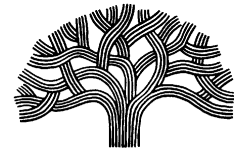


# CITY OF OAKLAND



## AGENDA

### TELE-CONFERENCE MEETING

of the

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

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#### MEMBERSHIP

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

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**DATE:** Monday, June 14, 2021

**TIME:** 5:00 pm – 7:00pm

**PLACE:** Tele-Conference

Please see the agenda to participate in the meeting

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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/85235640482> at the noticed meeting time.
- To listen to the meeting by phone, please call the numbers below at the noticed meeting time: *One tap mobile*: US: +16699009128,85235640482# or +12532158782,85235640482# OR *Telephone 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 Webinar ID: 852 3564 0482  
If asked for a participant ID or code, press #.

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](mailto:dhort@oaklandca.gov) with "I-Bond Oversight Committee Meeting" in the

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

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](mailto:dhort@oaklandca.gov).

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**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 March 8, 2021 (Attachment A)
- IV. Oakland Public Works Department – Updates on Fire Station Projects (Attachment B)
- V. Amanda Fukutome – Updates on Measure KK Investments
- VI. Finalize Agenda Report to City Council (Attachment C)
- VII. Discussion of Next Steps
  - a. Identify Future Agenda Items
  - b. Confirm next meeting
- VIII. Open Forum/Public Comment
- IX. Adjournment

# ATTACHMENT A

## Affordable Housing & Infrastructure Bond (I-Bond)

### Public Oversight Committee

Monday, March 8, 2021

Page 1 of 2

A **COMMITTEE MEETING** of the Affordable Housing & Infrastructure Bond (I-Bond) Public Oversight Committee (the “I-Bond Committee”) was held on March 8, 2021 via Tele-Conference.

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

Committee Members

***Present:***

- Ellen Wu, Chairperson
- Daniel Swafford, Vice Chairperson
- Gloria Bailey-Ray, Member
- Ann Griffith, Member
- Baldomero Gonzalez, Member
- Danielle J. Harris, Member
- Tia Hicks, Member

Committee Member

***Absent:***

- Gary Jimenez, Member

Additional Attendees:

- David Jones, Secretary to the Committee
- Dawn Hort, Staff to Committee
- Amanda Fukutome, UC Berkeley Student

The meeting was called to order at 5:01 pm by Chairperson Wu.

#### II. OPEN FORUM/PUBLIC COMMENT

Public Speaker(s):

1. Ryan Lester, Resident of District 2 (San Antonio Park)
2. Kent Lewandowski, Resident of District 2 (San Antonio Park)

#### III. APPROVAL OF DRAFT MINUTES for Meetings of December 14, 2020

**MOTION:** Member Danielle J. Harris made a motion to approve; seconded by Member Ann Griffith. Motion passed. (Exhibit A)

[BAILEY-RAY-Y/ GONZALEZ-Y/ GRIFFITH-Y/ HARRIS-Y/ HICKS-A/ SWAFFORD-Y/ WU-Y]  
(AYES: 7 / NOES: 0 / ABSTAIN: 0)

#### IV. INTRODUCTION OF NEW COMMITTEE MEMBER

As a new member to the I-Bond Committee, Tia Hicks introduced herself to the Committee.

**V. EVALUATION OF MEASURE KK INVESTMENTS**

Ms. Amanda Fukutome is a graduate student at UC Berkeley who is assisting the Committee with setting up an evaluation framework on social equity and anti-displacement. Ms. Fukutome presented an overview of the project and evaluation framework that she was initially tasked with producing a valuation that measure short-term impacts, medium-term impacts and long-term impacts. (Exhibit B)

**VI. ANNUAL REPORT TO CITY COUNCIL**

Chairperson Wu lead the discussion of the annual report to City Council. Committee requested an Ad-Hoc Committee to be set up with DOT and HCD to obtain additional data and more detail information. Member Harris suggested to include in the report a section on the Committee's vision for 2021. (Exhibit C)

**VII. DISCUSSION OF NEXT STEPS**

- a. Identify Future Agenda Items: Three items will be scheduled for the upcoming meeting 1) OPW will provide updates of improvement on fire station projects 2) Amanda Fukutome Evaluation of Measure KK investments and 3) Finalize the Annual Report to the City Council.
- b. Confirm next meeting: Regular Meeting date and time was scheduled as follows:  
Monday, June 14, 2021 at 5:00PM-7:00PM

**VIII. OPEN FORUM/PUBLIC COMMENT**

Public Speaker(s)

1. Kent Lewandowski, Resident of District 2 (San Antonio Park)

**IX. ADJOURNMENT**

**MOTION:** Member Danielle J. Harris made a motion to approve; seconded by Member Gloria Bailey-Ray. Motion passed. The meeting adjourned at 7:10 pm

[BAILEY-RAY-Y/ GONZALEZ-Y/ GRIFFITH-Y/ HARRIS-Y/ HICKS-A/ SWAFFORD-Y/ WU-Y]  
(AYES: 7 / NOES: 0 / ABSTAIN: 0)

## EXHIBIT A

### Affordable Housing & Infrastructure Bond (I-Bond)

### Public Oversight Committee

Monday, December 14, 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 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.

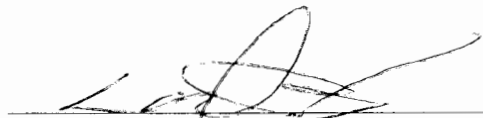
b. Confirm next meeting: Regular Meeting date and time was scheduled as follows:  
Monday, March 8, 2021 at 5:00PM-7:00PM  
Monday, June 14, 2021 at 5:00PM-7:00PM  
Monday, September 13, 2021 at 5:00PM-7:00PM  
Monday, December 13, 2021 at 5:00PM-7:00PM

**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

December 14, 2020

DATE

**EXHIBIT B**

# Measure KK Evaluation Update

Amanda Fukutome

UC Berkeley

March 8, 2020



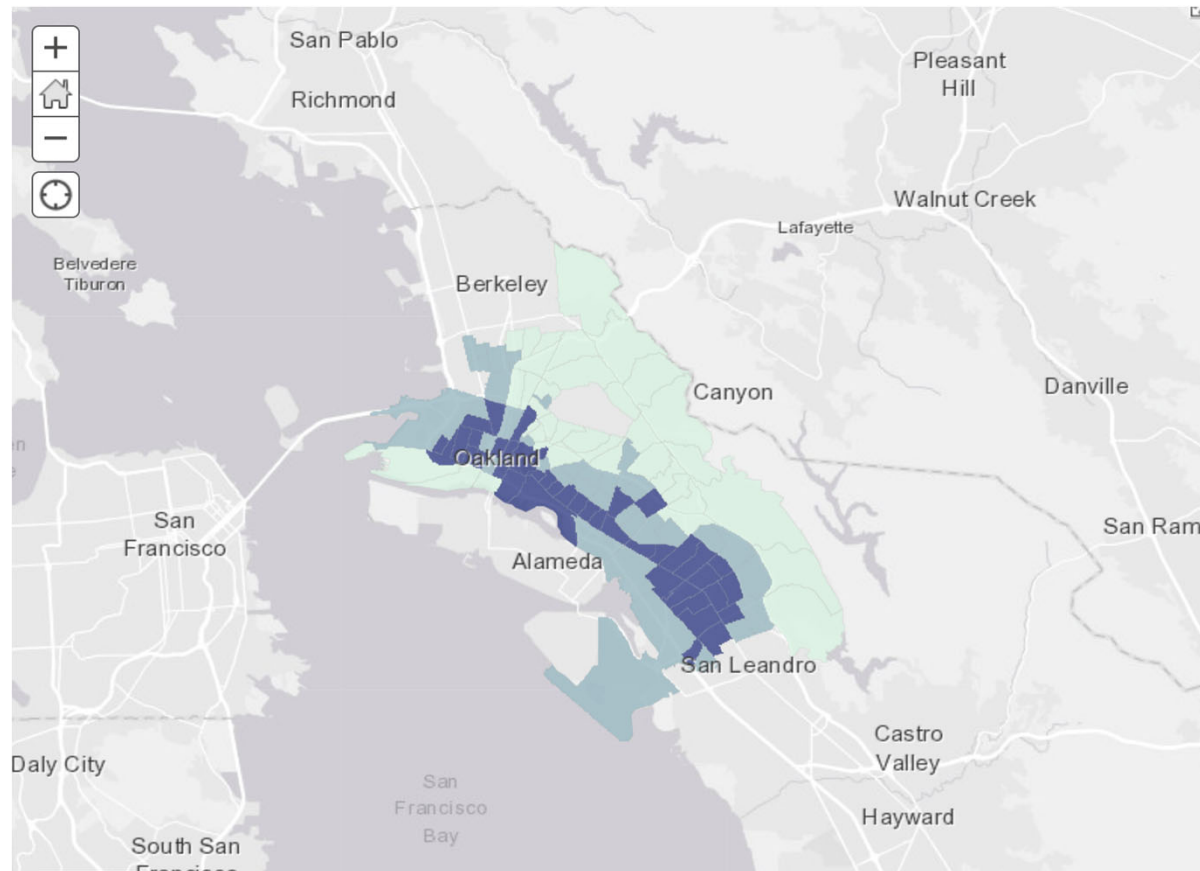
# Overview + Timeline

- **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

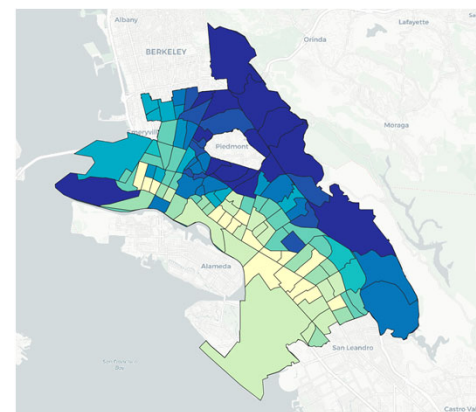
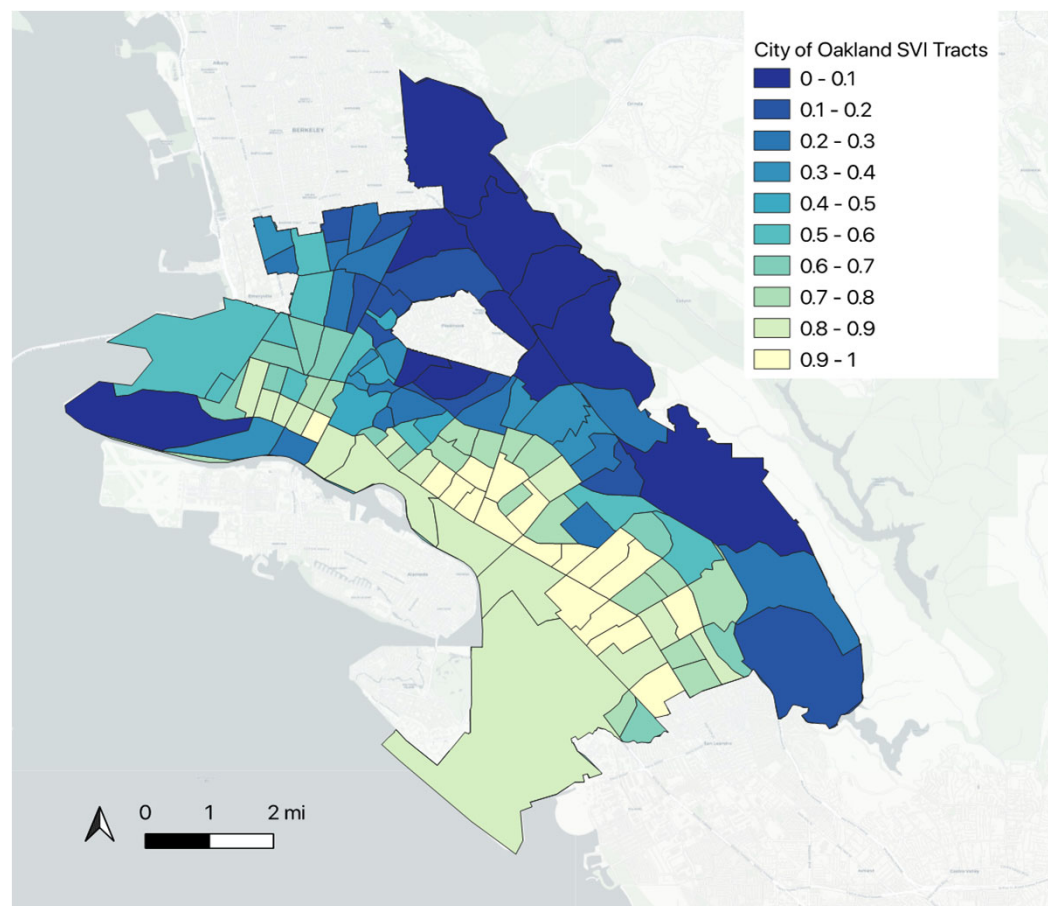
- Is there an equitable distribution of capital projects and spending across the city?
  - Do census tracts with higher vulnerability scores/areas of concern get a higher proportion of capital projects?
  - **In process:** defining vulnerability scores/areas of concern
    - Different ways to define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

## Example: Oakland Equity Map Communities of Concern (2016)

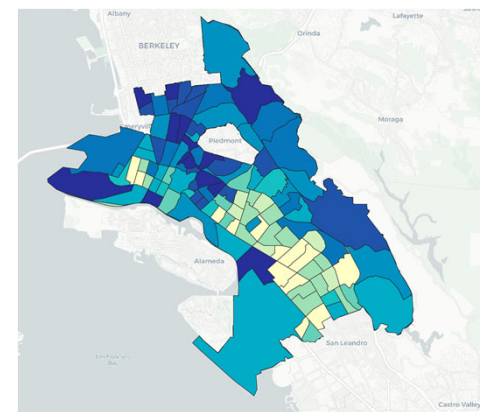


Source: City of Oakland, 2016,  
<https://www.arcgis.com/home/item.html?id=1ff09a9d0ccb49c29c9df8c8c1b12bf3>

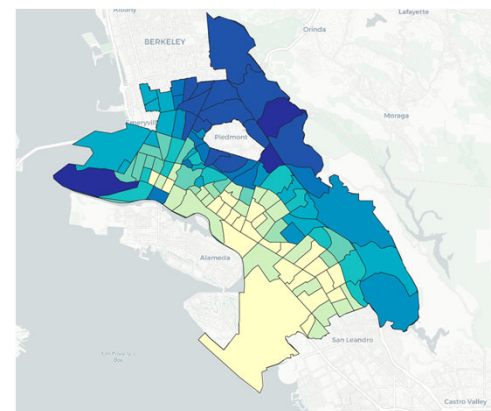
# Example: Social Vulnerability Index



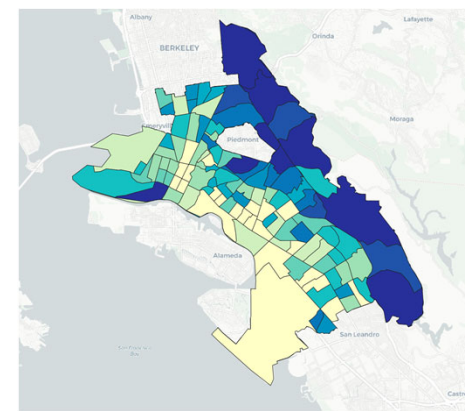
T1: Socioeconomic



T2: Household  
Composition + Disability



T3: Minority Status +  
Language



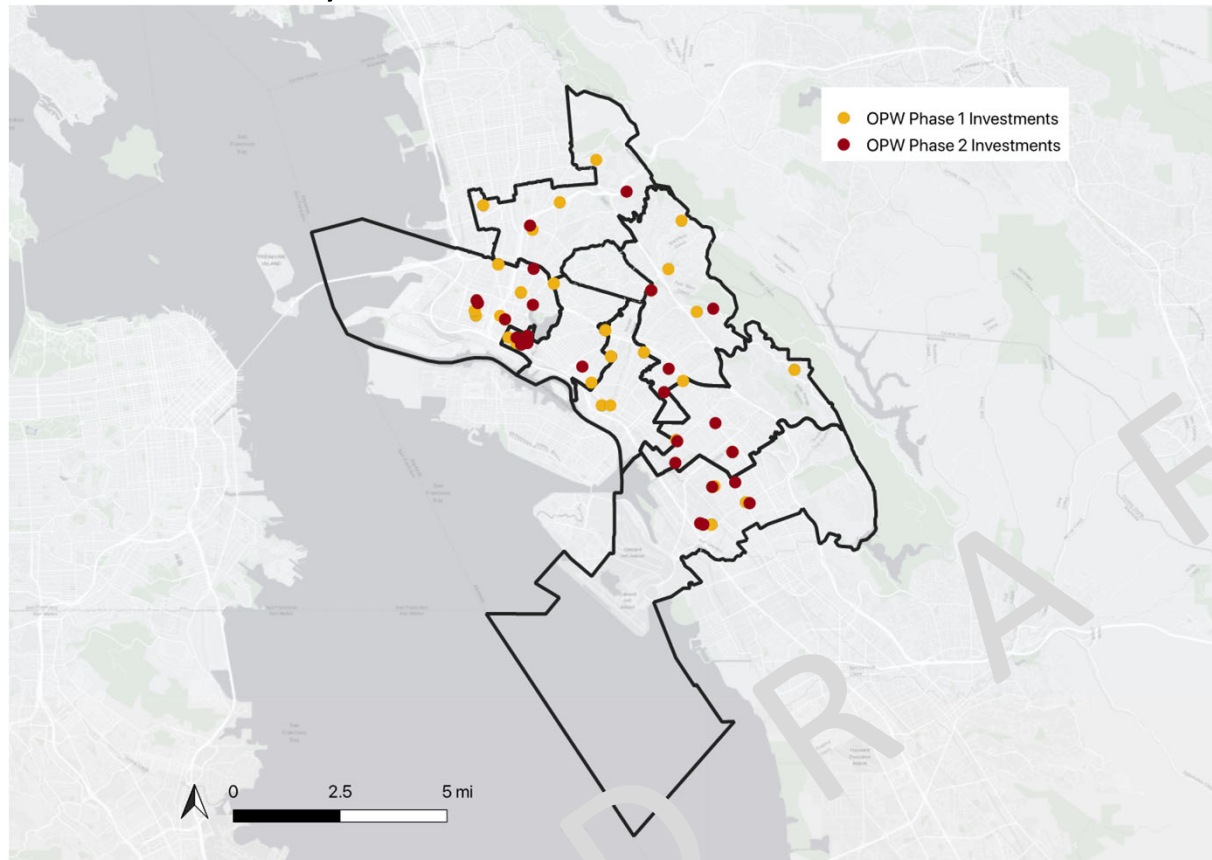
T4: Housing Type +  
Transportation

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](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.

