Wiring Hazard Mitigation (Golden Gate, Curt Flood, Tassafaronga, and Lowell) Districts 1, 4, 7, 3
 - Dimond[A17] Park - Tennis Courts (District 4)
- **Design Phase:**
 - Oakland Animal Services Center (District xx/citywide)
 - Henry Robinson Multi-services Center (District 2)
 - Caldecott Trailhead Improvements (District 1)
 - Digital Arts & Culinary Academy Phase 2 Renovation (District 6)
 - Holly Mini Park (District 7)
 - Madison Park Irrigation Upgrade/Repair (District 2)
 - Mosswood Community Center (District 3)
 - Main Library Remodel (District xx/citywide)
 - Branch Library Renovations Brookfield (District 7)
- **Planning phase:**
 - Fire Station #29 New Station & Training Complex (District 6)
 - Fire Station #4 (District 2)

- Downtown Oakland Senior Center (District 2)
 - Head Start Center Renovation Tassafaronga (District 7)
 - West Oakland Senior Center Renovation (District 3)
 - Brookfield Branch Library Phase 2 (District 7)
 - Elmhurst Branch Library Renovation/Remodel (District 7)
 - Hoover Branch Library - Feasibility Study (District x)
 - Main Library - New facility feasibility study (District x/citywide)
 - Main Library - Phase 2 renovation (District x/citywide)
 - Oakland Tool Lending Library (District 1)
 - Brookdale Recreation Center Expansion (District 4)
 - East Oakland Sport Center - Outdoor Pool (District 7)
 - Joaquin Miller Park Cascade (District 4)
 - Lincoln Recreation Center Expansion/Renovation (District 2)
 - Public Restrooms - Concordia (District 2) & Madison Parks (District 6)^[A18]
 - San Antonio Recreation Center (District 2)
- Projects out for bid and award:
 - Animal Services Center – Replace HVAC & Energy System (District 5/citywide)
 - Fire Station Renovations at Stations 12 (District 3), 16 (District 2), 10 (District 1), and 15 (District 3)^[A19]
 - Allendale Recreation Center Tot Lot (District 4)
 - Projects on hold:
 - West Oakland Branch Library Improvements – Phase 2 (District 3)
 - Arroyo Viejo Recreation Center (District 6)
 - Police Administration Building Feasibility (citywide)
 - West Oakland (District 3) and Asian (District 2) Branch Library Renovations

OPW Capacity

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

- Lack of funding for overall citywide Capital Improvement Project planning and specific pre-project planning. A solution may be to allocate funds for preliminary and design scope before approving or committing construction funds.
- Staffing shortage for project and construction management. The Department continues to plan to hire additional staff based on the timing of the next bond issuance.
- High construction costs continue to be a challenge. Staff may need to build in greater contingency in construction funds, which may increase the budget. Staff is also considering developing standardized Capital Improvement Project estimating techniques and database to more accurately reflect Oakland's public project construction market.

The Public Oversight Committee also asked OPW to describe how staff vacancies impacted their ability to implement their projects. OPW reported that the Project and Grants Management Division currently has three project management positions and one Division Manager position vacant and are recruiting for the positions.

OPW construction services also has a staffing shortage of 40 to 45% (up from 15 to 20% reported the previous year). Recruitment is also in progress but there are limited available and willing candidates, and a length civil service hiring process.

In addition, the approved projects and the actual funding availability via measure KK bond projects are not aligned. Bringing on new staff for approved Capital Improvement Projects that are funded through the bond sale can be further aligned to help with efficiency in delivery.

Lastly, the COVID -10 pandemic has slowed down some projects due to work process adjustments and changes and impacts on staff. The current fiscal crisis has put a hiring freeze on positions.

Community Engagement

The Public Oversight Committee asked OPW to describe successes and challenges they have had with their community engagement activities. The Capital Improvement Project working group engaged a community organization as a consultant to help them with their community engagement strategy. Strategies included door hangers, training resident organizers, leading Zoom focus group briefings in English and Spanish, and providing support for residents in East Oakland to submit Capital Improvement Project public requests and text surveys.

For details on these projects, please refer to Attachment x for the completed spreadsheet and Attachment x 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 \$100 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 \$53,286,454 has been spent, and another \$25,979,061 has been committed to projects as of December 31, 2021, which is approximately 79% 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 \$xx. A summary of the allocations and expenditures is below:

HOUSING AND COMMUNITY DEVELOPMENT: PROJECT NAME	FY 2017-2019 & 2020-2021 FUNDING ALLOCATED	AMOUNT SPENT & COMMITTED AS OF 1/12/21	FY 2017-2019 & 2020-2021 BALANCE REMAINING
Acquisition and Conversion to Affordable Housing (ACAH)	\$25,108,200	\$18,713,678 (75%)	\$6,394,522

Housing Rehabilitation & Preservation	\$16,292,375	\$10,970,000 (67%)	\$5,322,375
Acquisition of Transitional Housing Facility (ATHF)	\$1,000,000	\$1,000,000 (100%)	\$0
Administration	\$2,599,425	\$2,599,425 (100%)	\$0
TOTALS	\$100,000,000	\$88,283,103 (88%)	\$ 11,716,897

To date, of the bond funds that has been allocated to affordable housing, 87% has been invested in acquisition and rehabilitation, and 13% to new construction.

