

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

1. Roll Call and Determination of Quorum:

Committee Members

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

Absent: Baldomero Gonzalez, Member

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. UPCOMING BOND ISSUANCE AND SOCIAL BONDS DESIGNATION

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

11. OPEN FORUM/PUBLIC COMMENT

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

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

12. ADJOURNMENT

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

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

Stephen Acker, Committee Secretary

Date