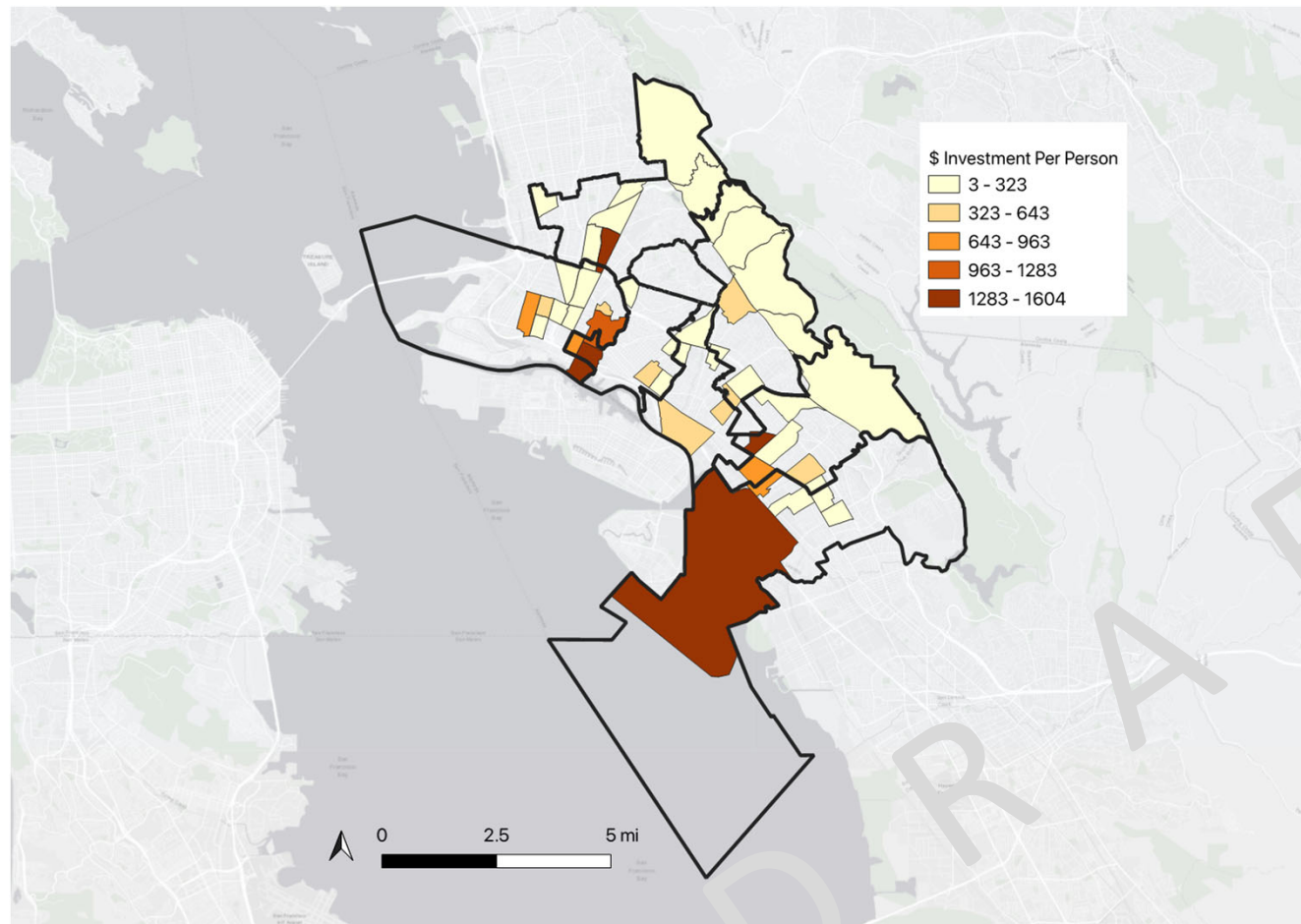
## Slide 7

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**AF1**

Amanda Fukutome, 3/2/2021

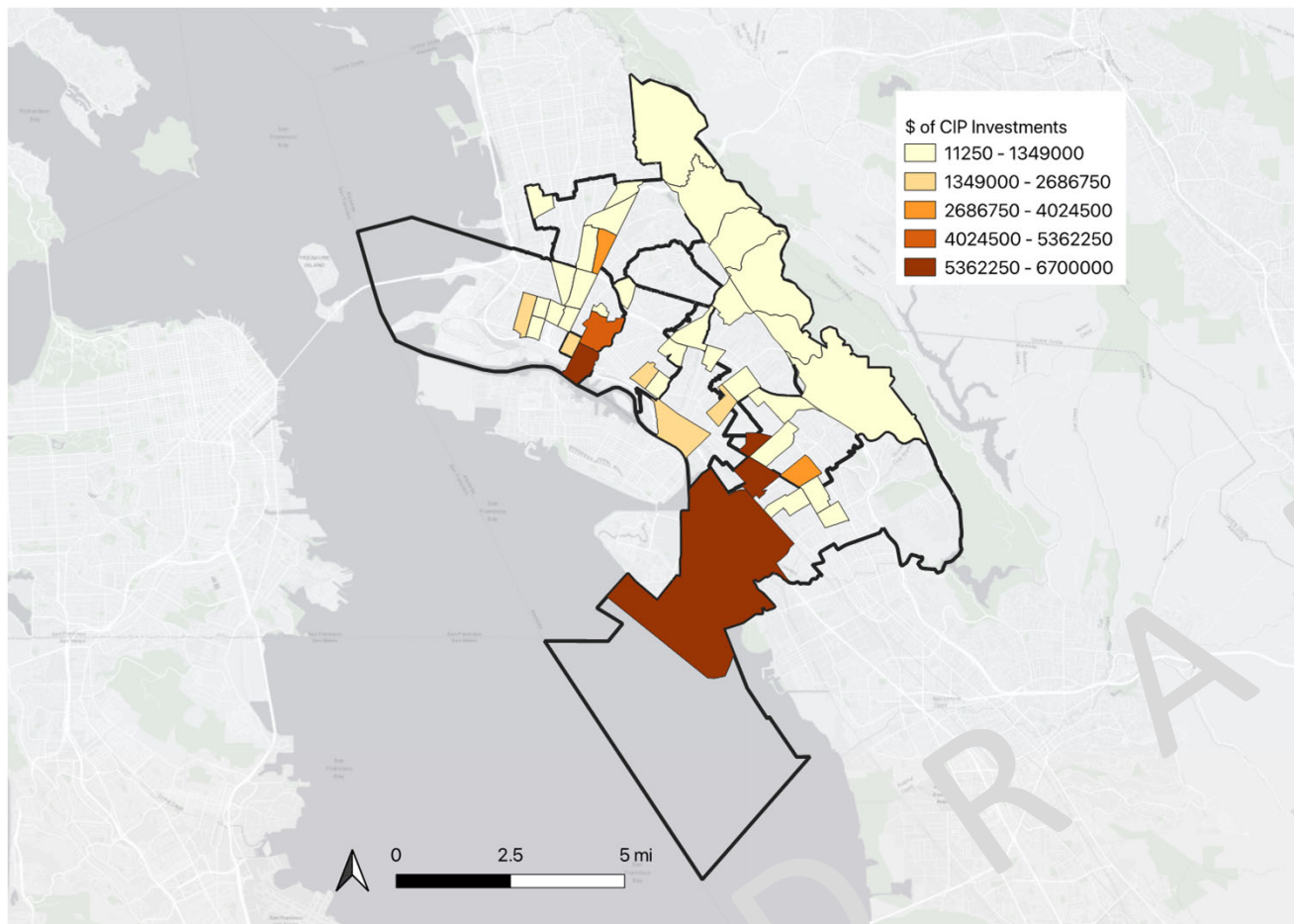
# Mapping – CIP Projects Investment Per Person



Source: OPW. 2021. Measure KK Annual Report.

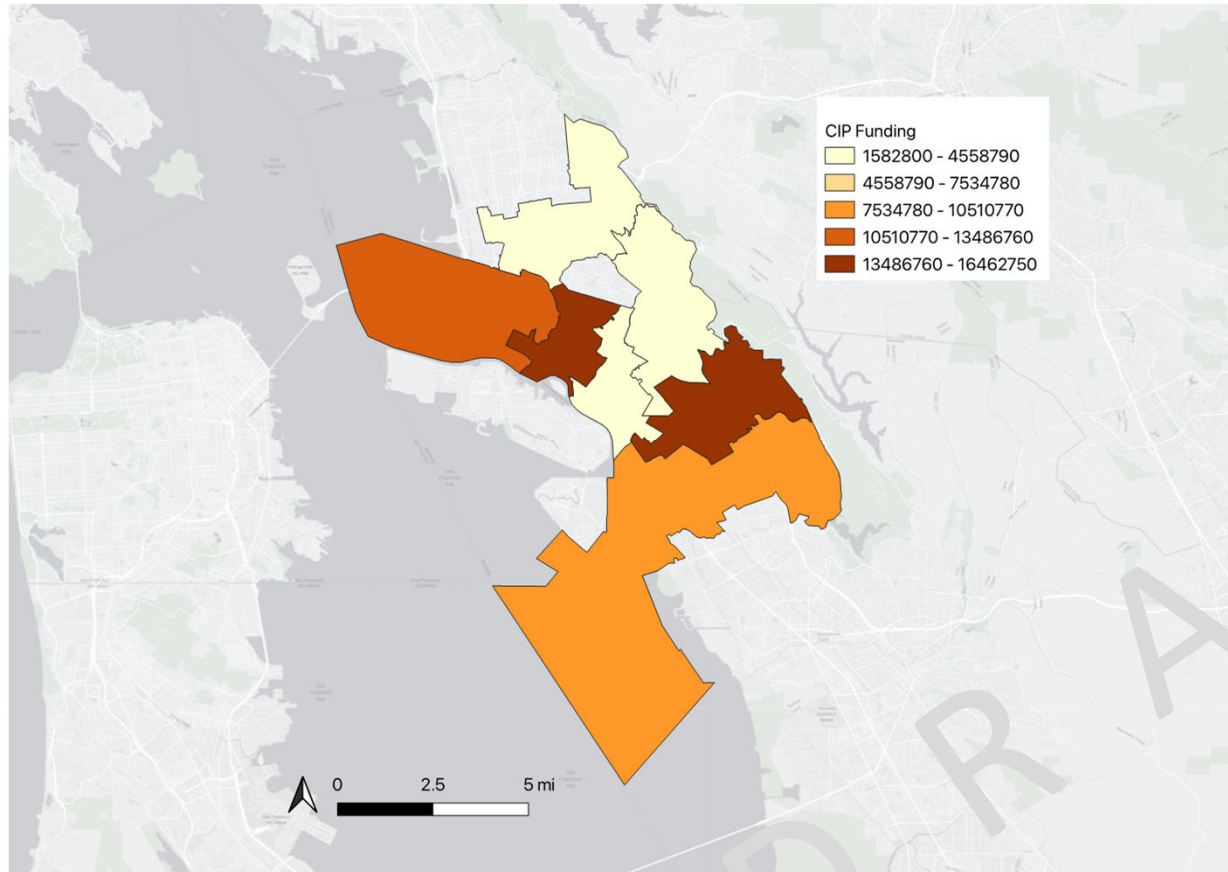


## Mapping – Distribution of CIP Funding (census tracts)



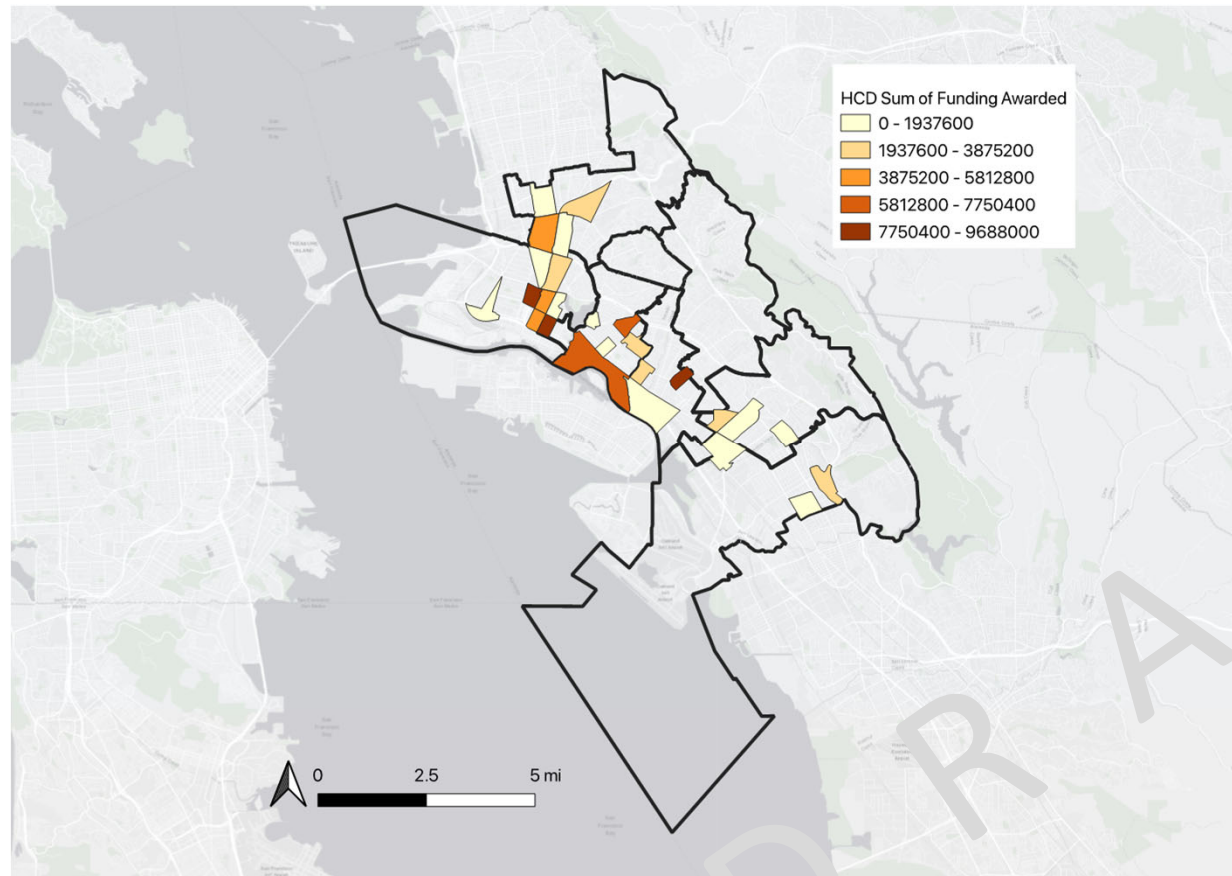
Source: OPW. 2021. Measure KK Annual Report.

## Mapping – Distribution of CIP Funding (council districts)



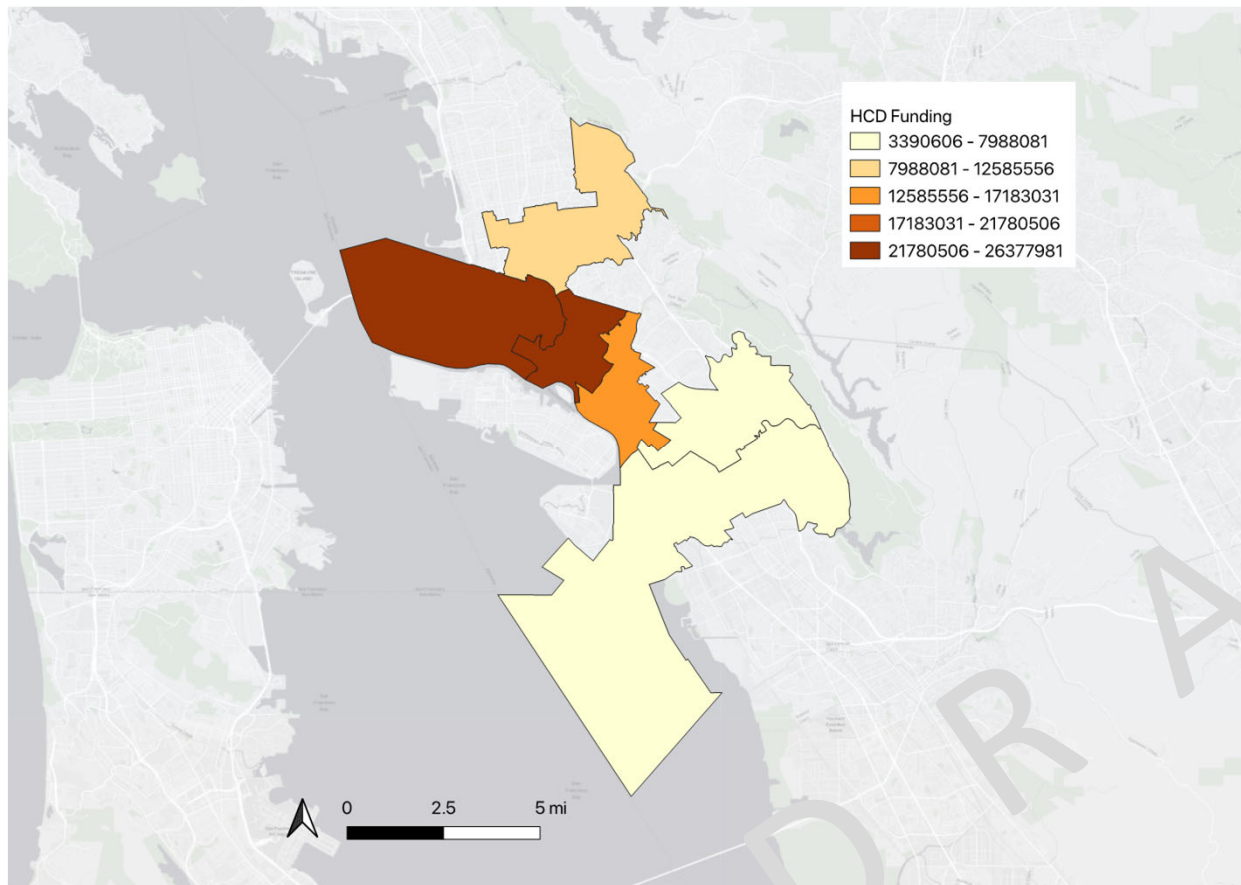
Source: OPW. 2021. Measure KK Annual Report.

# Mapping – Distribution of Affordable Housing Funding



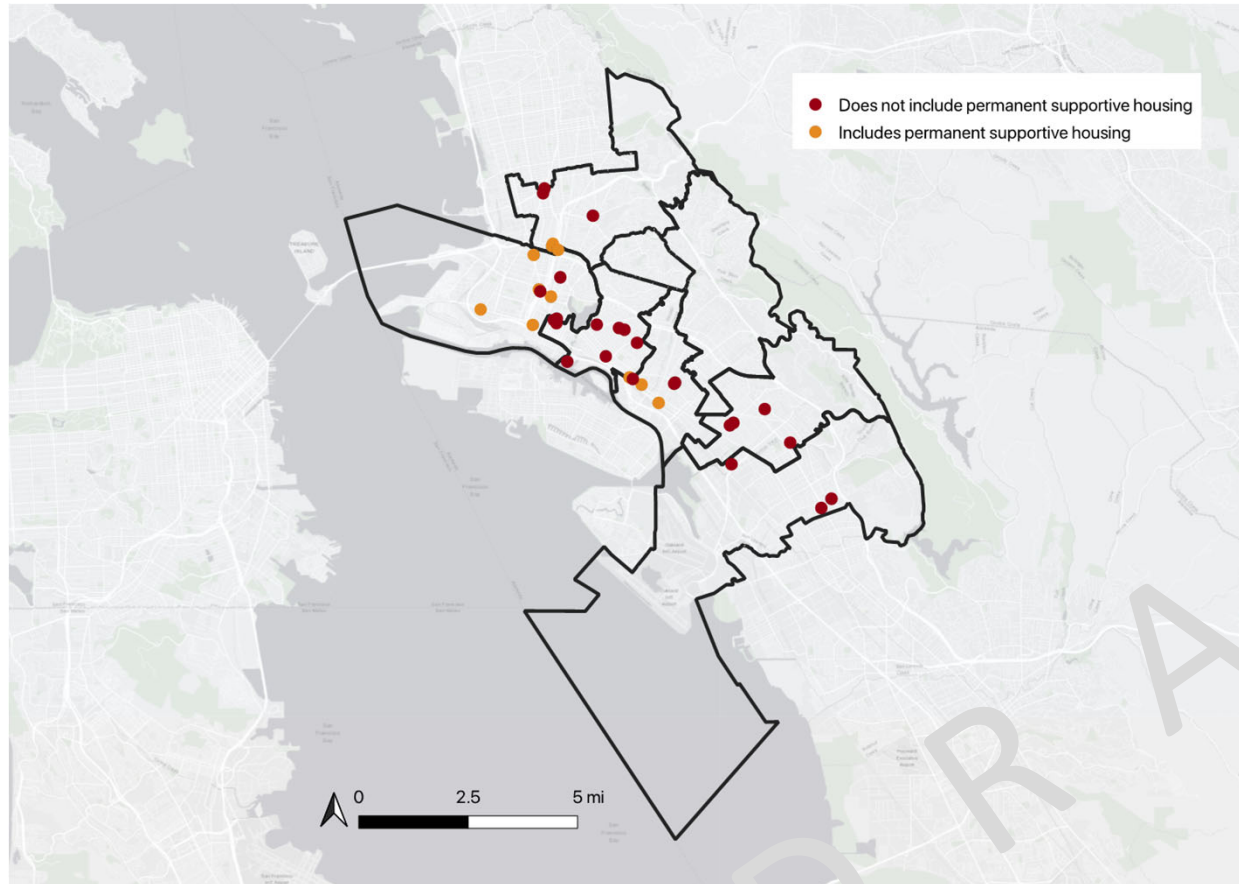
Source: HCD. 2021. Measure KK Annual Report.

# Mapping – Distribution of Affordable Housing Funding (council districts)



Source: HCD. 2021. Measure KK Annual Report.