A total of 1,542 units will be preserved or created. The average Area Median Income (AMI) for all measure KK funded projects is 52.6% AMI, and the average for new construction units is 46.4%. 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 requiring that at least 20% of new construction units be affordable to households at or below 30% AMI in recent rounds of Notice of Funding Availability. This requirement is also memorialized in the City’s regulatory agreement.

A current breakdown of the units by AMI is below:

AMI	Number of Units	% of Total
<20%	222	14%
21-30%	342	22%
31-50%	396	26%
51-80%	565	37%
81-120%	2	

There are 18 managers’ units.

Other characteristics of the units include:

- 200 (13%) of the units are Single Room Occupancy
- 453 (29%) of the units are for people who are unhoused
- 134 (9%) units are for seniors

Of the 36 projects, HCD staff reported that:

- 15 (42%) are properties where tenants were at high risk of displacement
- 23 (64%) are unoccupied properties, and proposals serving homeless and/or extremely low-income households were prioritized

- 23 (64%) are properties acquired by a permanently affordable community land trust, permanently affordable housing cooperative, and/or will be operated as permanently supportive housing
- For 14 (39%) of the projects, tenant organized prior to the purchase of the property

Of the 361 household that reported racial/ethnic demographic information:

Race/Ethnicity	Number of Households	% of Total
Black	200	51%
White	51	14%
Latinx	33	9%
Asian	19	5%
Other	15	4%
Decline to State	39	11%

Of the 36 projects that have been funded with Measure KK bond funds[A25]:

- 9 have been completed
 - 641 West Grand (District 3)
 - 10320 MacArthur Blvd (District 7)
 - 2515 10th Avenue (District 2)
 - 1810 E. 25th Street (District 2)
 - 812 East 24th Street (District 2)
 - 5940 Hayes Street (District 6)
 - 8020 Hillside Street, 2684 Ritchie Street, and 2735 76th Avenue (District 7)
 - 285 Newton Avenue (District 2)
 - 1233-1253 23rd Avenue and 2285 International Blvd (District 5)
- 11 are under construction
 - 283 13th Street (District 2)
 - 5276 Broadway (District 1)
 - 3300 Hawley Street (District 7)
 - 657 W. MacArthur Blvd (District 1)
 - 1415 Harrison Street (District 3)
 - 3720 Telegraph Ave (District 3)
 - 2600 International Blvd (District 5)
 - 2000 36th Avenue (District 5)
 - 344 13th Street (District 2)
 - 1432 12th Avenue Oakland (District 2)
 - 3268 San Pablo Avenue (District 3)
- 14 are in pre-development
 - 1921 & 2022 36th Avenue (District 5)
 - 7th Street & Campbell Street (District 3)
 - 3801, 3807, 3823, & 3829 Martin Luther King Jr. Way (District 1)
 - 510 21st Street (District 3)
 - 3511 E 12th Street Oakland (District 5)

- 6106-6108 Hilton Street Oakland (District 6)
 - 789 61st Street (District 1)
 - 2242 107th Ave, 5330 Wentworth Ave, and 1709 87th Ave (District 7)
 - 524-530 8th Street (District 3)
 - 6470 MacArthur Boulevard (District 6)
 - (District 7[A26])
 - 430 28th Street (District 3)
 - 2227-2257 International Blvd (District 2)
 - 760 22nd Avenue & 2201 Brush Street (District 3)
- 1 on hold/postponed
 - 814 59th Street (District 1)
 - 1 status unknown
 - 48 5th Avenue (District 2)

HCD Capacity

The Public Oversight Committee asked HCD to describe how staff vacancies impacted their ability to implement their projects. In 2020, the Housing Development Services (HDS) filled four out of six vacant positions, bringing unit staffing from 50% to 85%. The increased staffing, in addition to external consultants, enabled HDS to close numerous loans. The City has instituted a hiring freeze so the HDS is not able to fill the remaining two positions.

Community Engagement

The Committee also asked HCD about resident participation of community engagement processes for the projects. For acquisition and rehabilitation projects, the participation of residents has been mixed. In some cases tenants have been deeply involved in the acquisition. This is particularly true for co-ops and land trusts. However, in other cases, landlords have prohibited buyers from contacting tenants until the acquisition closes. For new construction projects, developers must submit evidence of having held at least one community meeting prior to submitting the Notice of Funding Availability application.

For details on these projects, please refer to Attachment **xx** for the completed spreadsheet and Attachment **xx** to HCD's responses to the questionnaire.

