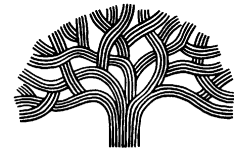


CITY OF OAKLAND



Affordable Housing & Infrastructure Bond (I-Bond) Public Oversight Committee
1 Frank H. Ogawa Plaza, Hearing Room 2
Oakland, California 94612

All persons wishing to address the Committee must complete a speaker's card, stating their name and the agenda item (including "Open Forum") they wish to address. The Committee may take action on items not on the agenda only if findings pursuant to the Sunshine Ordinance and Brown Act are made that the matter is urgent or an emergency. Presentations are limited to three minutes.

The Affordable Housing & Infrastructure (I-Bond) Public Oversight Committee meetings are held in wheelchair accessible facilities. Contact Treasury Bureau, 150 Frank Ogawa Plaza, Suite 5330, or call (510) 238-6508 for additional information.

AGENDA

REGULAR MEETING **of the** **AFFORDABLE HOUSING & INFRASTRUCTURE (I-BOND)** **PUBLIC OVERSIGHT COMMITTEE**

MEMBERSHIP

Ellen Wu, Chairperson
Daniel Swafford, Vice Chairperson
Lauren Westreich, Member
Gary Jimenez, Member
Carroll Fife, Member
Ken Lupoff, Member
Gloria Bailey-Ray, Member
Michael Pyatok, Member
Fernando Campos, Member

DATE: Monday, January 14, 2019
TIME: 5:00 pm – 7:00pm
PLACE: 1 Frank Ogawa Plaza, Hearing Room 2
Oakland, California 94612

ORDER OF BUSINESS

- I. Roll Call and Determination of Quorum
- II. Open Forum/Public Comment

Affordable Housing & Infrastructure Bond (I-Bond)
1 Frank H. Ogawa Plaza, Hearing Room 2
Oakland, California 94612

- III. Approval of Draft Minutes from the Committee meeting of December 3, 2018
- IV. Discussion and Set Priorities and Goals for the Committee
 - a. Review and discuss draft evaluation framework and report (Attachment A)
- V. Discussion of Next Steps
 - a. Identify Future Agenda Items
 - b. Confirm next meeting
- VI. Informational/Resources
 - a. 2019 Council/Committee Meeting Schedule (Attachment B)
 - b. City Council Agenda Package Order Form (Attachment C)
 - c. OakDOT Major Active Improvement Project Map Link:
<https://www.oaklandca.gov/resources/active-major-improvements-project>
- VII. Open Forum/Public Comment
- VIII. Adjournment

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

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">• Lauren Westreich, Member• Ken Lupoff, Member• Michael Pyatok, Member• Gary Jimenez, Member• Gloria Bailey-Ray, Member• Carroll Fife, Member |
| Committee Member | <ul style="list-style-type: none">• Daniel Swafford, Vice Chairperson |
| Absent: | <ul style="list-style-type: none">• Fernando Campos, Member |
| Additional Attendees: | <ul style="list-style-type: none">• David Jones, Secretary• Dawn Hort, Principal Financial Analyst |

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

VI. OPEN FORUM/PUBLIC COMMENT

There was a request from a member of the public to move the item “Open Forum/Public Comment” to the beginning of the meeting. Member Westreich motioned to move the item and Member Pyatok seconded the motion, item was moved.

Public speaker, George Naylor from Oakland's Bicyclist and Pedestrian Advisory Commission (BPAC) came to introduced himself and that he volunteered to be the liaison with the I-Bond Committee.

II. APPROVAL OF DRAFT MINUTES FROM THE COMMITTEE MEETING OF OCTOBER 22, 2018

Member Westreich moved to accept the minutes without changes; Member Lupoff seconded the motion and minutes have been approved.

III. PROJECT STATUS PRESENTATION

Secretary Jones introduced the next item what would be an informal presentation from Jamie Turbak, Interim Director of Oakland Public Library and Nicholas Williams, Director of Oakland Parks and Recreation providing updates the projects.

a. Oakland Public Library

Jamie Turbak provided an overview of the Oakland Public Library Capital Improvement Projects (CIP) and status update on the projects funded by the I-Bond Measure. The I-Bond Measure provides the Oakland Public Library a total of \$15.0 million. The Oakland Public Library was allocated \$5.0 million in the first tranche of bond issuance for the two projects which consists of the main library and branch remodel (West Branch, Brookfield Branch, and Asian Branch).

b. Oakland Parks & Recreation

Nicholas Williams indicated the I-Bond Measure allocated \$35.0 million to the Oakland Parks & Recreation and their infrastructure projects are lead through the Oakland Public Works (OPW). They are going through the citywide CIP process, which will help guide the decisions they make in allocating funding for capital improvements. The first tranche of bond issuance provided funding for the Rainbow Recreation Center (\$5.0 million) and Diamond Park Pool (\$200,000).