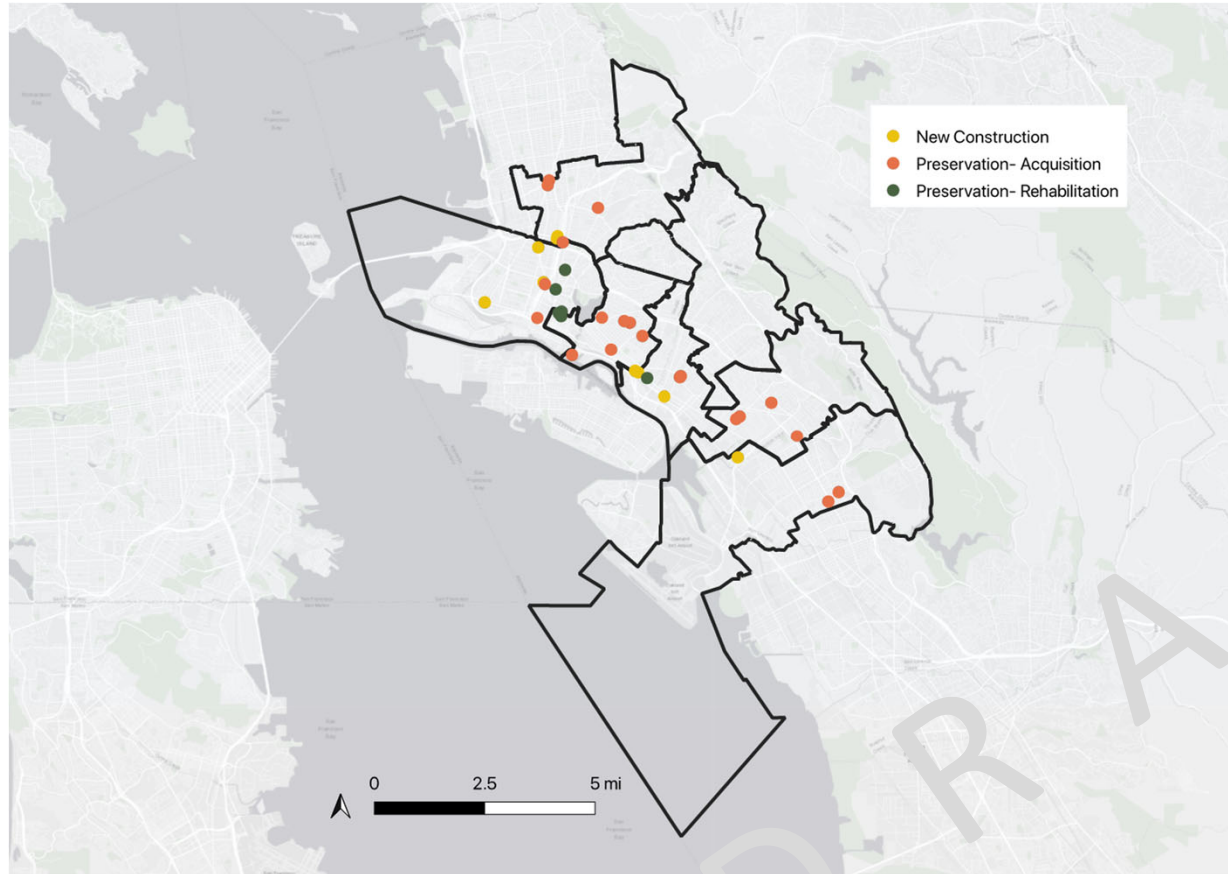
# Mapping – Distribution of Permanent Supportive Housing



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

## EXHIBIT 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
<b>TOTALS</b>	<b>\$301,753,800</b>	<b>\$169,359,707 (56%)</b>	<b>\$132,394,093</b>

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
<b>TOTALS</b>	<b>\$97,730,000</b>	<b>\$27,544,709 (28%)</b>	<b>\$70,185,291</b>

***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
<b>TOTALS</b>	<b>\$63,423,800</b>	<b>\$14,842,197</b> [A14](23%)	<b>\$48,581,603</b> [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. [A20]

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 [A21].

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 [A22] has been committed to projects as of December 31, 2021 [A23], 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 [A24]. 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
<b>TOTALS</b>	<b>\$100,000,000</b>	<b>\$88,283,103 (88%)</b>	<b>\$ 11,716,897</b>

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.

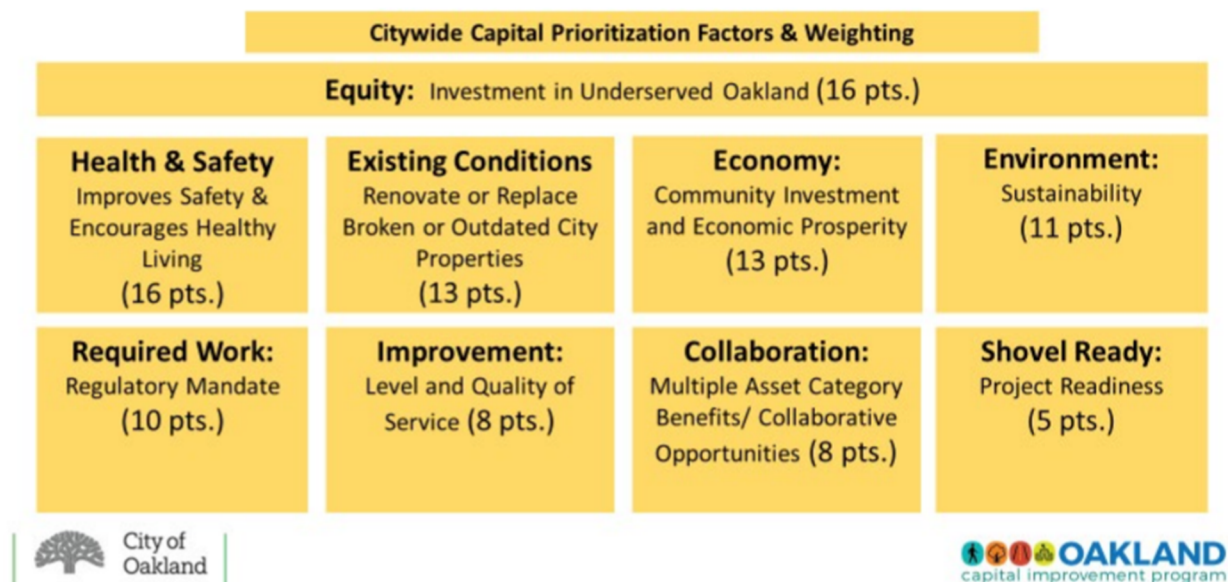
## **SOCIAL EQUITY AND ANTI-DISPLACEMENT**

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.<sup>[A27]</sup>

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.<sup>[A28]</sup>

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  
Chair, Measure KK Public Oversight Advisory Committee

## ATTACHMENT B

### Fire Department I-Bond/Measure KK Updates

#### *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.*
- *Fire Station 12 Renovations – Completed April 30, 2021*

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

- **Fire Station 4** - There is an ongoing search for a feasible site in the FS 4 service area. At the same time, programming needs have been identified and a conceptual design developed for possibly locating a new station at San Antonio Park at the corner of Foothill Ave. and 18<sup>th</sup> Avenue. This potential site is now under environmental review in the Planning Dept. Other sites are also being considered.
- **Fire Station 10** - Revisions to the permit are in progress. Additional design scope was added to include Fire Alerting system and other work requested by OFD. Once permit revisions are approved and internal approvals are completed, staff will advertise the project for construction. FS 10 construction cannot begin until FS 16 is completed and FS16 crew has moved back into their home station.
- **Fire Station 12** - Complete. Staff is working with contractor to close-out the permits. Fire crew from Station 16 moved into FS 12 on May 4. Crew from Fire Station 12 are remaining at the Station 2 (Jack London) until stations 16 and 10 are complete. Station 12 is being used as the quarters for each FS 16 and 10 while their home station is being worked on, one at a time.
- **Fire Station 16:** Notice to Proceed with construction was issued on May 17. Demolition began and first progress meeting held week on 6/1.
- **Fire Station 29 and the Training, Resiliency, Environmental, Community, Complex (TREC com)** - A contract with the selected architectural design team has recently been fully executed. A project kick-off meeting is scheduled for later this month. The team will begin to work on developing the public engagement plan.



## ATTACHMENT C

### Report by Measure KK Public Oversight Committee on Expenditure of First and Second Tranche of Funds June 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. The total amount for projects was \$117,585, which is less \$270,000 of the full amount due to expenses associated with the issuance of the bonds. Project funds were allocated for the acquisition and improvements to streets and sidewalks, facilitates, and affordable housing in the FY 2017-2019 budget. On January 21, 2020, the second tranche was issued for \$184,890,000, with the full amount available to fund projects allocated in the FY 2020-2022 budget. The full amount of the bond funds were available because the bonds had premiums that covered the cost of the issuance.

***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:

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

<b>TOTALS</b>	<b>\$301,753,800</b>	<b>\$169,359,707 (56%)</b>	<b>\$132,394,093</b>
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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: <https://cao-94612.s3.amazonaws.com/documents/2020.03.30-Measure-KK-APPENDIX-A-I-Bond-Report-FINAL.pdf>.

## 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: <https://cao-94612.s3.amazonaws.com/documents/2020.03.30-Measure-KK-APPENDIX-A-I-Bond-Report-FINAL.pdf>.

## **SUMMARY OF ALLOCATED FUNDS**

On August 1, 2017, the City issued the first tranche of general obligation bonds totaling \$117,855,000. The total amount for projects was \$117,585, which is less \$270,000 of the full amount due to expenses associated with the issuance of the bonds. Project funds were allocated for the acquisition and improvements to streets and sidewalks, facilities, and affordable housing

in the FY 2017-2019 budget. On January 21, 2020, the second tranche was issued for \$184,890,000, with the full amount available to fund projects allocated in the FY 2020-2022 budget. The full amount of the bond funds were available because the bonds had premiums that covered the cost of the issuance.

***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
<b>TOTALS</b>	<b>\$97,730,000</b>	<b>\$27,544,709 (28%)</b>	<b>\$70,185,291</b>

### *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) in the FY 2019-21 budget. DOT distributed funding for local streets by the share of underserved populations and share of local street miles in poor condition. Furthermore, for the FY 2021-23 budget, improvements were made to the scoring criteria, which included adding equity as a subfactor under collaboration, existing conditions, environment, health and safety, and improvement and economy factors. A summary of the updates to the scoring criteria can be found in the FY 2021-23 Proposed Capital Improvement Program book starting on page 9:

<https://cao-94612.s3.amazonaws.com/documents/FY-21-23-CIP-Book-Revised-5.13.21.pdf>.

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 Complete Streets projects:

- 1 project is closing out
- 11 are under construction
- 6 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 15 locations allocated funding from the first and second tranche:

- 2 schools are in the bid/award phase
- 7 schools are in the planning phase
- 3 schools are in the design phase
- 3 schools are in construction

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 A, Measure KK 2020 Annual Report, and Attachment B, Neighborhood Traffic Calming – Safe Routes to Schools Program, for the completed spreadsheets, and Attachment C, Questions Regarding Expenditure of Measure KK Funds, to DOT and OPW'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>.

For more information about the FY 2021-23 capital improvement programs, refer to the FY 2021-23 Proposed Capital Improvement Program book:

<https://cao-94612.s3.amazonaws.com/documents/FY-21-23-CIP-Book-Revised-5.13.21.pdf>.

### ***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 February 5, 2021, 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 02/05/2021	FY 2017-2019 & 2020-2021 BALANCE REMAINING
Fire Department Facilities	\$13,237,500	\$4,956,481 (37%)	\$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	\$2,011,177 (30%)	\$4,601,323
Parks, Recreation, and Youth Development Facilities	\$25,603,800	\$8,370,716 (33%)	\$17,233,084
Animal Services	\$3,000,000	\$260,738 (9%)	\$2,739,262
<b>TOTALS</b>	<b>\$63,423,800</b>	<b>\$16,653,072 (26%)</b>	<b>\$46,770,728</b>

Below is a status of the 48 projects:

- Completed:
  - 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 5), and San Antonio (District 2)
  - Rainbow Recreation Center (District 6)
  - Oakland Fire Department Roof Assessment & Replacement (Stations 1 (District 3), 3 (District 3), 5 (District 3), and 20 (District 7))
  - Oakland Fire Department Telescopic Apparatus Door Replacements (Stations 3 (District 3), 5 (District 3), 6 (District 4), 7 (District 1), 15 (District 3), 17 (District 4), 24 (District 4), & 25 (District 4))
  - Tassafaronga Gym Waterproofing (District 7)
  - The Lions Pool in Dimond Park (District 4)
  - Head Start Recreation Centers Manzanita (District 5)
  - Dimond Park - Tennis Courts (District 4)
- Post-construction:
  - Oakland Fire Department Apron & Hardscape (CW Stations #21, 16, 8, 5, 19, 13, 10 and 17)
  - Ballfields Wiring Hazard Mitigation (Golden Gate (District 1), Curt Flood (District 4), Tassafaronga (District 7), and Lowell (District 3))
- Design Phase:
  - Oakland Animal Services Center (District 5/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 2/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 3)
  - Main Library - New facility feasibility study (District 2/citywide)
  - Main Library - Phase 2 renovation (District 2/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 6) & Madison Parks (District 2)
  - 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 2), 16 (District 5), 10 (District 2), and 15 (District 3)
  - 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. Budgeting for new projects and staff occurs during the two year budget cycle. However, bond sales occur after the budget is passed/amended. Therefore, the funds for new projects and staff are not available until the bond is sold. Pre-authorization to fund projects and staff at the time the budget is approved, prior to the bond sale, would help to move newly approved projects forward directly after the budget is passed.

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 D, Measure KK – Public Works Department Project Report, for the completed spreadsheet and Attachment C, Questions Regarding Expenditure of Measure KK Funds, for DOT and OPW’s responses to the questionnaire. Refer to Attachment E for a sample of the Capital Improvement Program Public Request Form and Attachment F for a sample of the Capital Improvement Program Department Project Request Worksheet.

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>.

For more information about the FY 2021-23 capital improvement programs, refer to the FY 2021-23 Proposed Capital Improvement Program book:

<https://cao-94612.s3.amazonaws.com/documents/FY-21-23-CIP-Book-Revised-5.13.21.pdf>.

***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 \$55,342,492 has been spent, and another \$32,940,611 has been committed to projects as of January 10, 2021, which is approximately 88% 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 \$5,000,000. 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)	\$30,450,575	\$24,056,053 (79%)	\$6,394,522
Housing Rehabilitation & Preservation	\$25,580,375	\$20,258,000 (79%)	\$5,322,375
New Construction	\$6,319,900	\$6,319,900 (100%)	\$0
Acquisition of Transitional Housing Facility (ATHF)	\$15,000,000	\$15,000,000 (100%)	\$0
Site Acquisition Program	\$15,649,150	\$15,649,150 (100%)	\$0
1-4 Unit Housing Program	\$1,500,000	\$1,500,000 (100%)	\$0
Accessory Dwelling Units	\$500,000	\$500,000	\$0
Administration	\$5,000,000	\$5,000,000 (100%)	\$0
<b>TOTALS</b>	<b>\$100,000,000</b>	<b>\$88,283,103 (88%)</b>	<b>\$ 11,716,897</b>

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. The average Area Median Income (AMI) for all measure KK funded projects is 52.6% AMI.

### **Acquisition and Conversion to Affordable Housing**

There are a total of 13 projects being funded for acquisition and conversion. Below are some characteristics of these projects.

The development status of the projects are:

- 4 have been completed
  - 10320 MacArthur Blvd (District 7)
  - 2515 10th Avenue (District 2)
  - 1810 E. 25th Street (District 2)
  - 812 East 24th Street (District 2)
- 2 under construction
  - 1432 12th Avenue Oakland (District 2)
  - 2000 36th Avenue (District 5)
- 5 are in pre-development
  - 1921 & 2022 36th Avenue (District 5)
  - 524-530 8th Street (District 3)
  - 6106-6108 Hilton Street Oakland (District 6)
  - 6470 MacArthur Boulevard (District 6)
  - 2242 107th Ave, 5330 Wentworth Ave, and 1709 87th Ave (District 7)
- 1 is on hold: 814 59th Street (District 1)
- 1 project's status is unknown: 48 5th Avenue (District 2)

Of the 13 projects, there are 253 units:

- 10 (4%) Extremely Low-Income (21-30% AMI)
- 238 (94%) Low-Income (51-80% AMI)
- 5 Manager Units
- 48 units are Single Room Occupancy

HCD staff reported that:

- 11 (85%) are properties where tenants were at high risk of displacement
- 12 (92%) are unoccupied properties, and proposals serving homeless and/or extremely low-income households were prioritized
- 10 (77%) are properties acquired by a permanently affordable community land trust, permanently affordable housing cooperative, and/or will be operated as permanently supportive housing
- For 9 (69%) of the projects, tenant organized prior to the purchase of the property

Of the 28 households that reported racial/ethnic demographic information:

Race/Ethnicity	Number of Households	% of Total
Black	6	21%
White	4	14%
Latinx	11	39%
Asian	0	0%
Other	1	0.04%
Decline to State	6	21%

### **Housing Rehabilitation & Preservation**

There are a total of 6 projects being funded for rehabilitation and preservation. Below are some characteristics of these projects.

The development status of the projects are:

- 4 are under construction
  - 344 13th Street (District 2)
  - 283 13th Street (District 2)
  - 2600 International Blvd (District 5)
  - 1415 Harrison Street (District 3)
- 2 are in pre-development
  - 510 21st Street (District 3)
  - 430 28th Street (District 3)

Of the 6 projects, there are 401 units:

- 25 (6%) Extremely Low-Income (<20% AMI)
- 79 (20%) Extremely Low-Income (21-30% AMI)
- 170 (42%) Very Low-Income (31-50% AMI)
- 123 (31%) Low-Income (51-80% AMI)
- 4 Manager Units
- 104 of the units are for unsheltered people

HCD staff reported that:

- 1 (17%) property is where tenants were at high risk of displacement
- 4 (67%) are unoccupied properties, and proposals serving homeless and/or extremely low-income households were prioritized
- 4 (67%) are properties acquired by a permanently affordable community land trust, permanently affordable housing cooperative, and/or will be operated as permanently supportive housing

Of the 278 households that reported racial/ethnic demographic information:

Race/Ethnicity	Number of Households	% of Total
Black	171	62%
White	42	15%
Latinx	16	6%
Asian	8	3%
Native American/Alaskan Native	2	0.7%
Native Hawaiian and Other Pacific Islander	1	0.4%
Other	10	4%
Decline to State	28	10%

### New Construction

There are a total of 10 projects being funded for new construction. Below are some characteristics of these projects.

The development status of the projects are:

- 1 project is completed: 1233-1253 23rd Avenue and 2285 International Blvd (District 5)
- 3 projects are under construction
  - 3268 San Pablo Avenue (District 3)
  - 657 W. MacArthur Blvd (District 1)
  - 3300 Hawley Street (District 7)
- 6 projects are in pre-development
  - 7th Street & Campbell Street (District 3)
  - 2227-2257 International Blvd (District 2)
  - 3511 E 12th Street Oakland (District 5)
  - 3801, 3807, 3823, & 3829 Martin Luther King Jr. Way (District 1)
  - 760 22nd Avenue & 2201 Brush Street (District 3)
  - 95th & International (District 7)

According to the requirements of the bond measure, 20% of all new construction needs to be below 30% AMI and currently about 45% of new construction units are below 30% AMI. In addition, 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.

Of the 10 projects, there are 714 units:

- 197 (28%) Extremely Low-Income (<20% AMI)
- 121 (17%) Extremely Low-Income (21-30% AMI)
- 206 (29%) Very Low-Income (31-50% AMI)
- 185 (26%) Low-Income (51-80% AMI)
- 2 (0.3%) Moderate-Income (81-120% AMI)
- 6 Manager Units

Of the 714 units:

- 10 are for HIV/AIDS residents
- 197 are for the unsheltered
- 9 are for people with disabilities
- 13 are for veterans

HCD staff reported that 4 (40%) of the projects are properties acquired by a permanently affordable community land trust, permanently affordable housing cooperative, and/or will be operated as permanently supportive housing

Of the 36 households that reported racial/ethnic demographic information:

Race/Ethnicity	Number of Households	% of Total
Black	18	50%
White	1	3%
Latinx	2	6%
Asian	10	28%
Native American/Alaskan Native	1	3%
Other	3	8%
Decline to State	1	3%

### **Acquisition of Transitional Housing Facility**

There are a total of 3 projects being funded for acquisition of transitional housing facility. Below are some characteristics of these projects.

The development status of the projects are:

- 1 project is completed: 641 West Grand (District 3)
- 2 projects are under construction
  - 5276 Broadway (District 1)
  - 3720 Telegraph Ave (District 3)

Of the 3 projects, there are 155 units:

- 132 (%) Extremely Low-Income (21-30% AMI)
- 20 (%) Very Low-Income (31-50% AMI)
- 3 Manager Units

Of the 155 units:

- 152 are for the unsheltered
- 21 are for veterans

HCD staff reported that 1 (33%) of the projects are properties acquired by a permanently affordable community land trust, permanently affordable housing cooperative, and/or will be operated as permanently supportive housing

#### **1-4 Unit Housing Program**

There are a total of 4 projects being funded for acquisition and conversion with 1-4 units. Below are some characteristics of these projects.