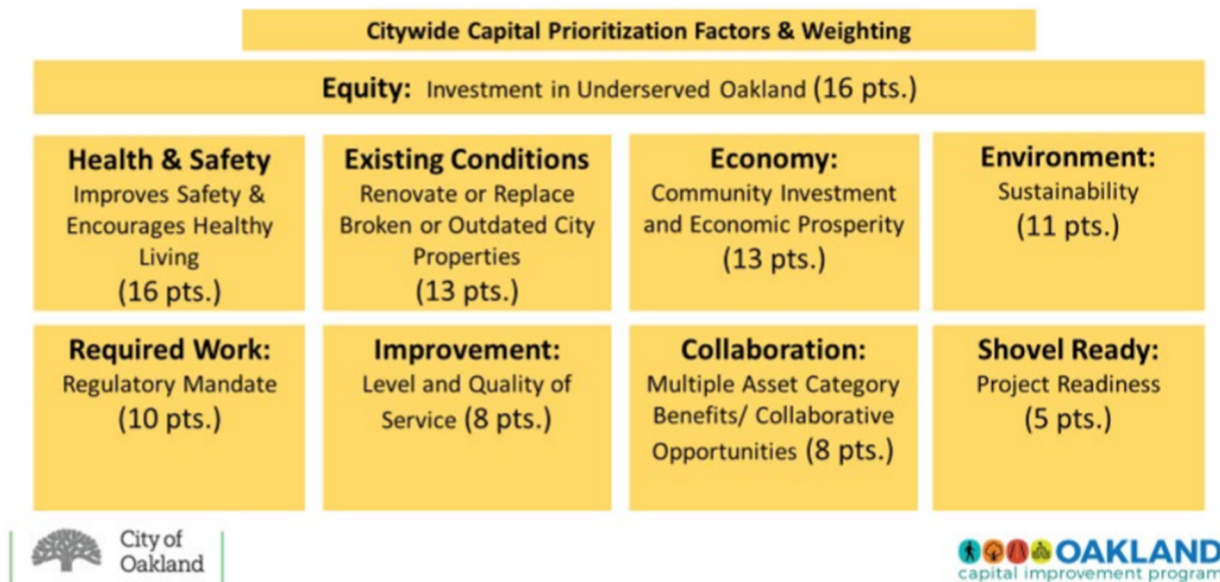
SOCIAL EQUITY AND ANTI-DISPLACEMENT

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. To begin helping us evaluate the equity impacts of Measure KK funding, the Committee is working with Amanda Fukutome, a UC Berkeley graduate student. She will produce a draft evaluation in June 2021, which will analyze the short-term impacts of Measure KK funding and offer a draft framework for medium and long-term evaluations. The main questions to be answered by the short-term evaluation are: (1) how are investments spatially distributed; (2) who is being impacted by these investments; and (3) how well have the new criteria for identifying Capital Improvement Projects/Street Projects worked? The framework for the medium-term evaluation will offer strategies to evaluate if there have been measurable impacts of investments in

neighborhoods/among residents. And, the framework for the long-term evaluation will offer strategies to evaluate if there have been measurable increases in social equity and any adverse impacts to low-income communities of color from Measure KK funding.

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 nine factors were weighted based on the prioritization results and were used to identify the CIPs that were approved in the FY 2020-2022 budget, which were funded in the second tranche of bond proceeds.



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

The City just completed its third year of allocating and spending the KK bonds funds and all three Departments have made progress on the implementation of their projects. Oakland Public Works still lags a little behind in the expenditure of their funds, at 23%, but that is primarily a

result of the nature of their projects, many which require planning and design before renovations or construction can begin, where the majority of the funds will be spent.

The Oversight Committee believes that the City and its residents are beginning to see tangible benefits from the bond funds, such as the repaved streets, improvements in the recreation centers, and an increase in affordable housing units.

However, the COVID-19 pandemic and the City's budget deficit has already slowed down some of the projects due to work process changes and decreased staff capacity due to a hiring freeze. At a minimum, this will likely continue to be the case. There is a concern that additional impacts may include the Departments using some of their fund balance, which could be used for capital projects, to cover operating deficits. A worst case scenario is that the Departments will not be able to use the funds required to issue the third tranche of funding, at a time when they need it the most.

According to the requirements of the bond measure, 20% of all new construction needs to be below 30% AMI. The current average is 46.4% AMI. In order to ensure that bond requirements are met, the Committee recommends that HCD consider increasing their requirement that 20% of new construction be affordable to households at or below 30% AMI. And while not a requirement of the bond funds, a similar goal for acquisition and rehabilitation projects would help more lower-income residents stay in their homes.^[A27]

On several occasions the Oversight Committee has requested that DOT provide Capital Improvement Scores for Equity and Safety indicators at the corridor level when reporting on the projects funded by the second tranche. Unfortunately, once again the Committee has not received this information. It is difficult to assess that improvements have been implemented effectively and equitably without this detailed information.^[A28]

The Public Oversight Committee looks forward to sharing the analysis of the short-term equity impacts of Measure KK funding by the UC Berkeley graduate student.

Submitted by:



Ellen Wu
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