

A COMMITTEE MEETING of the Affordable Housing & Infrastructure Bond (I-Bond) Public Oversight Committee (the "I-Bond Committee") was held on September 24, 2018, in Hearing Room 3, One Frank Ogawa Plaza, Oakland, California.

I. Roll Call and Determination of Quorum

Committee Members

Present:

- Ellen Wu, Chairperson
- Daniel Swafford, Vice Chairperson
- Lauren Westreich, Member
- Ken Lupoff, Member
- Carroll Fife, Member

Committee Member

Absent:

- Michael Pyatok, Member
- Fernando Campos, Member
- Gary Jimenez, Member
- Gloria Bailey-Ray, Member

Additional Attendees:

- David Jones, Secretary
- Dawn Hort, Principal Financial Analyst

The meeting was called to order at 5:07 pm by Secretary David Jones.

II. APPROVAL OF DRAFT MINUTES FROM THE COMMITTEE MEETING OF JUNE 4, 2018

Vice Chairperson Swafford moved to accept the minutes; Member Westreich seconded the motion and minutes have been approved.

III. SPEAKERS FROM COMMUNITY ORGANIZATIONS

Secretary Jones introduced the next item which is the presentation from different community organizations. Chairperson Wu provided some background on the purpose of the I-Bond Committee. The I-Bond Committee does not have any decision on how the money is spent, it's responsible for the accountability/audits for how well the money are spent. In addition, to ensure that the bonds did not cause additional displacement, but to promote social equity and housing. Member Westreich expressed the need to understand the City's new process for all projects by hearing from staff and others in the community in order to stay on top of how the money are spent. Secretary Jones noted that the Department of Transportation (DOT), Oakland Public Works (OPW), and Race and Equity Department had presented to the Committee in the last few meetings and now from the community.

Jeff Levin is the presenter for East Bay Housing Organization (EBHO), it is a non-profit membership base organization network on protection, preservation, and creation of affordable housing opportunities for low income communities throughout the East Bay. As for the bond measure, EBHO's two objectives is to work to preserve the housing stock as a long-term affordable resource and protecting the residents of that housing stock from being displaced. Mr. Levin acknowledge that even though the I-Bond Committee does not get to select projects, it is important that the committee members be able to identify what worked and what didn't and finding ways to impacts how the next round of money is allocated.

Dave Campbell, Advocacy Director spoke on behalf of Bike East Bay. Bike East Bay is a non-profit bicycle advocacy group started back in 1972 as East Bay Bicycle Coalition, here in Oakland that works to get streets redesign for better bicycling. Mr. Campbell indicated one challenge is doing complete streets because when you do complete streets for all the users of that street, you would not repave nearly as many streets as you would have if you didn't. Mr. Campbell noted that they have made a lot of progress in Oakland with the new DOT and starting to make progress in Berkeley. Mr. Campbell said Oakland and Berkeley are the better cities in the East Bay for walking and biking but still have not solved all the problems because it is a challenge.

Allison Chan, Assistant Director of Policy for Save the Bay provided handouts on "Bay Smart Communities for a Sustainable Future" and "The Resilient Oakland Playbook" (Attachment A) herein. Ms. Chan said Oakland should prioritize projects to include street projects that includes trash and other storm water elements, green infrastructure elements but not to wait until the audits to suggest what should be done next. Ms. Chan encouraged committee members to find ways to influence the way money is spent now so we don't have to look at the mistakes in order to do better in the future.

Liz Brison, a board member and co-founder of Transport Oakland, a volunteer run organization dedicated to bringing transportation to Oakland. Its vision is for transportation infrastructure and policy to bring livability, vitality, equity, stability to Oakland. Founded in 2014, its key goal was to see Oakland create a department of transportation. They were involved in 2016 with the development of the plan on the infrastructure bonds measure. Also, worked to support its success by participating in phone banking and endorsing the measure. Ms. Brison provided information to the committee members' four questions for this meeting (Appendix B) herein.

James Yellen of Enterprise Partners, a national non-profit organization that serves as an affordable housing intermediary through funding and design policy advocating for the creation of affordable housing opportunities for low and middle income households. Mr. Yellen indicated that in the City of Oakland, the vast majority of building and units are in the 15 or less range so the allocation of the small amount of money allocated to smaller

projects (1-4 units) in the first issuance of the bonds is a challenge to spend. This is something to be considered in the next round of money whether the programs designed are actually meeting the needs of Oakland residents. Mr. Yellen pointed out the second tranche of money that is going towards rehab can be used for other affordable housing development including new constructions if not issued by the third year of passing the Housing Ordinance (by end of 2019). He suggested continue thinking about how we operationalize priorities, when the City is reviewing applications.

Dan Robertson, President of Local 55 Fire Union presented on behalf Zac Unger. He indicated that there are many infrastructure issues at their 25 firehouses that needs to be addressed. The number one issue is the fact that fire department leases the firehouse from OPW and they don't have a point of contact in the Oakland Fire Department (OFD) administration that is solely responsible with allocation and how Measure KK funding gets used. The biggest concern Mr. Robertson had is the inability of OPW to get the needed work done at a fair price.

V. DISCUSSION OF NEXT STEPS

- a. Identify Future Agenda Item: Chairperson Wu indicated that Member Lupoff would like to invite folks from parks and library to come and present to the I-Bond Committee because they do receive some of bond money. Member Westreich suggested to still have staff from DOT and OPW to provide updates on the next scheduled meeting. Staff reminded committee members of a previous item that was on the June 4th agenda "Discussion and Set Priorities and Goals for the Committee" that was not discussed because of timing.
- b. Confirm next meeting: Meeting date and time has been scheduled as follows:
 - Monday, October 22, 2018 at 5:00-7:00 PM

VI. OPEN FORUM/PUBLIC COMMENT – No Report

VII. ADJOURNMENT

The meeting adjourned at 7:09 pm.



DAVID JONES, COMMITTEE SECRETARY

12/3/18

DATE