The development status of the projects are:

- 3 have been completed
  - 285 Newton Avenue (District 2)
  - 8020 Hillside Street, 2684 Ritchie Street, and 2735 76th Avenue (District 7)
  - 5940 Hayes Street (District 6)
- 1 is in pre-development
  - 789 61st Street (District 1)

Of the 4 projects, there are 19 units and they are low-income at 51-80% AMI

HCD staff reported that:

- 3 (75%) are properties where tenants were at high risk of displacement
- 4 (100%) are unoccupied properties, and proposals serving homeless and/or extremely low-income households were prioritized
- 4 (100%) are properties acquired by a permanently affordable community land trust, permanently affordable housing cooperative, and/or will be operated as permanently supportive housing
- For 4 (100%) of the projects, tenant organized prior to the purchase of the property

Of the 19 households that reported racial/ethnic demographic information:

Race/Ethnicity	Number of Households	% of Total
Black	5	26%
White	4	21%
Latinx	4	21%
Asian	1	0.05%
Other	1	0.05%
Decline to State	4	21%

#### *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 G for the completed spreadsheet and Attachment H to HCD's responses to the questionnaire. Attachment I is a Project Map.

### **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, in 2019 the Department of Transportation used a new equity paving index to identify priority streets and most recently for the FY 2021-23 budget, DOT made improvements to the scoring criteria which included adding equity as a subfactor under the collaboration, existing conditions, environment, health and safety, improvement and economy factors. A summary of the updates to the scoring criteria can be found in the FY 2021-23 Proposed Capital Improvement Program book starting on page 9: <https://cao-94612.s3.amazonaws.com/documents/FY-21-23-CIP-Book-Revised-5.13.21.pdf>. The Committee also asked DOT and OPW how the CIP prioritization process is working to achieve social equity, which can be found in Attachment C, Questions Regarding Expenditure of Measure KK Funds.

The Committee also wants to highlight that 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. Collectively, the Departments have three years from the issuance of the bond to spend 85% of the funds. This does not include encumbered funds.

The Affordable Housing & Infrastructure (I-Bond) Public Oversight Committee deeply appreciates the time and commitment of the Department of Housing and Community Development, Public Works Department (OPW) and Department of Transportation (OakDOT) in supporting the lives of Oaklanders. We are consistently impressed and commend the effectiveness and resilience of these departments during times of compounding pressures and limited resourcing. We hope to continue to support and elevate the work of these departments in the coming years. It is also incumbent upon this Committee to share our vision for the impact we hope to see after the full expenditure of the \$600 million in general obligation bonds to fund City infrastructure and affordable housing projects.

Our vision is firmly rooted in equity. As a Committee we serve to acknowledge the inequities of past governmental action and inactions that have left Black, Indigenous and people of color communities unduly burdened and vulnerable to the heightened impact of the current pandemic and economic crisis and compounding effects of climate change. Our vision is to invest the \$600 million in taxpayer dollars in service of current residents, so that they may reap the benefits of these capital investments as opposed to being forced out due to market pressures. We seek to have these funds reflect an equitable investment in Oakland's Black community, particularly West Oakland and deep East Oakland, especially in areas most impacted by traffic violence resulting in the unnecessary deaths of seniors, children, and women. We hope that Departments will direct more than project funds, but a deeper empathy and compassion toward neighborhoods most in need to ensure they receive solutions designed with them and for them, for "those closest to the problem are closest to the solution." We believe robust community engagement and collaboration as critically important in having a significant positive impact in ensuring Oaklanders thrive. This Committee aspires to continue to promote the high-quality and compassionate work of city staff in creating a more equitable and resilient Oakland for generations to come.

Submitted by:



Ellen Wu  
Chair, Measure KK Public Oversight Advisory Committee



#	Name of Project	Project Number	Address/ Location	Description of Project	Dept	Funding Round (1 or 2)	Which bucket is funding from (parks, library, fire, etc.)	Funding Allocated	Funds Spent as of 12/21	Funds Encumbered as of 12/21/20	% Spent vs. Encumbered	Balance Remaining (minus encumbered)	Total cost of project (to date)	How much other funding was leveraged?	Sources of leveraged funding	What date was the project assigned to staff?	What phase is the project in?	Project completion date	If the project is delayed, please describe the reason for the delay	Please list community engagement methods	What stormwater elements are included? If none, please explain	What pedestrian safety improvements were included	What bicycle safety improvements were included	Was repaving done (y/n)	Which existing city plans does the project align with	What was the total CIP score?	What was the CIP score for Equity Q 1a	What was the CIP score for Equity Q 1b	What was the CIP score for Safety Q 2a	What was the CIP score for Safety Q 2b	City Council District
1	Paving & Bicycle Streets Paving Program	N/A	citywide	5 year paving plan (2014)	DOT	1	Transportation	\$ 31,250,000	\$ 29,874,275	\$ 1,053,037	98.97%	\$ 322,688	n/a (Program)	N/A	n/a	Aug-17	N/A	Jun-21		3 year paving plan	Where required, includes installation of trash capture devices	curb ramp improvements and adjacent sidewalk repairs; crosswalk improvements included to upgrade to current standard	bike lane improvements added per Bike Plan	y	3 Year Paving Plan (2019)						all
2	ADA Curb Ramps	N/A	citywide	ADA Curb Ramps	DOT	1	Transportation	\$ 3,600,000	\$ 2,746,782	\$ 43,991	77.52%	\$ 809,227	n/a (Program)	N/A	n/a	Aug-17	N/A	Jun-21		ADA Transition Plan		curb ramp improvements and adjacent sidewalk repairs			ADA 30 Year Transition Plan, Pedestrian Plan						
3	Sidewalk Repairs	N/A	citywide	existing inventory of repair locations	DOT	1	Transportation	\$ 2,000,000	\$ 1,772,221	\$ 624	88.64%	\$ 227,155	n/a (Program)	N/A	n/a	Aug-17	N/A	Jun-21		ADA Transition Plan	not applicable	Sidewalk improvements	none	n/a	ADA 30 Year Transition Plan, Pedestrian Plan						all
4	Safe Routes to Schools	N/A	8 locations	ACTC Walk audits	DOT	1	Transportation	\$ 500,000	\$ 500,000	\$ -	100.00%	\$ -	n/a (Program)	N/A	n/a	See detail	See detail	Dec-23	Limited staff time in Safe Streets Division due to the implementation of Shelter-in-Place social distancing programs; Citywide hire freeze	ACTC SRTS walk audits	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements, bulb outs, traffic calming measures	traffic calming	N, n/a see detail	ACTC SRTS Walk Audits						all
5	Complete Streets Capital	N/A	citywide	Grant match for various projects (listed below)	DOT	1	Transportation	\$ 3,250,000	\$ 2,288,240	\$ 410,968	83.05%	\$ 550,791	n/a (Program)	N/A	see below	Aug-17	See detail	See detail	See detail	see detail	see detail	see detail	see detail	see detail	see detail	see detail	see detail	see detail	see detail	see detail	all
Total								\$ 40,600,000	\$ 37,181,518	\$ 1,508,620																					

COMPLETE STREETS PROGRAM																															
#	Name of Project	Project Number	Address/Location	Description of Project	Department (Park, Library, Fire, etc.)	Funding Round (1 or 2)	Which bucket is funding from (parks, library, fire, etc.)	Funding Allocated	Funds Spent as of 12/21	Funding Encumbered	% Spent [only] & Encumbered	Balance Remaining (minus encumbered)	Total cost of project (to date)	How much other funding was leveraged?	Sources of leveraged funding	What date was the project assigned to staff?	What phase is the project in?	Project completion date	If the project is delayed, please describe the reason for the delay	Please list community engagement methods	What stormwater elements are included? If none, please explain	What pedestrian safety improvements were included	What bicycle safety improvements were included	Was repaving done (y/n)	Which existing city plans does the project align with	What was the total CIP score?	What was the CIP score for Equity Q 1a	What was the CIP score for Equity Q 1b	What was the CIP score for Safety Q 2a	What was the CIP score for Safety Q 2b	City Council District
6	OBAG 1 - 7th Street Streetscape Phase 2	1001035	7th Street (Peralta to Wood)	Sidewalk widening, stormwater improvements, pedestrian lighting, street trees, bike lanes, paving, and striping.	DOT	1	Transportation	\$ 1,136,086	\$ 935,225	\$ 169,313	82.32%	\$ 31,548	\$ 3,010,000	\$ 1,873,900	One Bay Area Grant	Aug-17	CON	2021		Redevelopment Project; project area committee meetings	yes	crossing improvements, sidewalk improvements	bike lane .	Y	ped plan, bike plan	N/A	Not in recent CIP	Not in recent CIP	Not in recent CIP	Not in recent CIP	3
7	HSIP 7 - Telegraph Ave Road Diet	1003203	Telegraph (29th to 45th)	Pedestrian safety improvements plus intersection improvements at Telegraph Ave / 45th St / Shattuck Ave	DOT	1	Transportation	\$ 151,645	\$ 65,366	\$ -	43.10%	\$ 86,279	\$ 2,721,650	\$ 1,344,450	Highway Safety Improvement Program (HSIP)	Jun-19	CON	2021		public meetings during design phase	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements	none	N	ped plan	57.25	8	4	6	5	1,3
8	HSIP 7 - Market/San Pablo Safety Improvements	1003204	Market (4th to 7th, 18th to 19th)	On Market St (4th- 7th St, 18th-19th St). Intersections at 14th, 16th, 21st, 34th, Brockhurst St, and San Pablo Av (at 32nd St). Install uncontrolled crosswalk enhancements-RRFBs, ladder striping, raised bulb-outs, raised median refuges	DOT	1	Transportation	\$ 29,784	\$ 20,385	\$ -	68.44%	\$ 9,400	\$ 2,308,571	\$ 1,242,270	HSIP, Measure 8/BB	May-17	CON	2021		public meetings during design phase	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements	traffic calming	N	ped plan	88.5	12	4	5.5	5	3
9	HSIP 7 - Downtown Intersection Improvements	1003205	various locations downtown	Pedestrian safety upgrades at 10 traffic signals (10th St at Oak St, Jackson St, Harrison St; 11th St at Jackson St and Harrison St; 12th St Pedestrian Signal; Franklin St at 12th St, 13th St, 17th St, 19th St)	DOT	1	Transportation	\$ 39,389	\$ -	\$ -	0.00%	\$ 39,389			HSIP, Measure 8/BB	Jun-17	CON	2021		none	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements	none	N	ped plan	N/A	Not in recent CIP	Not in recent CIP	Not in recent CIP	Not in recent CIP	2,3
10	HSIP 8 - Bancroft Avenue Safety Improvements	1004012	Bancroft (66th - 98th)	Install crosswalk enhancements, pedestrian countdowns, HAWKS, RRFBs, signal upgrades and modifications, landscape median, signing, striping, markings. H8-04-013	DOT	1	Transportation	\$ 229,626	\$ 231,409	\$ -	100.78%	\$ (1,783)	\$ 4,770,700	\$ 3,595,300	HSIP	Apr-18	CON	2022		public meetings during design phase	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements	traffic calming	N	ped plan	84	16	0	6	5	6,7
11	HSIP 8 -Fruitvale Avenue Road Diet	1004014	Fruitvale (E 10th to E 23rd)	Install crosswalk enhancements, RRFBs, signal upgrades and modifications, signing, striping, markings.Implement road diet, parking lane reduction and Class II bicycle lane. H8-04-014	DOT	1	Transportation	\$ 166,060	\$ 59,768	\$ -	35.99%	\$ 106,292	\$ 1,466,500	\$ 1,105,100	HSIP	Mar-18	Bid/Award	2022		public meetings during design phase	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements, road diet	bike lane (class 2)	N	ped plan, bike plan	76.25	16	0	6	5	5
12	HSIP 8 - 35th Avenue Safety Improvements	1004015	35th (San Leandro to Sutter)	On 35th Av (San Leandro-Sutter St). Install crossing enhancements, HAWKS, RRFBs, signal upgrades and modifications, signing, striping, and markings. Implement road diet, Class II buffered bicycle lane from Int. Blvd to E 12th St. H8-04-015	DOT	1	Transportation	\$ 119,494	\$ 146,041	\$ -	122.22%	\$ (26,547)	\$ 2,903,800	\$ 2,188,300	HSIP	Feb-18	CON	2021		public meetings during design phase	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements	traffic calming	N	ped plan	72.75	16	0	6	5	5
13	HSIP 8 - Downtown Crossing Improvements	1004017	various locations downtown	Pedestrian safety upgrades at 10 traffic signals (10th St at Oak St, Jackson St, Harrison St; 11th St at Jackson St and Harrison St; 12th St Pedestrian Signal; Franklin St at 12th St, 13th St, 17th St, 19th St)	DOT	1	Transportation	\$ 34,644	\$ 80,532	\$ -	232.45%	\$ (45,888)	\$ 1,030,275	\$ 526,975	HSIP	Feb-18	Bid/Award	2022		none	when scope impacts storm water, storm water improvements included.	signal improvements	none	N	ped plan	80.5	16	0	6	5	2,3
14	HSIP 8 - High Street Safety Improvements	1004016	High St (San Leandro to Porter)	Install crosswalk enhancements, HAWKS, RRFBs, and traffic signal upgrades.	DOT	1	Transportation	\$ 18,217	\$ 22,469	\$ -	123.34%	\$ (4,252)	\$ 2,097,300	\$ 1,580,500	HSIP	Mar-18	Bid/Award	2022		public meetings during design phase	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements	traffic calming	N	ped plan	80.5	16	0	6	5	5
15	HSIP 8 - Guardrails	1004013	various locations hills	Upgrade existing guardrail sections, end treatments, mounting hardware, posts and foundations to current Caltrans standards. Includes guardrail extensions to fill minor gaps and AC curb to control drainage. H8-04-018	DOT	1	Transportation	\$ 84,015	\$ 31,167	\$ -	37.10%	\$ 52,848	\$ 985,204	\$ 825,204	HSIP	Jan-18	Bid/Award	2022		none	when scope impacts storm water, storm water improvements included.	none	none	N	ped plan	21	0	0	0	0	4,6
16	ATP 3 - 14th Street Safe Routes in the City	1003959	14th Street (Brush to Oak)	Add protected bicycle lanes separated from travel lanes by curbs and parked cars. Improve pedestrian facilities (refuges, marked crossings), retime traffic signals, add rain gardens and transit boarding islands. Reduce travel lanes from 4 to 2.	DOT	1	Transportation	\$ 396,594	\$ 292,929	\$ 627	73.86%	\$ 103,037	\$ 14,400,000	\$ 10,578,000	ATP, Measure 8/BB	Feb-18	Design	2023	delay in design completion due to staff availability	public meetings during planning phase	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements	protected bike lane (class 4)	N	ped plan, bike plan, downtown plan	86.5	16	0	6	5	3
17	AHSC - International Blvd Pedestrian Lighting	1004422	International (11th to 31st)	pedestrian scale lighting along BRT corridor	DOT	1	Transportation	\$ 496,988	\$ 279,837	\$ 202,796	56.31%	\$ 14,355	\$ 1,237,500	\$ 1,047,300	Affordable Housing & Sustainable Communities Program	Nov-18	CON	2021	no delay	Associated with BRT planning, which incorporated several public meetings along length of BRT corridor.	when scope impacts storm water, storm water improvements included.	sidwalk improvements, ped lighting	none	N	ped plan	60	12	4	6	5	2,5
18	ATP 2 - 19th Street BART to Lake Merritt	1003211	20th Street (Broadway to Harrison)	Sidewalk widening, ADA curb ramps, protected bike lanes, roadway and intersection modifications.	DOT	1	Transportation	\$ 151,106	\$ 112,878	\$ 38,228	74.70%	\$ -	\$ 8,615,823	\$ 4,440,823	ATP	Dec-16	Bid/Award	2022	delay in design completion due to staff availability	public meetings during conceptual design (pre-grant application) and during grant funded design phase.	when scope impacts storm water, storm water improvements included.	crossing improvements, signal improvements, sidewalk improvements	class 2 bike lane and protected bike lane (class 4)	N	ped plan, bike plan	76	12	4	6	5	3
19	ATP 1 - International Blvd Pedestrian Lighting	1000844	International (42nd to San Leandro)	ped scale lighting and sidewalk repair	DOT	1	Transportation	\$ 10,240	\$ 10,235	\$ 5	99.95%	\$ 0	\$ 7,650,000	\$ 6,687,500	ATP	Dec-16	On-hold	TBD	Project put on hold -awaiting results of current grant application	Associated with BRT planning, which incorporated several public meetings along length of BRT corridor.		sidewalk repair, ped lighting	none	N	ped plan	62	14	2	6	5	
20	Holding Account	1003348	N/A	Holding account for complete streets capital projects	DOT	1	Transportation	\$ 20,659																							
SUBTOTAL COMPLETE STREETS CAPITAL*								\$ 3,084,546	\$ 2,288,240	\$ 410,968																					
*Subtotal excludes administrative costs																															



## Measure KK 2020 Annual Report - Tranche 2 (5332)

*Subtotal excludes administrative costs		
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\*Subtotal excludes administrative costs

ATTACHMENT B

Neighborhood Traffic Calming - Safe Routes to School Program

Data as of 3/30/21

School	Current Project Cost Estimate	Phase	Proposed Scope
Edna Brewer Middle School	\$ 3,680,000	Bid/Award	Intersection reconfigirigation and signalization to improve bike/ped phasing. Includes \$1.56M Active Transportation Program grant.
Thornhill & Montclair Elementary Schools	\$ 1,720,000	Bid/Award	Construct new sidewalk on Thornhill between Moraga and Grisborne; upgrade traffic signal and install bulbouts at Thornhill & Mountain; install pedestian refuge island at Grisborne; install speed table at existing crosswalk north of the school; install pedestrian path between the school and Alhambra. Includes \$500k in contributions from the paving program.
Chabot Elementary	\$ 371,783	Construction	Build traffic circle at intersection of Chabot and Roanoke
Futures @ Lockwood Elementary	\$ 23,783	Design	Install wheelchair ramps, high visibility crosswalks and signage
New Highland Academy (Elementary)	\$ 23,783	Design	Install wheelchair ramps and high visibility crosswalks and signage
United for Success Academy (Middle)	\$ 183,783	Construction	Install wheelchair ramps, high visibility crosswalks and signage, and corner bulbouts; paving at intersection of 34th and Galindo
Achieve (World) Academy (Elementary)	\$ 172,783	Construction	Install wheelchair ramps, high visibility crosswalks and signage, and corner bulbouts
International Community (Elementary)	\$ 23,783	Design	Intersection safety improvements (close slip lane/right turn pocket to square up the intersection)
Yu Ming Charter School	TBD	Planning	TBD - in planning phase, currently evaluating potential treatments with community stakeholders
Westlake Middle School	TBD	Planning	TBD - in planning phase, currently evaluating potential treatments with community stakeholders
East Oakland Pride Elementary	TBD	Planning	TBD - in planning phase, currently evaluating potential treatments with community stakeholders
EnCompass Academy (Woodland Elementary School)	TBD	Planning	TBD - in planning phase, currently evaluating potential treatments with community stakeholders
Lincoln Elementary School	TBD	Planning	TBD - in planning phase, currently evaluating potential treatments with community stakeholders
Martin Luther King Jr. Elementary School	TBD	Planning	TBD - in planning phase, currently evaluating potential treatments with community stakeholders
Oakland International High School	TBD	Planning	TBD - in planning phase, currently evaluating potential treatments with community stakeholders
Current Estimated Project Costs (includes \$700k additional contingency)	\$ 6,900,000		
Measure KK Received to Date	\$ 3,700,000		
Other fund contributions (ATP, paving program, VRF)	\$ 2,100,000		

## ATTACHMENT C

### Questions Regarding Expenditure of Measure KK Funds

#### OakDOT

##### Top five scores not funded from the last CIP are:

- Plaza de la Fuente (Fruitvale BART) – 74/100
  - Plaza de la Fuente will improve access for people walking and cycling to the Fruitvale Transit Village, the existing BART Station and AC Transit bus transfer facility, as well as various commercial, medical, social, and educational destinations in the Fruitvale District. It will improve pedestrian access from these destinations to the future East Bay BRT station on International Boulevard and will close a gap for people cycling to and through the transit-oriented area.
- Pedestrian Lighting Installation – 69.5/100
  - This project will install pedestrian lighting in locations with high pedestrian traffic/security concerns
- Adeline Safety Improvements – 69.5/100 (CIP Public request)
  - This project will install bulbouts, curb ramps, crosswalk enhancements, traffic signal upgrades at 8 signalized intersections and 4 non-signalized intersections.
- East Bay Greenway (Final Segment) – 69/100
  - This project will complete a multi-use pathway under or alongside BART tracks from Fruitvale to San Leandro Border
- MLK Road Diet – 68.5/100 (CIP Public request)
  - This project will implement a road diet on MLK Jr Way between 52nd and Adeline, to create space for bike lanes, transit lanes, wider sidewalks, or other reuses of road space preferred by the community. This will create gateways on each end of the project along MLK with public art, signage, decorative crosswalks, etc, which will highlight local businesses and showcase the local history of the neighborhood.