V. DISCUSSION AND SET PRIORITIES AND GOALS FOR THE COMMITTEE

Chairperson Wu and committee members discussed what would be the framework of self-evaluating for the committee in regards to how the committee should take on the role as oversight and reporting.

VI. DISCUSSION OF NEXT STEPS

- a. Identify Future Agenda Item: The meeting will be designated to discussing and setting priorities and goals – evaluating framework and reporting
- b. Confirm next meeting: Meeting date and time has been scheduled as follows:
 - Monday, January 14, 2019 at 5:00-7:00PM

VII. ADJOURNMENT

The meeting adjourned at 6:51 pm.

DAVID JONES, COMMITTEE SECRETARY

DATE

A COMMITTEE MEETING of the Affordable Housing & Infrastructure Bond (I-Bond) Public Oversight Committee (the “I-Bond Committee”) was held on October 22, 2018, in Hearing Room 4, 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
- Michael Pyatok, Member
- Gary Jimenez, Member
- Gloria Bailey-Ray, Member

Committee Member

Absent:

- Fernando Campos, Member
- Carroll Fife, Member

Additional Attendees:

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

The meeting was called to order at 5:10 pm by Secretary David Jones.

VI. OPEN FORUM/PUBLIC COMMENT

There was a request from a member of the public to move the item “Open Forum/Public Comment” to be the beginning of the meeting. Member Lupoff motioned to move the item and Member Westreich seconded the motion, item was moved.

Public speaker, Gayle Eads from Genesis, Sierra Club, 350 EB spoke on “No on Proposition 6”.

II. APPROVAL OF DRAFT MINUTES FROM THE COMMITTEE MEETING OF SEPTEMBER 24, 2018

Vice Chairperson Swafford moved to accept the minutes without changes; Member Bailey-Ray seconded the motion and minutes have been approved.

III. CAPITAL IMPROVEMENT PROGRAM (CIP) PRIORITIZATION PROCESS UPDATE PRESENTATION

- a. Department of Transportation
- b. Public Works Department

Secretary Jones introduced the next item which is a joint presentation from Oakland Public Works (OPW) and Department of Transportation (OakDOT) to introduce their team and walk through the follow up presentation from a prior one that was done a few months ago. The team consisted of Danny Lau, Assistant Director of Public Works; Lily Soo Hoo, Project Manager; Ariel Espiritu Santo, Agency Administrative Manager; and Bruce Williams, Senior Transportation Planner.

A copy of the presentation "City of Oakland Capital Improvement Program Prioritization Process Update" is attached as Appendix A, herein.

V. DISCUSSION AND SET PRIORITIES AND GOALS FOR THE COMMITTEE

Chairperson Wu and committee members discussed what would be the framework of self-evaluating for the committee.

VI. DISCUSSION OF NEXT STEPS

- a. Identify Future Agenda Item: To schedule staff from Oakland Parks and Recreation and Oakland Public Library to present at the next scheduled meeting.
- b. Confirm next meeting: Meeting date and time has been scheduled as follows:
 - Monday, December 3, 2018 at 5:00-7:00 PM
 - Monday, January 14, 2019 at 5:00-7:00PM

VII. ADJOURNMENT

The meeting adjourned at 7:20 pm.



DAVID JONES, COMMITTEE SECRETARY

1/8/19

DATE

APPENDIX A

Attachment A iBond Oversight Committee

Draft Evaluation Framework/Report November 2018

Submit report to City Council and/or public by March 2019 to inform budget process for 2019 – 2021 budget

Overview

City need for infrastructure improvement is estimated to be 2.5 billion

Received over 82% over voter approval for 600 million bond in November 2016. \$125 million bond issues in July 2017 for two-year budget. Project improvements include:

