

**A SPECIAL COMMITTEE MEETING** of the Affordable Housing & Infrastructure Bond (I-Bond) Public Oversight Committee (the “I-Bond Committee”) was held on September 23, 2024.

## **I. ROLL CALL AND DETERMINATION OF QUORUM**

Committee Members

**Present:**

- Daniel Swafford, Vice Chairperson
- Christopher Johnson, Member
- Tia Hicks, Member
- Christa Brown, Member
- Ali Schwarz, Member
- Jason Gumataotao, Member

Committee Members

**Absent:**

- Ellen Wu, Chairperson (Excused)

Additional Attendees:

- Stephen Acker, Secretary to the Committee

The meeting was called to order at 5:02 pm by Stephen Acker.

## **II. PUBLIC COMMENTS**

No public comments

**III. INTRODUCTION OF NEW COMMITTEE MEMBERS:** Christa Brown and Jason Gumataotao were introduced to the committee.

## **IV. Department Updates:**

### **a. Department of Transportation:**

- i. Jamie Parks, Assistant Director of Transportation Director of Transportation (DoT) provided an update on the capital improvement program (CIP) for DoT. Explain capital expenditures across six primary DoT classes. Explained the CIP Prioritization process , an explanation of Department goals, equity considerations, and the scoring criteria for selecting capital projects. Explained the difference between DoT and OPW bond funding for capital programs.

- ii. Josh Rowan, Transportation Director provided an update on the Department's paving program. DoT paved 25-30% of the City's roads since the passage of Measure KK in 2017. Paved 46 miles in 2024 already, the most miles paved in 15 years. Repaired 53,000 potholes. Carrying on significant work despite high vacancy rates. Concerns over a lack of funding for the next year due to a delayed bond sale to continue to fund Measure U paving priorities.

Committee member (CM) Schwarz asked why there was a drop in production in 2023. Director Rowan explained that this was due to contractual issues, hiring issues, and high costs and low competition from Bidders.

Vice Chair Swafford asked if the 5 year paving plan would change due to a change in funding. Director Rowan replied that the staff would work on other projects if the paving funding completely stopped.

CM Brown requested information on how communications on project updates were made to the community. Director Rowan confirmed that DoT does not have a dedicated PIO for communicating project updates, but that efforts to hire through citywide Public Information Office is currently underway.

**b. Oakland Public Works (OPW)**

- i. Christine Reed, Capital Improvement Program Manager for OPW, presented Measure KK and Measure U project funding updates. Christine highlighted four current projects in construction, including the Main Library and Mosswood Recreation Center. Christine showed several projects that were in various phases of development, and explained how the OPW administration of capital projects for client departments was slower due to the time required to secure permits, design, and conduct the necessary community engagement. Expenditures ramp up during the construction phase, of which eight projects are entering the construction phase.

CM Hicks asked about why certain projects are on hold. Christine Reed responded that some projects were placed on hold due to staffing and others were put on hold on advice from client departments.

CM Schwarz requested more details on what is getting close and ready to go out to bid and more information and clarity on the bid/award phase of projects. She also requested updates on how project updates were being communicated to the public, and how the public would know if a project is on hold. Christine Reed responded that OPW depends on the client departments to communicate these updates to the community.

CM Johnson stated that occasionally the projects go into a black hole, and that the City should make a concerted effort to work with the Public Information Office to communicate how certain projects have been completed or stalled. He also stated the need to ensure that funds spent fulfill the responsibilities as proscribed from the Bond measure. Christine Reed responded that OPW does not have dedicated communications and event scheduling staff, so these responsibilities fall upon the project manager of each OPW project. CM Johnson replied that the City of Oakland should highlight the Measure KK accomplishments as citywide effort.

City of Oakland Public Information Officer Sean Maher responded that the City Public Information Office is actively recruiting for a Capital Improvement Program (CIP) Public Information Officer (PIO) for this purpose.

CM Jason Gumataotao requested additional information on project estimated costs vs. actual cost and for a map of projects. Christine Reed responded that OPW does have a GIS dashboard that shows the status of all capital projects. CM Schwarz mentioned that a map was always previously included in meetings and would be helpful in future meetings. CM Schwarz also asked if the public had knowledge of the stalled status of several projects.

- c. Department of Housing and Community Development (HCD)
  - i. Christia Mulvey, Housing Development Manager explained how HCD's primary mission was to address racial disparities and detailed the Department's various housing programs for new construction, homekey, acquisition of affordable housing, and the preservation of existing housing.

CM Hicks requested a total number of units produced from Measure KK. Christia Mulvey responded that approximately 1,713 units had been funded from Measure KK. Christia Mulvey also responded to several inquiries from committee members on HCD policies for bond expenditures specific to tracking occupancy, changes from Measure KK to Measure U, etc. She also mentioned that a countywide ballot measure for affordable housing had recently failed and this also constituted a blow for affordable housing in the region.

Alicia Gaylord, HCD Deputy Director of Housing, explained that HCD has a expenditure plan with a robust affordable housing pipeline.

CM Gumataotao also requested additional projected cost versus actual costs for all projects and programs, and total development costs for all.

**V. Discussion of next steps**

- a. CM Johnson recommended more use and analysis of maps so that the I-Bond committee can better present to City Council.
- b. Vice Chairperson Swafford mentioned the benefits of a more in depth analysis of the projects and programs, and requested to post the previous report on the I-Bond website prior to the next meeting.
- c. Several committee members expressed favor for an annual report, and requested staff to bring back further direction on what the responsibilities of the committee should be.
- d. CM Hicks requested further information on how to create an Ad Hoc standing committee on member participation.
- e. CM Brown requested finance staff to speak about timing of a bond sale and how this process is determine.
- f. CM Schwarz requested more financial information on each project and program.

**VI. OPEN FORUM/PUBLIC COMMENT**

No public comments

**VII. ADJOURNMENT**

**MOTION:** Member Christopher Johnson made a motion to approve; seconded by Member Gumataotao. Motion passed. The meeting adjourned at 7:09 pm.

[GUMATAOTAO-Y/ HICKS-Y/ JOHNSON-Y/ SWAFFORD-Y/ BROWN-Y / SCHWARZ - Y]

(AYES: 5 / NOES: 0 / ABSTAIN: 0)

December 09, 2024

---

STEPHEN ACKER , COMMITTEE SECRETARY

---

DATE