#### 1. Please describe how well you think the CIP prioritization process is working to achieve social equity.

During the FY19-21 CIP Community Engagement Phase I, the CIP Working Group (CIPWG), composed of OPW and DOT staff, learned about the lack of representation in voices from Black and Latinx Oaklanders from the over 1,300 survey responses. This was addressed by statistically weighting their survey inputs higher than those for White Oaklanders. Two key highlights from the new CIP prioritization process were equity becoming the most important factor out of the nine factors for prioritizing capital projects and, allowing community members to submit CIP project requests. This in and of itself is helping to achieve a more participatory and equitable CIP prioritization process. During the FY19-21 CIP Community Engagement Phase II, community members submitted a total of 316 requests for citywide capital projects, and the CIPWG identified a geographic gap in capital project requests in deep East Oakland.

These findings from the FY19-21 CIP cycle informed the community engagement during the FY21-23 CIP, which is currently in progress. The CIPWG worked with a Community-Based Organization, InAdvance, as the main consultant leading and guiding our community engagement strategy. In collaboration with CIPWG members, InAdvance led preparatory



workshops, supported project submittals, and created awareness and understanding around how capital projects impact Oaklanders living in underrepresented communities. OakDOT and InAdvance also solicited more detail from community members regarding capital projects, helping community requests to score more highly and better equipping staff to assess capital requests internally.

Additionally, the CIP nine prioritization factors provide the framework for a robust project ranking system that is heavily weighted toward equity and results in recommendations for funding allocation. The equity factor accounts for 16 points out of 100, one of the highest along with the health and safety factor. Not only equity is considered as a standalone factor, it is also a subfactor under the six out of the nine factors, as revised in this current CIP cycle. Equity is now a subfactor under the collaboration, existing conditions, environment, health and safety, improvement and economy factors. Capital projects that ranked high in equity factors and subfactors were recommended under the FY 2019-21 Adopted CIP, demonstrating how well the prioritization process is working to advance equity. In DOT, Measure KK is used primarily for the *Paving Program*, which scores above 70 out of 100 in the CIP prioritization process. Measure KK also funds many projects in the *Complete Streets Capital Program*. In both tranches of Measure KK funding, this source is used specifically to fund the required local match for grant supported projects, providing critical support while also increasing Oakland's competitiveness in securing outside sources. Measure KK funds allow for the capacity to support design work on high priority capital projects, ensuring projects can be more competitive for construction grants. In addition, OakDOT prioritizes projects with high CIP scores for the Complete Streets Capital Program.

OakDOT continues to evaluate equity in CIP prioritization, and will share results from the FY 21-23 CIP cycle as they become available. The City is also undertaking an equity analysis as part of the FY 21-23 budget cycle.

**2. What is limiting your capacity to implement the projects? How do you plan to address these issues?**

Our limiting capacity continues to be staffing and access to consultants to complete project designs and progress towards construction. An additional limitation has been the high cost inflation of capital projects, in which project bids are consistently well above engineering cost estimates, and thus require additional capital. When we cannot secure additional funding, we value engineer projects and/or use internal sources. In addition, the City now has a full slate of approved on-call consultants in all disciplines that already assist in project delivery. A major success has been the approval of two on-call construction contracts for paving, as well as the ability for the City Administrator to award \$35 million in paving contracts without returning to Council. This has allowed us to quickly execute contracts for projects going into construction this fall. Staffing limitations, which is required to complete in-house design as well as to supervise outside consultants, is discussed further below.

Funding availability for paving could be/has been a limitation and we would like to address this by ensuring next tranche. There are limitations with the timing to sell the bond associated

with the city's overall budget if availability to sell debt is compromised. Also, staff can work on projects until the Measure KK bond is sold.

**3. Please describe how staff vacancies have impacted your ability to implement the programs and spend the funds. How has COVID-19 impacted your capacity to implement the funded programs and delivery of projects? How long have these positions been vacant**

Staff vacancies and retirements continue to impact OakDOT's ability to move projects forward. In response to COVID-19 Shelter-in-Place orders, the agency has implemented several initiatives to support social distancing and placemaking. While these programs have been successful, they also draw 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.

The following are some successes and updates for 2020 that OakDOT undertook to address vacancies:

- The Transportation Manager for the Safe Streets Division has been filled.
- A supervising transportation engineer was hired to lead a new team— Major Corridors and Signals—which will lead intersection improvement work.
- Assistant Engineers are now recruited in a rolling basis, given the ongoing challenges to recruit for this classification.
- Only one transportation planning classification is now vacant. In the past two years, OakDOT hired three permanent Senior Transportation Planners, five Transportation Planner 3's, five Transportation Planner 2's, and two Planner 1's. The Parking and Mobility Team also filled two ELDE, grant-funded Transportation Planner 2 positions.
- Several transportation engineer positions are filled, reducing the previous 50% vacancy rate under this classification.
- OakDOT continues to work closely with HR and City Administrator to prioritize filling high impact classifications.

**4. What do you anticipate might be the impact of the city's budget deficit on the implementation of the funded programs and delivery of the projects?**

- The hiring freeze in place means that vacancies in project delivery cannot be filled in the near-term, limiting staff resources to deliver projects in a timely manner.
- Existing and projected fund deficits mean that the department's fund balance, which could be used for capital projects, may be needed to cover operating deficits.
- Without a balanced FY21 budget, the City may not be able to issue a third tranche of Measure KK.
- The City recently instructed all departments to release temporary and part-time staff, which also impacts OakDOT's ability to deliver projects in a timely manner.

**5. How are decisions made about what parts of the project goes to an external consultant versus city staff? What factors are being considered?**

The primary considerations are staff capacity, vacancies and technical ability. Staff can only work on a finite number of projects at one time (for example, the Complete Streets team totals seven engineers, each of which handles at least 5 projects at a time), and it is sometimes more efficient to solicit consultants who can staff up or down more easily to accomplish this work. Management typically seeks the greatest efficiencies in completing necessary work and accounts for the time to oversee and guide consultant work. For Complete Streets Capital Projects, management also considers the complexities behind projects, the number of stakeholders involved, and the additional funding agencies involved, when applicable. For instance, federally funded projects are mostly managed in-house due to the complexity of project administration.

**6. What community engagement activities have worked well and what challenges have you encountered with community engagement?**

- Capital projects typically conduct engagement at various points throughout the development process. Typically, the community is involved at the beginning of the project to develop conceptual frameworks, gather concerns and ideas to shape the projects. In addition, this helps develop strong relationships with the community and allows project managers to resolve issues much more effectively as the project continues. In most cases, despite conflicting community interests, most communities/stakeholders end up supporting the final project scope with an understanding of the issues or compromises required.
- The COVID-19 pandemic has required that all community engagement be conducted virtually. Engagement strategies used during the FY21-23 CIP include doorhangers, training of resident organizers, Zoom focus group briefings in English and Spanish, text and on-line surveys, and consultant support to submit CIP public requests in deep East Oakland to address the geographic gap from the previous CIP cycle. Many of these methods have also been deployed successfully by other OakDOT projects.

**7. Please list the projects that are currently on the CIP list that were not on the list in the 2019-2021 budget cycle, regardless if they were allocated bond funding. Which of these received bond funding?**

There are no new CIP projects added to the FY 2019-2021 CIP budget cycle. DOT and OPW are in the process of developing the new CIP budget recommendations for FY 2021-23. The recommended project list will be submitted to the City Council as part of the budget process. The 2019-2021 CIP budget and project list, funded and unfunded, have been provided via a link to the Treasury Department.

ATTACHMENT D

Measure KK - Public Works Department Project Report

Report date: Janaury 11, 2021

	Name of Project	Address/Location	Description of Project that was used to evaluate it	Department (Park, Library, Fire, etc.)		Funding Round (1 or 2)	Which bucket is funding from (parks, library, fire, etc.)	Funding Allocated	KK? Funds Spent as of 11/27/2020	KK? Funding Encumbered	% Spent & Encumbered	Balance Remaining (minus Encumbrance)	Total project Cost	How much other funding was leveraged?	Sources of leveraged funding	% of KK funds spent on soft costs (Report when project is complete; Generally pre and post construction costs)
1003449	Animal Services Center – Replace HVAC & Energy System	1101 29th Ave.	Replace HVAC and Energy Management System	Animal Services		1	Energy, Seismic & Water Quality	\$ 1,650,000	\$ 190,499	\$ 35,428	14%	\$ 1,424,073	\$ 1,650,000	\$ -		
1003447	Ballfields Wiring Hazard Mitigation (4 locations: Golden Gate, Curt Flood, Tassafaronga & Lowell )	Curt Flood Field; Golden Gate Field; Tassafaronga Field, Lowell Park Field	Ballfields Wiring Hazard Mitigation - Multiple Locations (Lowell, Tassafaronga, Golden Gate & Curt Flood)	OPRYD		1	Parks & Human Services	\$ 1,000,000	\$ 999,704	\$ 23,137	102%	\$ (22,841)	\$ 2,200,000	\$ 1,200,000	Measure WW - East Bay Regional Park Bond & Meas. HH - Sugar Sweetend Beverage Tax	4%
1003440	Branch Library Renov – W. Oakland Asian Brookfield	W. Oak: 1801 Adeline St. Asian: 388 9th Street Brookfield: 9255 Edes Ave.	2-3 Branch Renovations - West Oakland, Asian, Brookfield Branches proposed (includes electrical and data infrastructure upgrades to meet current requirements and code, safety and accessibility enhancements)	Library		1	Library	\$ 2,025,000	\$ 473,552	\$ 78,378	27%	\$ 1,473,070	\$ 2,325,000	\$ 300,000	\$750,000 Measure KK - 1004850 \$300,000 Fund 2421 Development Impact Fee	0%
1003434	Dimond Park - Lions Pool Improvements	3860 Hanly Road	Dimond Park - Lions Pool Improvements	OPRYD		1	Parks & Human Services	\$ 1,015,000	\$ 999,147	\$ 16,082	100%	\$ (229)	\$ 1,690,000	\$ 675,000	ADA Program and Measure HH Sugar Sweetener Beverage Tax	9%
1003435	FS #4 & #29 (This project is now only FS #4; Reduced allocation by \$430,000 which was moved to Project 1003436 OFD Apron & Hardscape within OFD category at request of OFD)	TBD	Feasibility Studies, Right of Way Acquisition Options, and preliminary design for new Fire Station 4 and 29	Fire Dept		1	Fire	\$ 570,000	\$ 196,198	\$ 13,720	37%	\$ 360,082				
1003439	FS Renovations at Sta. 12, 16, 10, & 15	Sta. 12, 16, 10, & 15	Fire Stations Citywide Renovations - Top Four Priority Stations	Fire Dept		1	Fire	\$ 3,000,000	\$ 809,648	\$ 121,951	31%	\$ 2,068,401	\$ 3,700,000	\$ 700,000	Dev. Impact Fee	
1003443	Head Start Arroyo Viejo (reduced funds from \$375k and reallocated \$150k to Manzanita proj)	7701 Krause Ave.	Head Start - Arroyo Viejo Rec Ctr. Renovation/Remodel	Human Services		1	Parks & Human Services	\$ 225,000	\$ 188,251	\$ 11,580	89%	\$ 25,169	\$ 225,000		Reallocated \$375,000 KK funds within Project category	31%
1003442	Head Start Brookfield (add'l funds of \$435,000 reallocated from Playground project)	9600 Edes Ave.	Head Start at Brookfield Recreation Center - Room Upgrade	Human Services		1	Parks & Human Services	\$ 810,000	\$ 700,086	\$ 21,365	89%	\$ 88,549	\$ 810,000		Reallocated KK funds within Project category	24%
1003445	Head Start Manzanita (Add'l funds of \$150k reallocated from Arroyo Viejo project)	2701 - 22nd Ave. Oakland, CA	Head Start Renovation at Manzanita Rec. Ctr. Flooring & new restroom	Human Services		1	Parks & Human Services	\$ 750,000	\$ 690,823	\$ 28,132	96%	\$ 31,045	\$ 750,000		Reallocated KK funds within Project category	
1003444	Head Start Playground (reduced funds from \$480 and reallocated \$435k to Brookefield project)	Manzanita Arroyo Viejo Brookfield San Antonio	Head Start Playgrounds Replacement at Arroyo Viejo, Brookefield, Manzanita, and San Antonio Rec Ctr.	Human Services		1	Parks & Human Services	\$ 45,000	\$ 44,358	\$ -	99%	\$ 642	\$ 45,000	\$ 280,000	Construction fund provided via DHS grant \$280,000. Reallocated KK funds within Project category. KK funds used for staff cost	0%

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Animal Services Center – Replace HVAC & Energy System			Aug. 2017	Bid and Award		Bid twice, all bids over estimate.	No engagement required	None - proj. scope does not affect stormwater element	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Citywide service, 5
Ballfields Wiring Hazard Mitigation (4 locations: Golden Gate, Curt Flood, Tassafaronga & Lowell )	96%		Aug. 2017	Construction		Bid over estimate. Rejected and negotiated bid.	Department as liaison to the community/users	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1, 4, 7, 3
Branch Library Renov – W. Oakland Asian Brookfield	0%		Aug. 2017	W. Oak. & Asian on hold  Brookfield in dsg. revisions		Brookfield Library - Client revising scope and redesign required.  No decisions on W. Oakland & Asian Br. yet.	Department as liaison to the community/users	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3, 2, and 7
Dimond Park - Lions Pool Impovements	91%		Aug. 2017	Post Construction	Dec. 2019		Through Community meetings and/or events	None - proj. scope does not affect stormwater element	ADA access pathway	N/A	N/A	General Plan - OSCAR (Open Space Conservation and Recreation) element	N/A	N/A	N/A	N/A	4
FS #4 & #29 (This project is now only FS #4; Reduced allocation by \$430,000 which was moved to Project 1003436 OFD Apron & Hardscape within OFD category at request of OFD)			Aug. 2017	Planning		Pending site availability for FS #4. (Site has been identified for FS#29. New project No. 1004854 has been established for FS#29)	Through Community meetings and/or events	None - proj. scope does not affect stormwater element	ADA access pathway	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2 & 6
FS Renovations at Sta. 12, 16, 10, & 15			Aug. 2017	Bid and Award			Notification and posting at the Fire Facilities in advance of construction start to inform community of fire station closure and alternative service station information.	None - proj. scope does not affect stormwater element	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Citywide (3, 2, 1, 3)
Head Start Arroyo Viejo (reduced funds from \$375k and reallocated \$150k to Manzanita proj)	69%		Aug. 2017	Complete	2/26/2020		Head Start as liaison to the community regarding the project as construction impacts community/users.	None - proj. scope does not affect stormwater element	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6
Head Start Brookfield (add'l funds of \$435,000 reallocated from Playground project)	76%		Aug. 2017	Complete	10/4/2019		Head Start as liaison to the community regarding the project as construction impacts community/users.	None - proj. scope does not affect stormwater element	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7
Head Start Manzanita (Add'l funds of \$150k reallocated from Arroyo Viejo project)			Aug. 2017	Construction		Contractor unresponsive to negotiate cost of CO work. NOC has not been issued.	Head Start as liaison to the community regarding the project as construction impacts community/users.	None - proj. scope does not affect stormwater element	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5
Head Start Playground (reduced funds from \$480 and reallocated \$435k to Brookefield project)	100%		Aug. 2017	Complete	12/10/2018		Head Start as liaison to the community regarding the project as construction impacts community/users.	None - proj. scope does not affect stormwater element	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5, 6, 4, 2

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	Name of Project	Address/Location	Description of Project that was used to evaluate it	Department (Park, Library, Fire, etc.)		Funding Round (1 or 2)	Which bucket is funding from (parks, library, fire, etc.)	Funding Allocated	KK? Funds Spent as of 11/27/2020	KK? Funding Encumbered	% Spent & Encumbered	Balance Remaining (minus Encumbrance)	Total project Cost	How much other funding was leveraged?	Sources of leveraged funding	% of KK funds spent on soft costs (Report when project is complete; Generally pre and post construction costs)
1003448	Henry Robinson Multi-services Ctr. – Air Conditioning Replacement	559 - 16th St. Oakland, CA	Air Conditioning unit replacement	Human Service		1	Parks & Human Services	\$ 257,500	\$ 87,106	\$ 67,000	60%	\$ 103,394	\$ 457,500		Additional funds of \$200,000 from Meas KK second series approved for total project budgt of \$457,500	
1003451	Main Library Remodel - Lighting Upgrade	125-14th Street	Main Library Improvements	Library		1,2	Library	\$ 2,350,000	\$ 367,958	\$ 27,456	17%	\$ 1,954,586	\$ 2,350,000			
1003436	OFD Apron & Hardscape – CW Stations	Stations #21, 16, 8, 5, 19, 13, 10 and 17.	Preliminary Design for New Fire Stations 4 and 29	Fire Dept		1	Fire	\$ 1,600,000	\$ 1,520,334	\$ 10,342	96%	\$ 69,325	\$ 1,600,000		\$600K of re-allocated Measure KK funds - \$170,000 Roofing Proj. # 1003437 and \$430,000 from FS 4 Feasibility Study Proj. 1003435.	13%
1003437	OFD Roof Assessment & Replacement	Stations 1,3,5, and 20.	Roof assessment and replacement	Fire Dept		1	Fire	\$ 855,500	\$ 710,730	\$ 138,627	99%	\$ 6,143	\$ 1,025,500		Reallcoated \$62,000 to OFD Apparatus Door project; Re-allocated \$170,000 to OFD Apron & Hardscape Proj.	
1003438	OFD Telescopic Apparatus Door Replacements at Fire Stations	Stations 3,5,6,7,15,17,24, & 25.	Telescopic apparatus doors replacement	Fire Dept		1	Fire	\$ 212,000	\$ 208,812	\$ -	98%	\$ 3,188	\$ 212,000		Reallcoated \$62,000 from OFD Roof project	0%
1001654	Police Administration Building Feasibility	TBD	Phase II Feasibility Study, Right of Way Acquisition Options for Police Administration Building (PAB)	Police		1	Police	\$ 200,000	\$ 41,634	\$ 29,518	36%	\$ 128,848	\$ 212,000			
1000854/1003450	Rainbow Recr. Center (Moved all funds to Project 1000854)	5800 International Blvd.	Rainbow Recreation Center & Park Expansion/Addition	OPRYD		1	Parks & Human Services	\$ 5,000,000	\$ 4,963,135	\$ 1,396	99%	\$ 35,469	\$ 13,701,138	\$ 8,701,138	WW East Bay Regional Park District \$2,164,500 California Housing and Community Development \$228,138 California Parks and Recreation \$380,000 California Housing and Community Development \$928,500 California Parks and Recreation \$2,015,019 California Parks and Recreation \$2,984,981 Total \$8,701,138	
1003446	Tassafaronga Gym Waterproofing	975 85th Ave. Oakland, CA 94621	Tassafaronga Gymnasium Upgrade	OPRYD		1	Parks & Human Services	\$ 420,000	\$ 394,496		94%	\$ 25,504	\$ 584,650	\$ 164,650	Additional funds from Housing Related Parks Program Grant \$164,650 for total project budget of \$584,650.	25%
	SUBTOTAL Series 1							\$ 21,985,000	\$ 13,586,471	\$ 624,113	65%	\$ 7,774,416	\$ 33,537,788	\$ 12,020,788		
1003435	FS #4 Feasibility Study	TBD	Feasibility Studies, Right of Way Acquisition Options, and preliminary design for new Fire Station 4 and 29	Fire Dept		1	Fire	\$ 1,200,000								
<del>1004981</del> 1004768	Allendale Rec Center Tot Lot (add'l funds)	3711 Suter St., Oakland, CA 94619	Tot Lot replacement and ADA pathway improvements	OPRYD		2	Parks & Human Services	\$ 262,500					\$ 742,500	\$480,000	\$60,000 ADA CIP Funds; Measrue HH funds \$420,000	