- Streets and Roads: \$350 million
 - Street paving and reconstruction
 - Bicycle and pedestrian improvements: bikeways, sidewalks, paths, stairs, streetscape, curb ramps
 - Traffic calming improvements
- Facilities: \$150 million
 - Fire: \$40 million
 - Police: \$40 million
 - Libraries: \$15 million
 - Parks, Recreation, and Senior Facilities: \$35 million
 - Water, energy and seismic improvements: \$20 million
- Anti-Displacement and Affordable Housing Preservation: \$100 million
 - Site Acquisition Program: provides short-term loans for acquisition-related costs associated with developing, protecting, and preserving long term affordable housing
 - No more than 5% of affordable housing bond funds spent on City staff costs
 - Used only for acquisition, preservation, and/or rehabilitation of affordable housing projects, or for new construction of affordable housing only as a match for County bond funds (\$54 million set aside for Oakland)
 - Rents adjusted to be affordable to households who are at or below 60% Area Median Income until an average of 80% AMI for the project is achieved
 - City loan requests must not exceed \$150,000 per unit or a project maximum of \$5 million.

Evaluate bond expenditure impacts and outcomes related to social equity, anti-displacement, and affordable housing

Oakland Equity Index

Investment equity of I-Bond program was analyzed using Oakland Equity Index (OEI), a metric development 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 are that 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 scores 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.

Capital Improvement Program Prioritization process

- Want community values and priorities reflects in CIP
 - Four community meetings
 - 24 community specific/small group meetings
 - 1,350 surveys
 - 710+ people attended community meetings and small group meetings
 - Provided interpretation at meetings and translated materials in Spanish, Cantonese, and Vietnamese
- Prioritization results
 1. Health/Safety: improve safety and encourage healthy living
 2. Equity: Investment in underserved communities (geographically)
 3. Existing Conditions: Renovate or replace broken or outdated city property
 4. Economy: Benefit small Oakland businesses and create job opportunities for Oaklanders
 5. Environment: improve the environment and address climate change
 6. Required Work: Address areas where the City may be held financially and legally responsible
 7. Improvement: build new and upgrade City owned property
 8. Collaboration: Combine city projects to save time and money
 9. Shovel Ready: Ready-to-go projects without delay

First round of funding

- \$117.5 million for first two years. \$482.5 million remaining
 - \$62.5 million for infrastructure: reviewed all project on books and existing grants to leverage funds
 - \$55 million for affordable housing
 - Site acquisition: \$18 million
 - Rehabilitation: \$10 million
 - New construction: \$7 million
 - Single Room Occupancy: \$14 million
 - Residential lending (1-4 units): \$6 million

Evaluation Measures

- Infrastructure projects
 - Percentage of projects completed, where are projects in the pipeline?
 - Time between application, award, and disbursement of funds
 - Where (geographically) are projects located
 - Did projects have co-benefits and/or align with existing plans?
- Affordable housing projects
 - Percentage of projects completed, where are projects in the pipeline?

- Time between application, award, and disbursement of funds
- Where (geographically) are projects located
- Vacant vs. occupied vs. units still not built
- Homeownership vs. rental units vs. transitional housing
- Number and size of affordable housing units
- Percentage of funding spent by income level and/or expected affordability levels of tenants
- Rent and family size of current tenant population for existing occupied buildings
- Neighborhood of affordable housing units – relative to transit, amenities, services

What we heard from community stakeholders

- Affordable Housing
 - Money for multi-family units moved quickly
 - Small site (1 to 4 units) acquisition has been much slower and reduced funds. Need more funding because this is what the majority of units in Oakland are
 - Look at what worked and what didn't work during first round
 - Lack of transparency and clarity of how funds are being committed

- Capital Improvement Projects
 - Improvements to fire houses have been very slow

Recommendations for Future Funding/Evaluation Measures

- Review how well Capital Improvement Program new prioritization process worked in addressing social equity
- Rents before and after acquisition
- Measure displacement
 - Did rent increase where improvements happened?
 - Where did people in new units come from?
 - Work with Urban Displacement Project to overlay maps to the location of units and where infrastructure improvement is occurring
- How much does it cost to rehabilitate an existing building vs build new units?
- Complete streets when repaving occurred? How was it determined?
- Racial/ethnic demographics of residents benefiting
- Projects alignment with existing plans
 - Bicycle Master Plan, December 2007 (The plan is current being updated and should be completed by the end of 2019)
<http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak024981.pdf>
 - Urban Greening Plan, April 2018
<https://cao-94612.s3.amazonaws.com/news/UGPGR-4-30-18-FINAL.pdf>
 - Resilient Oakland Playbook, October 2016
<https://cao-94612.s3.amazonaws.com/documents/OAK061006.pdf>
 - A Roadmap Toward Equity: Housing Solutions for Oakland, September 2015
<https://static1.squarespace.com/static/55b90b8de4b060a0d84fcbd0/t/56de1a88f8508290ee982d10/1457396367917/pl-report-oak-housing-070715.pdf>