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Henry Robinson Multi-services Ctr. – Air Conditioning Replacement			Aug. 2017	Design		Assessment of entire building's mechanical systems required to refine scope.	Head Start as liaison to the community regarding the project as construction impacts community/users.	None - proj. scope does not affect stormwater element	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	
Main Library Remodel - Lighting Upgrade			Aug. 2017	Design revisions		Client department revising/amending scope. Design revision required.	Library leads in communication and outreach to the library users.	None - proj. scope does not affect stormwater element	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	Citywide service
OFD Apron & Hardscape – CW Stations	87%		Aug. 2017	Post Construction	20-Aug		No community engagement required	Directed water towards landscaping where feasible.	N/A	N/A	N/A	12.8	N/A	N/A	N/A	N/A	N/A	Citywide
OFD Roof Assessment & Replacement			Aug. 2017	Complete	May-20		No community engagement required	None - proj. scope takes rain water through existing systems.	N/A	N/A	N/A	None	N/A	N/A	N/A	N/A	N/A	Citywide
OFD Telescopic Apparatus Door Replacements at Fire Stations	100%		Aug. 2017	Complete	Jun-20		No community engagement required	None - proj. scope does not affect stormwater element	N/A	N/A	N/A	None	N/A	N/A	N/A	N/A	N/A	Citywide
Police Administration Building Feasibility			Oct. 2016	Hold		No anticipated further work until site or funding is identified.	N/A	N/A	N/A	N/A	N/A	None	N/A	N/A	N/A	N/A	N/A	Citywide
Rainbow Recr. Center (Moved all funds to Project 1000854)			Sept. 2014	Complete	Apr. 2019		Robust community engagement in early 2014 and before as required to achieve grant award. Project designed by community input. Community stay engaged and informed during project construction, including modifications to a major element was brought back to the community for concurrence.	Incoporated stormwater retention basins/area, drainage filtered through landscape areas.	Sidewalk repaire/replacement at areas impacted by the project.	Provided bicycle parking racks on-site.	yes, on park site.	General Plan - OSCAR element	N/A	N/A	N/A	N/A	N/A	6
Tassafaronga Gym Waterproofing	75%		Aug. 2017	Complete	20-Jun		Facility been closed for length of time. Client department is the liaison with community regarding project progress.	N/A	N/A	N/A	N/A	None	N/A	N/A	N/A	N/A	N/A	7
SUBTOTAL Series 1																		
FS #4 Feasibility Study																		
Allendale Rec Center Tot Lot (add'l funds)				Bid and Award							N/A	General Plan - OSCAR element	N/A (Exist'g Proj)					4

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	Name of Project	Address/Location	Description of Project that was used to evaluate it	Department (Park, Library, Fire, etc.)		Funding Round (1 or 2)	Which bucket is funding from (parks, library, fire, etc.)	Funding Allocated	KK? Funds Spent as of 11/27/2020	KK? Funding Encumbered	% Spent & Encumbered	Balance Remaining (minus Encumbrance)	Total project Cost	How much other funding was leveraged?	Sources of leveraged funding	% of KK funds spent on soft costs (Report when project is complete; Generally pre and post construction costs)
1004848	Arroyo Viejo Rec. Ctr.	7701 Krause Ave. Oakland, CA 94605	Development of Arroyo Viejo Recreation Center to include: New media lab, dance studio, classrooms, hydration stations, security cameras, food pantry, bike repair shop, social hall, auditorium, makers workshop, shared office/work space, music studio, 2 commercial kitchens, showers, locker room, preschool learning lab, resource center, games room (pool tables, air hockey, board games, etc.), sports gym, fitness center.	OPRYD		2	Parks & Human Services	\$ 3,000,000	\$ 1,425	-	0%	\$ 2,998,575	\$ 3,000,000			
1004849	Brookdale Rec. Ctr. Expansion	2535 High Street, Oakland, CA 94601	Complete renovation and expansion for the existing Recreation Center and Discovery Center to allow for existing and expanded programs.	OPRYD		2	Parks & Human Services	\$ 2,000,000	\$ 5,942		0%	\$ 1,994,058	\$ 2,000,000			
1004850 (1003440)	Brookfield Br. Library Phase 2 (All funds moved to 1003440)	9255 Edes Ave., Oakland CA 94603	Demolish existing children's reading room and build new, expanded children's reading room with new walls, roof.	Library		2	Library	\$ 750,000	\$ 7,535		1%	\$ 742,465	\$ 1,050,000	\$ 300,000	\$2,025,000 Measure KK - 1003440 \$300,000 Fund 2421 Development Impact Fee	
1001412	Caldecott Trailhead Improvements	6900 Broadway, Oakland CA	Trailhead Improvements and connection at North Oakland Sports Field	OPRYD		2	Parks & Human Services	\$ 486,300	\$ 3,971		1%	\$ 482,329	\$ 1,437,000	\$ 950,700	\$498,700 Measure WW; \$152,000 ADA CIP; \$300,000 Measure HH	
1004851	Digital Arts & Culinary Academy Ph. 2 Renov	5818 International Blvd.	Facility Renovation Complete planned Phase 2 renovation of building which includes: Remodeling space for additional classrooms, adding a gender neutral bathroom, creating storage space, creating a new mechanical room, replacing lighting with LED lighting, adding a sprinkler system, completion of the front of the building (including proper signage), adding security cameras, IT improvement and repairing the front lights. Facility Remodel Adding audio tie-lines to the Multipurpose room and Studio, installing adding security lighting around building and garden area, adding four (4) exhaust hoods & vents over existing cooking stoves, adding a sprinkler system, addition of air conditioning (add ductwork to service all areas), and installing new additional kitchen cabinetry.	OPRYD		2	Parks & Human Services	\$ 1,500,000	\$ 42,085	\$ 136,733	12%	\$ 1,321,182	\$ 1,500,000			



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Arroyo Viejo Rec. Ctr.			March- April 2020	Hold		Project has been delayed due to lack of staff resource		TBD	TBD	TBD	N/A	General Plan - OSCAR element	67.2	12	4	5	0	6
Brookdale Rec. Ctr. Expansion			March- April 2020	Planning		Staffing resource.		TBD	TBD	TBD	N/A	General Plan - OSCAR element	63	16	0	5	0	4
Brookfield Br. Library Phase 2 (All funds moved to 1003440)			March- April 2020	Planning				TBD	TBD	TBD	N/A		55					7
Caldecott Trailhead Improvements			March- April 2020	Design		COVID 19 and staffing resource	Through Community meetings and/or events	Bioswales desinged to handle SW from new impervious accessible pathway	New accessible path of travel within park	N/A	N/A	General Plan-OSCAR element, Park Prioritization	N/A					1
Digital Arts & Culinary Academy Ph. 2 Renov			March- April 2020	Design			Department as liaison to the community/users	None. Minor landscape improvements are included in project scope.	None.	None	N/A		62.5	16	0	5	0	6

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1004977	Dimond Park - Tennis Courts	3860 Hanly Road		OPRYD		2	Parks & Human Services	\$ 300,000			0%	\$ 300,000	\$ 300,000			
1004984	Downtown Oakland Senior Center		Demolition and renovation of ground floor spaces including kitchens, lavatories, dining rooms, classrooms, canteen/lounge, hallways and storage areas. Prep kitchens and install new appliances and equipment to improve food safety and food preparation.	Human Services		2	Parks & Human Services	\$ 1,175,000	\$ 25,545		2%	\$ 1,149,455	\$ 1,175,000			
1004852	East Oakland Senior Ctr Renovation		Demolition and renovation of the Kitchen: Improve the functionality of kitchen for congregate meals and other essential food programs including the replacement of stove. Kitchen is 25+ years old and most of the equipment, appliances, flooring, ceiling, dishwashing sanitization system requires upgrade to meet code. Demolition and renovation of two sets of 25-year old restrooms facility including all finishes, plumbing, fixtures, etc. as required to meet current codes.	Human Services		2	Parks & Human Services	\$ 2,000,000	\$ 13,034		1%	\$ 1,986,966	\$ 2,048,350	\$ 48,350	\$48,350 Fund 1010 - ADA	
1004978	East Oakland Sport Center - Outdoor Pool	9161 Edes Avenue Oakland CA 94603	Installation of outdoor pool 25yard x 25 meter with office, administrative and storage space *starting Blocks for outdoor pool	OPRYD		2	Parks & Human Services	\$ 2,000,000	\$ 61,049	\$ 121,053	9%	\$ 1,817,898	\$ 2,000,000			
1004853	Elmhurst Br. Library Renov/Remodel	1427 88th Ave., Oakland, CA 94621	Add air conditioning, public restrooms, upgrad	Library		2	Library	\$ 500,000	\$ 3,835		1%	\$ 496,165	\$ 500,000			
1004854	FS #29 New Station & Training Complex (\$1,200,000 moved to FS #4 Project #1003435 for continued feasibility work and future design work)	Proposed 905 - 66th Ave., Oakland, CA	Development of a new Fire Station #29 (estimate 10,000 s.f.) and potential new Training Resiliency Education Complex (TREC) to incorporate Fire Department operations, training facility, Urban Search and Rescue (USAR) program, and other community education programs. Potential sale of existing Training Tower site (Victory Court) to augment project fund needs for the new training facility. (Fund request to initiate design and land acquisition)	Fire		2	Fire	\$ 5,800,000	\$ 26,119		0%	\$ 5,773,881	\$ 5,800,000			

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Dimond Park - Tennis Courts			March- April 2020	Construction	Re-surfacing requires warm / dry weather to completely dry multiple layers of surfacing prior to the start of subsequent layers. Courts being re-surfaced are in extremely shaded areas.		N/A	N/A	N/A	N/A	N/A	(N/A)					4
Downtown Oakland Senior Center			March- April 2020	Planning		Department as liaison to the community/users	N/A	N/A	N/A	N/A	None	48	4	4	5	7	2
East Oakland Senior Ctr Renovation			March- April 2020				TBD	TBD	RBD	N/A		53	12	4	5	3	7
East Oakland Sport Center - Outdoor Pool			March- April 2020	Planning			TBD	TBD	TBD	N/A		33	12	0	5	3	7
Elmhurst Br. Library Renov/Remodel			March- April 2020	Planning			N/A	N/A	N/A	N/A		59	16	0	5	3	7
FS #29 New Station & Training Complex (\$1,200,000 moved to FS #4 Project #1003435 for continued feasibility work and future design work)			March- April 2020	Planning	Professional services contract is still being processed by Capital Contracts due to staffing resource.		TBD	TBD	TBD	N/A		N/A (Exist'g Proj)					6

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1004855	Head Start Ctr. Renov. - Tassafaronga	975 85th Ave. Oakland, CA 94621	This project entails compliance with health and safety requirements (Head Start Performance Standards and Community Care Licensing), by installing a washer and dryer, including plumbing. In addition, replace existing poured-in-place safety surfaces at the playground area due to uneven and deterioration.	Human Services		2	Parks & Human Services	\$ 150,000			0%	\$ 150,000	\$ 150,000			
1003448	Henry Robinson Multi-services Ctr. – Air Conditioning Replacement (Add'l funds)	559 - 16th St. Oakland, CA	Air Conditioning unit replacement	Human Services		2	Parks & Human Services	\$ 200,000			0%	\$ 200,000	\$ 200,000			
1004866	Holly Mini Park	9830 Holly Street, Oakland, CA 94603	Renovate existing park with new tot lot, benches, play area, and picnic area.	OPRYD		2	Parks & Human Services	\$ 400,000			0%	\$ 400,000	\$ 700,000	\$ 300,000	\$300K for design from Oakland Parks and Recreation Foundation and the Safety Impact Table Using Funds From The Kaiser Permanente, Sunlight Giving Foundation And Other Private Donors (Contractors to perform some work pro-bono)	
1004856	Hoover Br. Library - Feasib Study	TBD	New 10,000 sf facility located near MLK/28th/West St or 3000 Market St.	Library		2	Library	\$ 500,000	\$ 3,201		1%	\$ 496,799	\$ 500,000	\$ -		
1004982	Joaquin Miller Park Cascade	3300 Joaquin Miller Park, Oakland, CA 94607	Repair bottom two fountains	OPRYD		2	Parks & Human Services	\$ 170,000			0%	\$ 170,000	\$ 170,000			
1004857	Lincoln Rec. Ctr. Expansion/Renov.	261 - 11th Street, Oakland, CA 94602	Renovation/Expansion of existing Lincoln Square Park Rec. Ctr. (Fund request to initiate design).	OPRYD		2	Parks & Human Services	\$ 1,700,000	\$ 102,448		6%	\$ 1,597,552	\$ 1,700,000	\$ -		
1004980	Madison Park Irrigation Upgrade/Repair	9th St. and Madison Street.		OPRYD		2	Parks & Human Services	\$ 100,000			0%	\$ 100,000	\$ 100,000	\$ -		
1004858	Main Library - New facility feasibility study	TBD	New 160,000 sf facility for main library. Initiated	Library		2	Library	\$ 700,000	\$ 4,559		1%	\$ 695,441	\$ 700,000	\$ -		
1004859	Main Library - Ph. 2 renovation	125-14th Street	Phase 2 building renovation: Additional lighting upgrade, lighting control; data/phone; painting, flooring, restroom upgrades, ceiling tile repair/painting, roof replacement, add HVAC for Teen Zone, improve lighting at Fire Alarm Building (staff parking), lighting in North and South side stairwell	Library		2	Library	\$ 2,000,000			0%	\$ 2,000,000	\$ 2,000,000	\$ -		
1004860 (1003625)	Mosswood Community Center - project #1003625	3612 Webster Street	Construct a new 12,000 s.f. Community/Recreation Center housing programs for Parks & Recreation, possibly adding Library, Head Start, and other potential functions.	OPRYD		2	Parks & Human Services	\$ 4,000,000	\$ 56,570		1%	\$ 3,943,430	\$ 13,699,402	\$ 9,699,402	Insurance settlement funds, CNRA State grant, Kaiser Foundation donation, MacArthur Transit Development impact funds	

Measure KK - Public Works Department Project Report

Report date: Janaury 11, 2021

Name of Project	% of KK funds spent on hard costs (Report when project is complete; Generally construction contract cost)			What phase is the project in	Project completion date (Actual)	If the project is delayed, please describe the reason for the delay	Please describe the community engagement process (Community meetings or Department Liaison)	What stormwater elements are included? If none, please explain	What pedestrian safety improvements were included	What bicycle safety improvements were included	Was repaving done (y/n)	Which existing city plans does the project align with	What was the total CIP score?	What was the CIP score for Equity Q 1a	What was the CIP score for Equity Q 1b	What was the CIP score for Safety Q 2a	What was the CIP score for Safety Q 2b	City Council District
Head Start Ctr. Renov. - Tassafaronga			March- April 2020	Planning			No engagement required	N/A	N/A	N/A	N/A		50.2	12	4	0	3	7
Henry Robinson Multi-services Ctr. – Air Conditioning Replacement (Add'l funds)			March- April 2020	Design		Revised scope and funding gap	No engagement required	N/A	N/A	N/A	N/A		N/A (Exist'g Proj)					2
Holly Mini Park			March- April 2020	Design			Through Community meetings and/or events	N/A	N/A	N/a	N/A	General Plan - OSCAR element	N/A (Exist'g Proj)					7
Hoover Br. Library - Feasib Study			March- April 2020	Planning			Department as liaison to the community/users	NA	NA	NA	N/A	2006 Library Master Facilities Plan	52.5	16	0	5	3	
Joaquin Miller Park Cascade			March- April 2020	Planning			No engagement required	N/A	TBD	N/A	N/A	General Plan - OSCAR element	N/A					4
Lincoln Rec. Ctr. Expansion/Renov.			March- April 2020	Planning				TBD	TBD	TBD	N/A	* General Plan - OSCAR element * Downtown Oakland Specific Plan Draft	73.5	16	0	5	0	2
Madison Park Irrigation Upgrade/Repair			March- April 2020	Design			No engagement required	N/A	N/A	N/A	N/A	General Plan - OSCAR element	N/A					2
Main Library - New facility feasibility study			March- April 2020	Planning			Department as liaison to the community/users	NA	NA	NA	N/A	2006 Library Master Facilities Plan	81	8	4	5	7	Citywide
Main Library - Ph. 2 renovation			March- April 2020	Planning			Department as liaison to the community/users	N/A	N/a	N/a	N/A		55.2	8	4	5	0	Citywide
Mosswood Community Center - project #1003625			March- April 2020	Design			Through Community meetings and/or events	stormwater treatment planting areas	improved accessible path of travel to new building	N/A	N/A	General Plan - OSCAR element	N/A (Exist'g Proj)					3

Measure KK - Public Works Department Project Report

Report date: Janaury 11, 2021

	Name of Project	Address/Location	Description of Project that was used to evaluate it	Department (Park, Library, Fire, etc.)		Funding Round (1 or 2)	Which bucket is funding from (parks, library, fire, etc.)	Funding Allocated	KK? Funds Spent as of 11/27/2020	KK? Funding Encumbered	% Spent & Encumbered	Balance Remaining (minus Encumbrance)	Total project Cost	How much other funding was leveraged?	Sources of leveraged funding	% of KK funds spent on soft costs (Report when project is complete; Generally pre and post construction costs)
1004861	Museum Collection Center Seismic Improvements & Museum Landscape/Water Quality Improvements	Lancaster St. and 1000 Oak Street, Oakland, CA 94601	The City's vast collection of art, historic and scientific artifacts, and culturally significant objects is currently housed in a building that has evidence of significant structural defects and does not meet current seismic requirements. A structural survey from 2012 identifies severe cracking in wooden compression and tension joists that support the ceiling. It also calls for reinforcement of the exterior walls to prevent collapse. Work was undertaken in 2012 to repair the very worst of the structural timbers but there remains a number of trusses and support columns with cracks that compromise their load carrying capacity. Furthermore, anchoring of the exterior walls to the roof diaphragm are insufficient. To protect the City's irreplaceable collection and provide a safe and secure environment for the people who work in this building, repairs must be done to at least the most vulnerable truss members, the exterior walls, and their connections.	Museum		2	Energy, Seismic & Water Quality	\$ 4,000,000			0%	\$ 4,000,000	\$ 4,000,000			
1004862	Oakland Animal Serv. Ctr. - Floor replacement/drainage improvt	Lancaster St. & 1000 Oak St, Oakland, CA 946	Floor replacement - replace the existing 12x12 linoleum tile flooring in lobby, hallways, and work areas with sheet vinyl or other impervious flooring material with minimal joint spaces. This will cover approximately 1/2 of the existing flooring in the entire shelter. Drainage - 2 outdoor areas need drainage work: dog yard & ACO vehicle staging area. Both areas are basically non-functional. Grading, french drains needed in dog yard; unknown what will be needed for existing, non-functional vehicle staging area drain.	Animal Services		2	Energy, Seismic & Water Quality	\$ 1,350,000	\$ 34,811		3%	\$ 1,315,189	\$ 1,350,000			
1004983	Oakland Tool Lending Library		Relocate TLL into at least 4 stacking containers (approx 1200 sf), doubling the size of the current space.	Library		2	Library	\$ 420,000	\$ 15,364		4%	\$ 404,636	\$ 420,000			
1004979	Public Restrooms - Concordia & Madison Parks	2901 64th Ave, Oakland, CA 94605, and Madison St. at 9th Street, Oakland CA	Addition of pre-fabricated single-use public toilet similar to Portland Loo at Concordia and Madison Sq. Parks.	OPRYD		2	Parks & Human Services	\$ 500,000			0%	\$ 500,000	\$ 500,000			

Measure KK - Public Works Department Project Report

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Museum Collection Center Seismic Improvements & Museum Landscape/Water Quality Improvements		March- April 2020								N/A	Museum Master Plan	21.5	8	0	0	3	Citywide
Oakland Animal Serv. Ctr. - Floor replacement/drainage improvt		March- April 2020	Design			No engagement required	TBD	N/A	N/A	N/A	None	43	12	4	0	4	Citywide
Oakland Tool Lending Library		March- April 2020	Planning			Department as liaison to the community/users	TBD	TBD	TBD	N/A		35.5	8	4	5	0	1
Public Restrooms - Concordia & Madison Parks		March- April 2020	Planning			No engagement required	TBD	N/A	N/A	N/A		N/A					2, 6

Measure KK - Public Works Department Project Report

Report date: Janaury 11, 2021

	Name of Project	Address/Location	Description of Project that was used to evaluate it	Department (Park, Library, Fire, etc.)		Funding Round (1 or 2)	Which bucket is funding from (parks, library, fire, etc.)	Funding Allocated	KK? Funds Spent as of 11/27/2020	KK? Funding Encumbered	% Spent & Encumbered	Balance Remaining (minus Encumbrance)	Total project Cost	How much other funding was leveraged?	Sources of leveraged funding	% of KK funds spent on soft costs (Report when project is complete; Generally pre and post construction costs)
1004863	San Antonio Rec. Ctr. & HS CIP (title correction needed)	1701 East 19th Street, Oakland, CA	San Antonio Rec Center Building Renovation: Update/Renovate existing Rec. Center/Head Start facilities for programs. 1. Leakage from Roof and old water tank (in turret section of the building) have caused peeling paint & possible mold and mildew to the building walls, ceiling and floors. Primarily along back wall of main room, hallway and bathroom. 2. Roof access by teens has additionally caused leakage through the roof and may be helped by a fence to prevent access. 3. Fencing around both buildings needs to be taller and more secured to protect the kids and staff and equipment. 4. Renovation of the kitchen for community & commercial use. 5. Remove and replace entire building and replace with a larger more usable recreation center. Head Start Building: 1. Needs children's bathroom renovations; children's toilets are leaking, sewage pipeline too small (technician suggested that need new toilet, sink, and bathtub).	OPRYD		2	Parks & Human Services	\$ 1,750,000	\$ 20,493		1%	\$ 1,729,507	\$ 1,750,000			
1004864	West Oakland Br. Library Improvements (Ph 2)	1801 Adeline Street, Oakland, CA 94607	Expand garage to accommodate new Mobile Library truck, electric vehicle charger, parking lot improvements, building envelope and systems improvements, interior improvements to update community room, restrooms, kitchen, staff areas, reading areas, lobby, etc.	Library		2	Library	\$ 1,525,000	\$ 970		0%	\$ 1,524,030	\$ 1,525,000		NA	



Measure KK - Public Works Department Project Report

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San Antonio Rec. Ctr. & HS CIP (title correction needed)			March- April 2020	Planning			Through Community meetings and/or events	TBD	TBD	TBD	N/A	General Plan - OSCAR element	69.5	12	4	5	0	2
West Oakland Br. Library Improvements (Ph 2)			March- April 2020	Hold		Hold pending Library direction if site will become resiliency hub.	Department as liaison to the community/users					2006 Library Master Facilities Plan	63.7	16	0	5	0	3

Measure KK - Public Works Department Project Report

Report date: Janaury 11, 2021

	Name of Project	Address/Location	Description of Project that was used to evaluate it	Department (Park, Library, Fire, etc.)		Funding Round (1 or 2)	Which bucket is funding from (parks, library, fire, etc.)	Funding Allocated	KK? Funds Spent as of 11/27/2020	KK? Funding Encumbered	% Spent & Encumbered	Balance Remaining (minus Encumbrance)	Total project Cost	How much other funding was leveraged?	Sources of leveraged funding	% of KK funds spent on soft costs (Report when project is complete; Generally pre and post construction costs)
1004865	West Oakland Senior Ctr. Renovation	1724 Adeline Street, Oakland, CA	Renovate and update existing Senior Center: * Address/Replace Roof & upper story Windows and Ceilings - Roof and second story windows are seriously compromised causing interior ceiling tiles to stain, decay, and fall off. Plywood underneath has rot/damage. Compromised and needs replacement. * Paint exterior building - paint currently old and chipped affecting exposed stucco structure. * ADA Access - Replace Entry Door/Window with 42" wide door with ADA compliant open/closer and hardware. Recutcurb from parking lot to provide direct access to entry. * Movable Partitions in Social Hall – replace panels which are stained and tattered. * Update/address safety improvements inside and out. * Provide Security Cameras & Gates - Front & rear entrance, for safety purpose. * Upgrade Kitchen and bathroom to comply with current codes for disability and seniors and sanitary needs.	Human Services		2	Parks & Human Services	\$ 1,000,000	\$ 11,874		1%	\$ 988,126	\$ 1,000,000			
	SUBTOTAL Series 2	94607						\$ 41,438,800	\$ 440,830	\$ 257,786	\$ 0	\$ 40,740,184	\$ 52,017,252	\$ 11,778,452		
									1%	1%	2%	98%				
	TOTAL Meas. KK Funds							\$ 63,423,800	\$ 14,027,301	\$ 881,899		\$ 48,514,600				
									22%	1%	24%					

Measure KK - Public Works Department Project Report

Report date: Janaury 11, 2021

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West Oakland Senior Ctr. Renovation			March- April 2020	Planning		4 -6 month delay due to scope refinement and revisions by Client Dept. (DHS) and OPW Maintenance	Department as liaison to the community/users	N/A	N/A	N/A	N/A	None	61.5	16	0	0	7	3
SUBTOTAL Series 2																		
TOTAL Meas. KK Funds																		

## ATTACHMENT E



Which language would you like to fill out the form in? // ¿En qué idioma le gustaría completar el formulario?

- ☒ English
- ☐ Español

## Capital Improvement Program (CIP) Public Request Form

The Capital Improvement Program or CIP improves and maintains Oakland's public buildings and spaces. Capital projects can look like building new recreation centers, fixing old fire stations, and repaving streets. By filling out this form, you can suggest a capital project in your neighborhood!

Questions that have a \* are required to be answered.

---

### Types of Capital Projects:

#### Transportation:

Capital projects here improve safety for walking, biking and/or driving. Examples include paving streets; repairing sidewalks, curb ramps, bridges; building separated bike lanes or pedestrian paths; improving traffic signals; adding elements to slow traffic and others.

#### Buildings & Structures:

Capital projects here include new building of or improvement of recreation centers, fire stations, community centers, and other City buildings, facilities and structures. These could be

in a park space.

### **Parks & Open Spaces:**

Capital projects here include making improvements to playgrounds and tot lots, parks open space, baseball fields that could include facilities such as restroom, concession stands, and storage.

### **Sanitary Sewer/Wastewater:**

Capital projects here include rebuilding of sewers throughout the City. The City is required to plan and make repairs and replacements to the old sewers and use practices that prevent sewage leaks into creeks, lakes, and the San Francisco Bay. Funding for emergency repair and replacement of sewer facilities is also included.

### **Storm Drainage & Waterways:**

Capital projects here include the building of failing storm drains facilities and projects that protect and improve watersheds throughout the City such as creek improvement, green projects, and other stormwater pollution prevention projects to meet water regulations. Funding for emergency repair and replacement of storm drain facilities is also included.

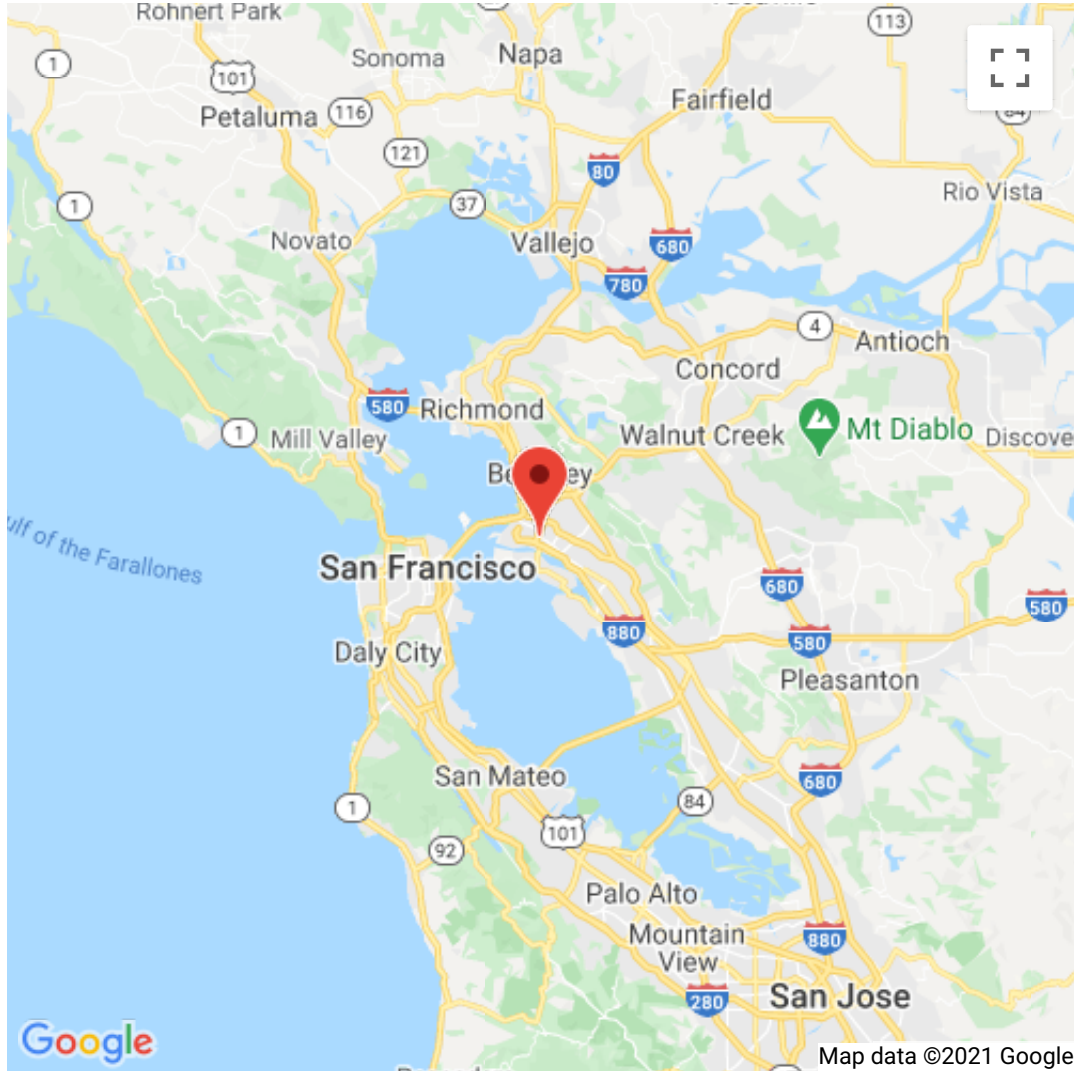
Please check the type of capital project for your suggested idea (if you don't know, that's OK):

- ☐ Transportation
- ☐ Buildings & Structures
- ☐ Parks & Open Spaces
- ☐ Sanitary Sewer/Wastewater
- ☐ Storm Drainage & Waterways
- ☐ Other:

Tell us about your capital project idea. \*

Do you have a name in mind for your capital project?

Please drag the cursor over the location of your capital project.



Latitude

Longitude

What main street intersection is your capital project by? Example: Broadway and 14th St.\*

# CIP Prioritization Factors

The CIP scores project ideas based on 9 Prioritization Factors -- ideas that score higher are more likely to be funded, so you can strengthen your idea by considering these factors.



**Equity:**  
For everybody  
in the  
community.



**Health & Safety:**  
Makes the  
community  
healthier and  
safer



**Project Readiness:**  
Planned out and  
ready to be  
started.



**Environment:**  
Preserves and  
conserves the  
environment.



**Economy:**  
Invests where  
we haven't  
invested equally  
before.



**Required Work:**  
Meeting the  
City's codes and  
laws.



**Existing Conditions:**  
Poor existing  
conditions that  
present a  
hazard to the  
community.



**Improvement:**  
Builds or provides  
upgrades to city  
facilities,  
transportation  
(streets/sidewalks)  
and public spaces.

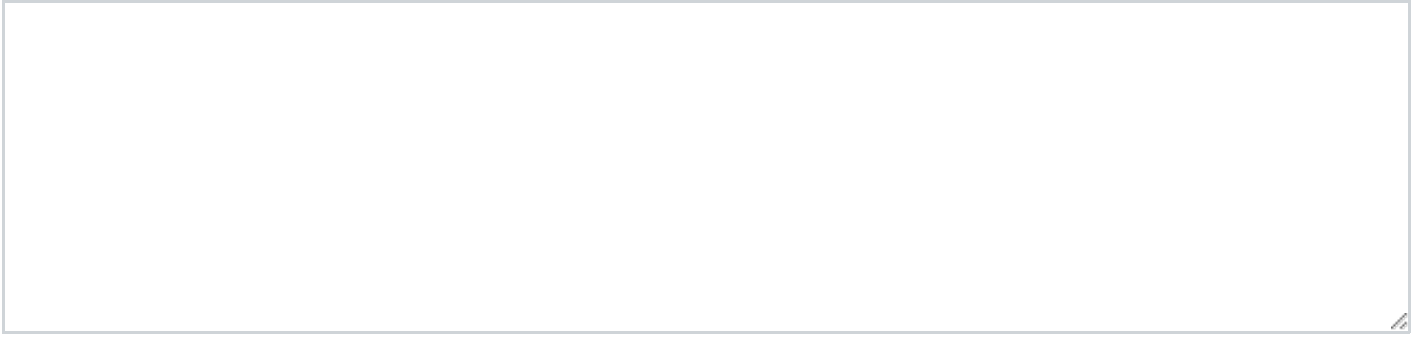


**Collaboration:**  
Involves other  
community  
groups to help  
out.

In your opinion, which of these benefits will your capital project MOST LIKELY provide? This form will provide space for you to explain more about these further below.

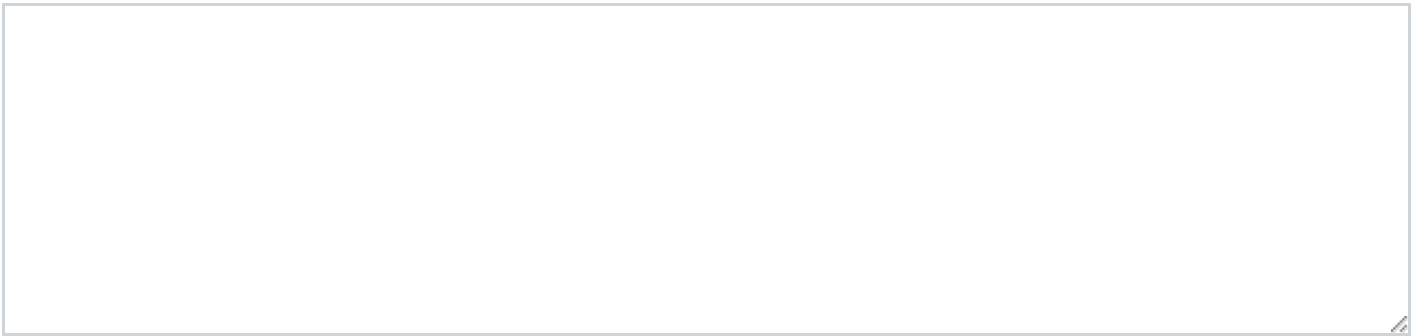
- ☐ Gives access to health services and programs
- ☐ Makes people safer
- ☐ Gives access to recreational programs and services
- ☐ Allows residents to access to jobs and supports the neighborhood's economy
- ☐ Makes the neighborhood beautiful and gives it character
- ☐ Makes the neighborhood more environmental-friendly (solar panels, energy conservation, and other ways to reduce carbon footprint)
- ☐ Empowers neighborhood organizations and residents
- ☐ Other:

How do you think your capital project can make the neighborhood better by adding health or safety programs? (200 characters):



200/200

How can your capital project make people safer? (200 characters)



200/200

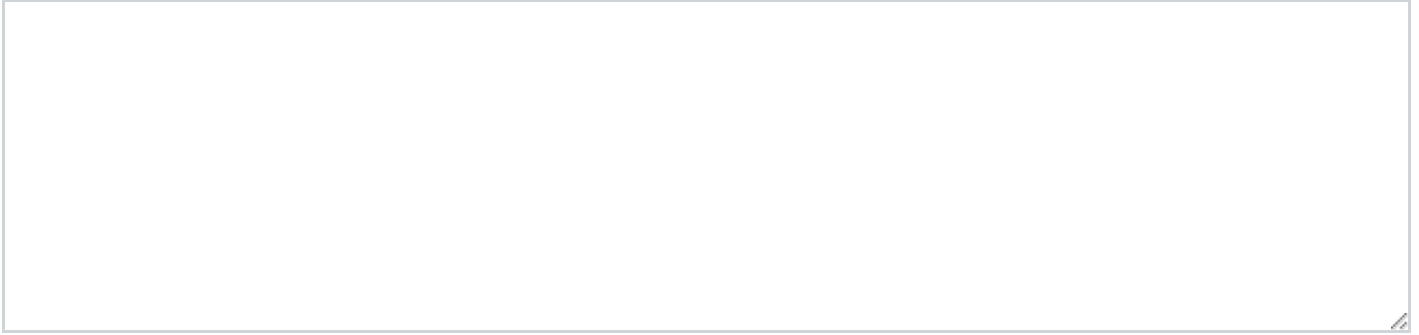
Describe how your capital project will give access to services that improve healthy living, life expectancy, new recreational centers, public health. (200 characters):



200/200

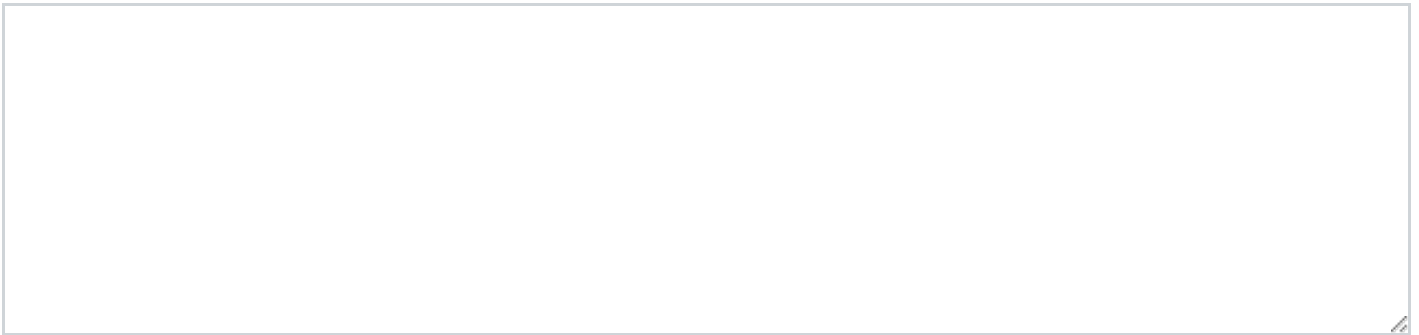
How could your capital project give people access to job and support your neighborhood's economy (200 characters):





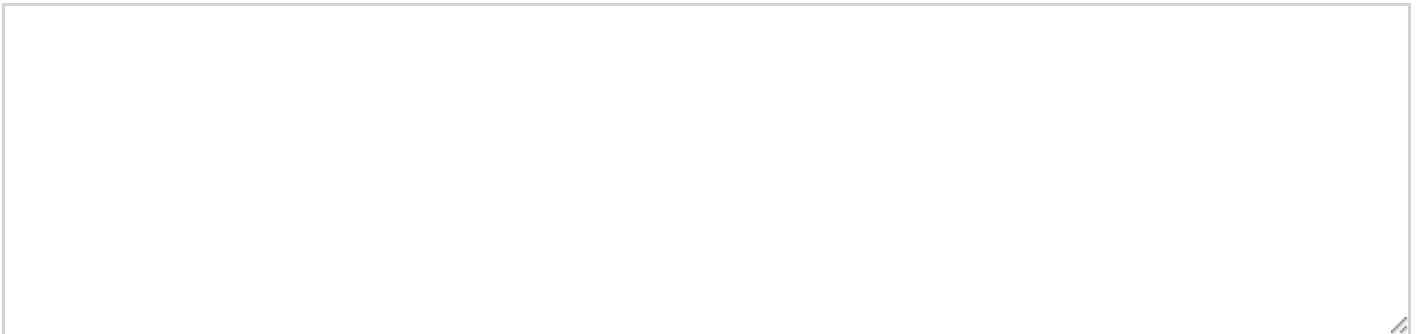
200/200

How could your capital project make the neighborhood more beautiful and give it character? (200 characters):



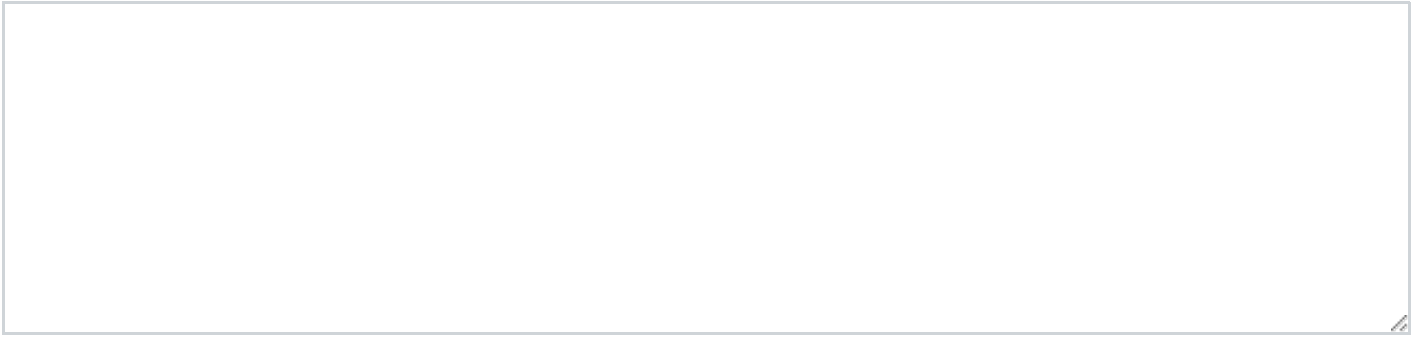
200/200

How does your capital project make the neighborhood more environmentally-friendly? (200 characters):



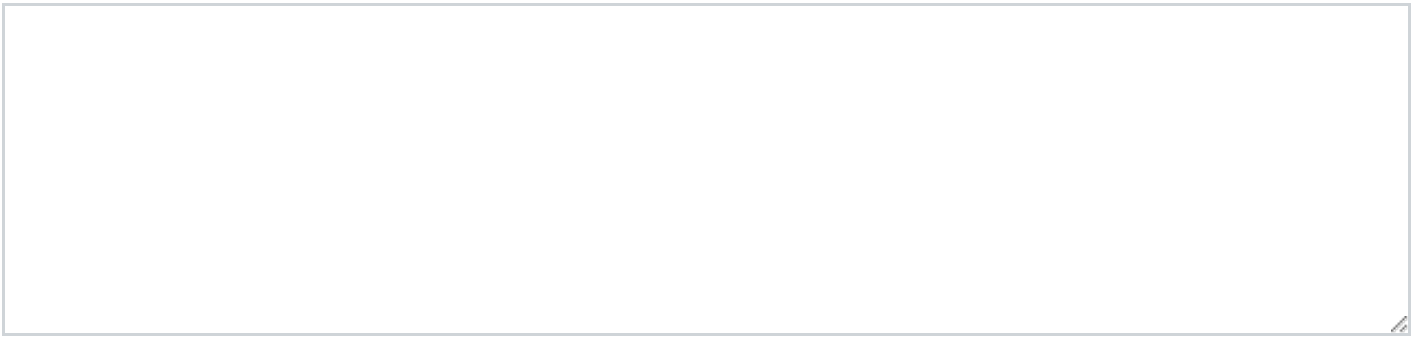
200/200

How can your capital project empower neighborhood resident and organizations? (200 characters):



200/200

In your opinion, how will your capital project improve the well-being of the community? (200 characters max.)