ATTACHMENT B
City of Oakland
2019 Calendar Year

12/14/2018 APPROVED

Council/Committee Meeting, Report & Agenda Distribution Schedule

Council / Committee Meeting Dates	Reports Due To City Administrator's Office: Mondays @ 4:00 P.M. (3 Weeks Prior To Meeting)	Reports Due To Clerk Agenda Management Thursdays @ 4:00 P.M.	Agenda Packet Distributed
1-01-2019	Council – CANCELLED - NEW YEAR'S DAY HOLIDAY		
1-07-2019	Special Council – INAUGURATION MEETING		1-04-2019
1-08-2019	Committee - CANCELLED		
1-15-2019	Special Committee	12-24-2018	1-03-2019
1-22-2019	Special Council	12-31-2018	1-10-2019
1-29-2019	Special Committee	1-07-2019	1-17-2019
2-05-2019	Council	1-14-2019	1-24-2019
2-12-2019	Committee – CANCELLED - LINCOLN'S BIRTHDAY HOLIDAY		
2-19-2019	Special Committee	1-28-2019	2-07-2019
2-26-2019	Special Council	2-04-2019	2-14-2019
3-05-2019	Special Committee	2-11-2019	2-21-2019
3-12-2019	Special Council	Friday 2-15-2019¹	2-28-2019
3-19-2019	Special Committee	2-25-2019	3-07-2019
3-26-2019	Committee – CANCELLED – SPRING BREAK		
4-02-2019	Council	3-11-2019	3-21-2019
4-09-2019	Committee	3-18-2019	3-28-2019
4-16-2019	Council	3-25-2019	4-04-2019
4-23-2019	Committee	4-01-2019	4-11-2019
4-30-2019	Special Council 5th Tuesday²	4-08-2019	4-18-2019
5-07-2019	Council	4-15-2019	4-25-2019
5-14-2019	Committee	4-22-2019	5-02-2019
5-21-2019	Council	4-29-2019	5-09-2019
5-28-2019	Committee	5-06-2019	5-16-2019
6-04-2019	Council	5-13-2019	5-23-2019
6-11-2019	Committee	5-20-2019	5-30-2019
6-18-2019	Council	Friday 5-24-2019¹	6-06-2019
6-25-2019	Committee	6-03-2019	6-13-2019
7-02-2019	Council	6-10-2019	6-20-2019
7-09-2019	Committee	6-17-2019	6-27-2019
7-16-2019	Council	6-24-2019	Wednesday 7-03-2019¹
8-01-2019 ~ 8-31-2019	– MAYOR'S SUMMER RECESS – MEETINGS CANCELLED³		
9-03-2019	Council - CANCELLED		
9-10-2019	Committee	8-19-2019	8-29-2019
9-17-2019	Council	8-26-2019	9-05-2019
9-24-2019	Committee	Friday 8-30-2019¹	9-12-2019
10-01-2019	Council	Friday 9-06-2019¹	9-19-2019
10-08-2019	Committee	9-16-2019	9-26-2019
10-15-2019	Council	9-23-2019	10-03-2019
10-22-2019	Committee	9-30-2019	10-10-2019
10-29-2019	Special Council 5th Tuesday²	10-07-2019	10-17-2019
11-05-2019	Council	10-14-2019	10-24-2019
11-12-2019	Committee	10-21-2019	10-31-2019
11-19-2019	Council	10-28-2019	11-07-2019
11-26-2019	Committee – CANCELLED - THANKSGIVING RECESS		
12-03-2019	Special Committee	Friday 11-08-2019¹	11-21-2019
12-10-2019	Special Council	11-18-2019	Tuesday 11-26-2019¹
12-16-2019 ~ 12-31-2019	– WINTER RECESS – MEETINGS CANCELLED		

¹ Deadlines changed due to holidays.

² 5th Tuesday reserved for Special Meeting, if necessary.

³ During Summer Recess, the Mayor's Recess Agenda will be August 6, 13, 20 and 27.



ATTACHMENT C
City of Oakland
Office of the City Clerk

Number: _____

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