200/200

Has any work related to your capital project started?

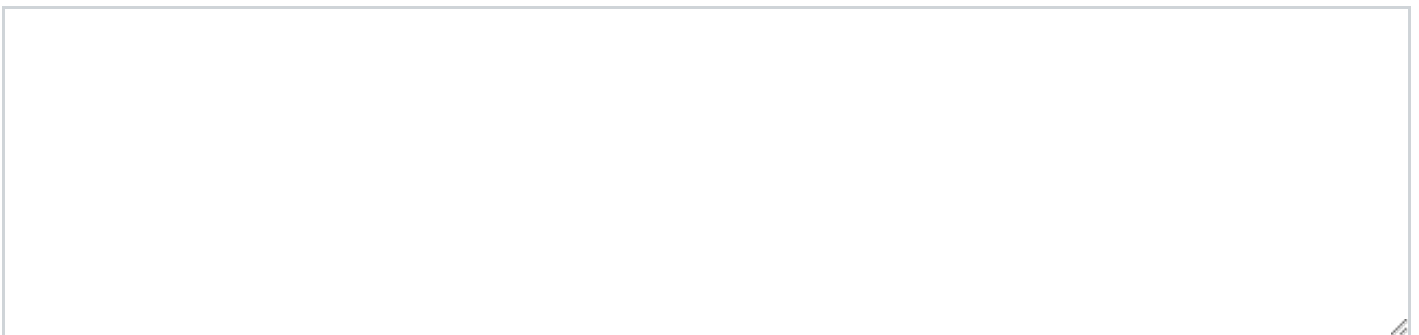
☒ Yes

☐ No

Who started the capital project?

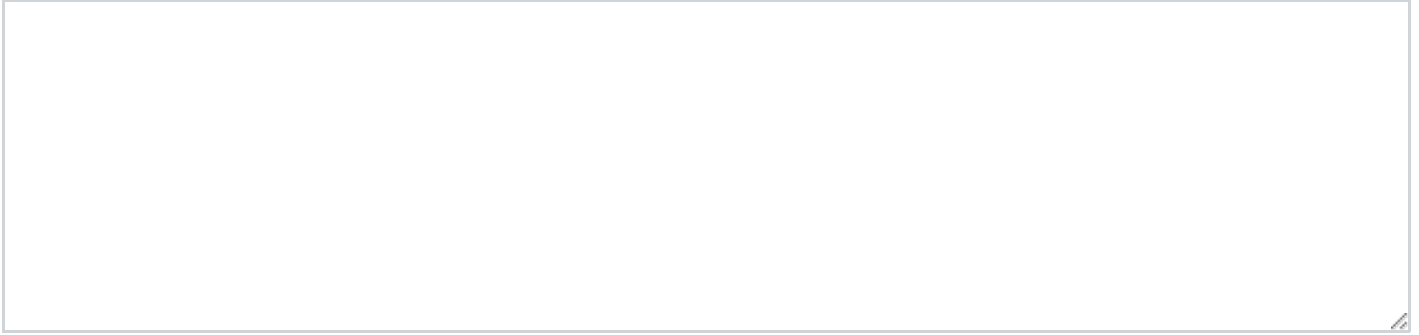


How many community meetings were held for the community to provide input?



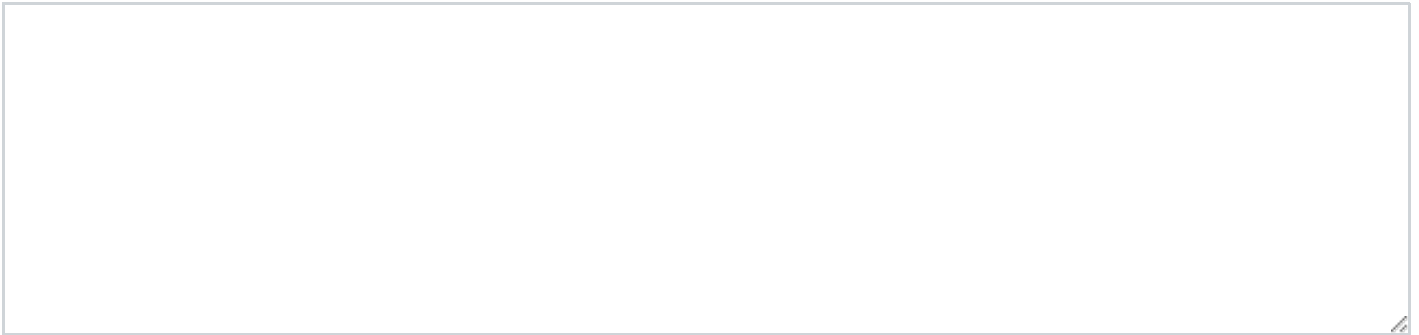
200/200

Please list other groups or organizations, if any, that have worked on this capital project with you.



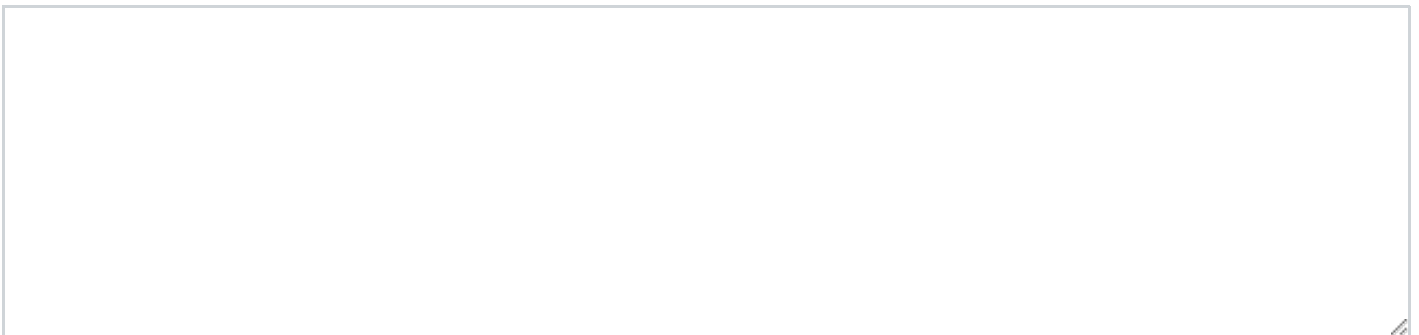
200/200

Does this capital project have funding? Is there a deadline for the funding to be used? (200 characters):



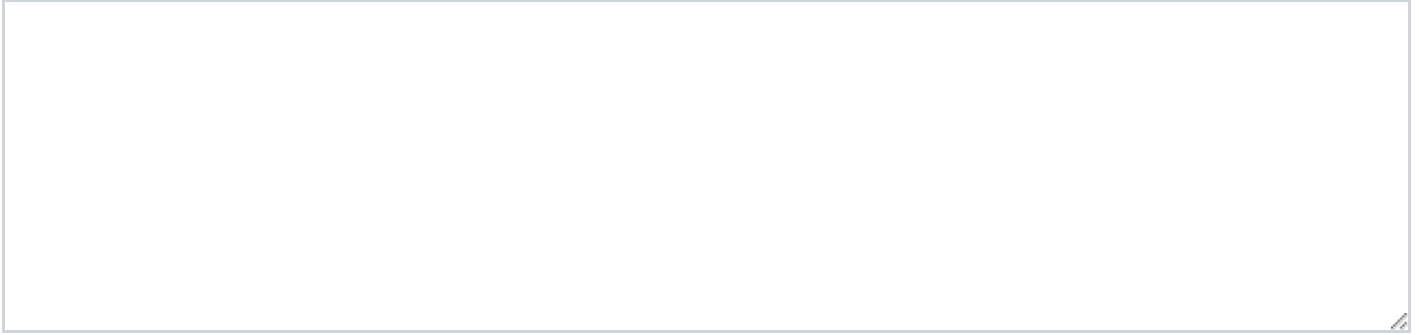
200/200

Is this a NEW CAPITAL PROJECT or an IMPROVEMENT of an existing capital project?



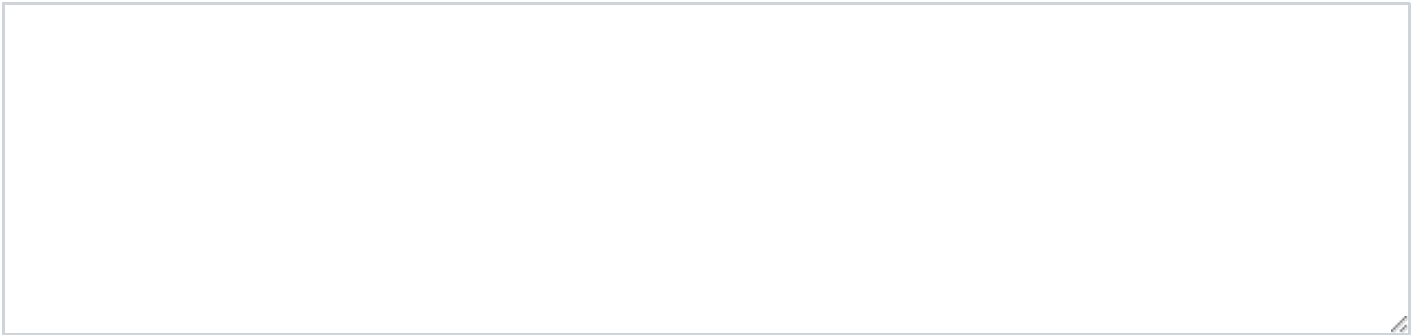
200/200

As far as you can tell, what BARRIERS exist in making your capital project idea come to life? (200 characters):



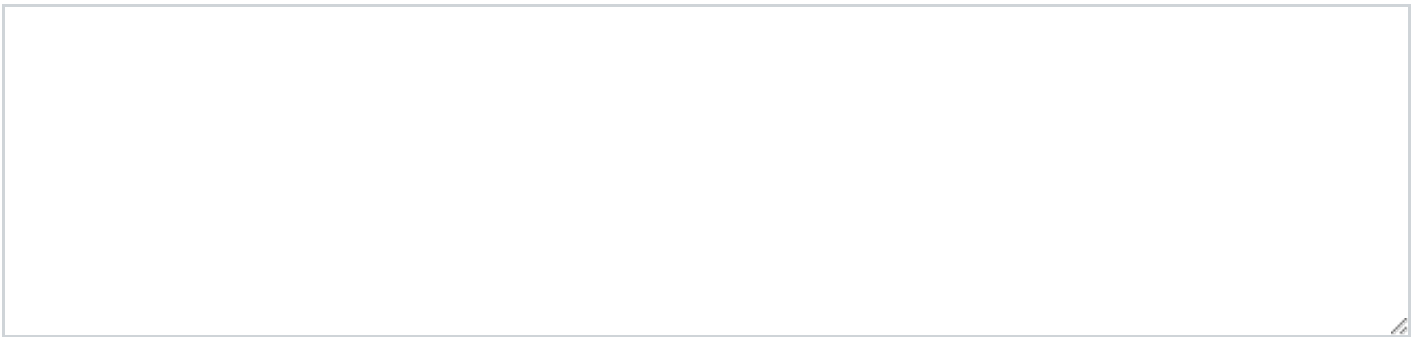
200/200

Will your project need funding for ongoing maintenance or service?



200/200

Is there anything else you wanted to say about your capital project? (200 characters):



200/200

## Contact Information

Requesting Contact Name \*



First Name

Last Name

Contact Phone Number \*

Contact Email \*

What main street intersection do you live by? Example: Broadway and 14th St. \*

Did you have any problems or challenges completing this form? If so, what were they?

Submit Form

Powered by Formstack [Create your own form >](#)

**C.I.P DEPARTMENT Project Request Worksheet  
for Building/Structure and Open Space Assets**

---

**Requesting Contact Name**

**Contact Phone No.**

**Contact email**

1. Project Name (Site Name) \_\_\_\_\_

2. Project Location/Address (Include number, street, name, zip code)

\_\_\_\_\_  
\_\_\_\_\_

3. Describe Project Work Area: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Project square footage or length (linear feet, miles): \_\_\_\_\_

Please attach any photos to the end of this form.

4. Council District (check all that apply)

☐ District 1      ☐ District 3      ☐ District 5      ☐ District 7

☐ District 2      ☐ District 4      ☐ District 6      ☐ Citywide

5. Proposed Work Type: (Choose one category)

- ☐ **Renovation/addition:** New Construction or any substantial rehabilitation of an existing site, building or system.
- ☐ **Replacement:** New installation of components of a site, building or system which prolongs the life and/or increases the value.
- ☐ **Remodel:** Work performed to alter a site or building over in a different way within existing footprint.
- ☐ **Maintenance/Repair-** Work required to keep existing improvements in their existing operational state. This does not include any modification that changes the character, scope, or size of the original structure, facility, utility or improved area.
- ☐ **New:** Work will create a physical site amenity, building, etc. that does not exist.

6. Type of Asset Category (What type of improvement-choose one):

- ☐ **Buildings & Structures:** Projects in this category include new construction and replacement or improvement of recreation centers, fire stations, community centers, and other City buildings, facilities and structures that could be in park space.
- ☐ **Parks & Open Spaces:** Projects in this category include improvements to playgrounds and tot lots, parks open space, ballfields that could include support facilities such as restroom, concession, storage.

7. Evaluation Factors and Criteria (supporting description to meet evaluation factors rubric).

<b>1) Equity/Investment in Underserved Oakland Communities:</b>
1a) What Neighborhood Priority is your proposed project located in? Please use the Oakland Equity Map and check the appropriate box. Link: <a href="#">Oakland Equity Map</a>  <input type="checkbox"/> Highest <input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Lowest <input type="checkbox"/> No Data
1b) Is the Project located within ¼ mile of 100% affordable housing developments? Use the link and enter the proposed project address. Link: <a href="#">Oakland Affordable Housing Map</a>  <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>2) Health &amp; Safety:</b>
2a) (Building) If Project is in Highest, High or Medium High Priority Neighborhood only: Project must add programs or services to improve access to preventive care, child health, mortality, physical and mental health or reduce crime on site at locations with disparate crime rates.  <input type="checkbox"/> Adds health programs? <input type="checkbox"/> Adds safety programs? <input type="checkbox"/> None Describe health and/or safety programs indicated above (200 characters):
2a) (Open Space) If Project is in Highest, High, or Medium Priority Neighborhood only: Project/program provides recreational opportunities to target a disparity among communities with less access. Is your project in an area considered “Park Deficient Neighborhood” according to the State Parks Community Fact Finder. Link: <a href="#">State Parks Community Fact Finder</a> . (1) Enter address and hit enter; 2) Note the data for “Parks per 1,000 People” in the table to the left and check the appropriate box below.  Please check the appropriate “Parks per 1,000 People” <input type="checkbox"/> Yes (check one) <input type="checkbox"/> less than 3 acres per 1000 residents <input type="checkbox"/> greater than 3 acres per 1000 residents <input type="checkbox"/> No
2b) Project addresses an immediate life safety risk, imminent environmental hazard or health threat.



Check all that apply:

- ☐ Does it remove hazards?
  - ☐ Yes
  - ☐ No
- ☐ Does it add safety and security?
  - ☐ Yes
  - ☐ No

Describe how it removes hazards or adds safety and security (200 characters):

2c) Does the Project increase access to services for healthy living or improved public health? Such as, new recreational amenities or programs; access to information (health, medical, nutrition, exercise, etc.); any other opportunities that influence life expectancy, healthy living and access to community services.

- ☐ Yes
  - ☐ Describe **new** service, amenity or program that currently does not exist that addresses healthy living, improved public health, new recreational opportunities, other opportunities that influence life expectancy;
  - ☐ Describe **new** access to health, medical, nutrition, exercise, etc. information (can be programs, extended hours to the programs)
- ☐ No

Describe service or access that will be provided indicated above (200 characters):

### 3) Community Investment and Economic Prosperity:

3a) If Project is in Highest, High or Medium High Priority Neighborhood only:

Does the Project provide economic development opportunities by providing jobs, job training or internship opportunities by partnering with community programs?

Check all that apply:

- ☐ Project increases job and economic opportunities for low income and people of color
- ☐ Project improves mobility to access needed local amenities (jobs, housing, education, recreation, services) among Oaklanders with disparate access;
- ☐ Project increases the number of transportation programs/services designed for seniors, youth, low income communities and people with disabilities
- ☐ Project improves lighting near key businesses, education, or recreational facilities which are utilized by communities with disparately low use / engagement
- ☐ Project supports people of color business ownership;
- ☐ Project increases educational opportunities, access to employment information or increases graduation rates.

☐ None.

3b) Does the Project promote local economic development/opportunities and/or revitalize the area and/or create community building opportunities?

Check all that apply:

- ☐ Project contributes/integrates to the existing aesthetic value and character of the neighborhood or corridor;
- ☐ Project improves conditions to business centers/corridors bringing more customers by adding Automated Pedestrian Signals or on-street parking turnover;
- ☐ Project stabilizes and maintains people in the neighborhood
- ☐ Project increases home ownership;
- ☐ Project creates hydrological improvements and flood prevention, such as increasing flow capacity, improving/restoring create meander and pools;
- ☐ Project creates community stewardship or a new social and economic community benefit such as providing significant improvement to the local area; increases customer satisfaction with better on-street information;
- ☐ Project addresses loading needs of businesses.
- ☐ None.

List benefits in each category. (200 characters)

3c) Does the Project restores/preserves existing cultural, historic and/or natural resource?

List resource(s) and CEDA Historic Resource Category.

[CEDA Historic Resource Category Map](#) (Click on Parcels and CEDA APP, Historic Resources sub layer). Hint: Turn layers on/off one at a time.

Is the proposed project in any of these sublayers? (Check all that apply)

- ☐ Heritage Property
- ☐ Designated Historic District
- ☐ Landmark
- ☐ Area of Primary Importance:
- ☐ Potential Designated Historic Property
- ☐ Areas of Secondary Importance
- ☐ None

#### **4) Environment/Sustainability:**

4a) Does the Project address equity goals specific to improve sustainability, reduce greenhouse gas emissions, or promote community leadership in neighborhood most in need?

Check all that apply:

- ☐ Encourage/empower neighborhood organizations around environmental justice
- ☐ Reduce carbon footprint – such as solar panels, electric replacement of natural gas appliances, energy storage
- ☐ Reduce natural resources use – such as solar panel, limited water use fixtures
- ☐ Other
- ☐ None

Please describe “Other” (200 characters):

4b) Does the Project integrates multiple strategies implementing Action Items from the Equitable Climate Action Plan (ECAP) including reduction or elimination of natural gas systems, conversion of facility to a resilience hub, expansion of electric vehicle charging infrastructure, green infrastructure, access to multiple transportation options and reduces the need for auto dependency, integrate multiple strategies to promote sustainable neighborhoods? Link: [Oakland Equitable Climate Action Plan \(ECAP\)](#)

Check all that apply:

- ☐ Project supports two ECAP Action Items (specify by Action Item numbers)
- ☐ Project supports three ECAP Action Items (specify by Action Item numbers)
- ☐ Project supports four or more ECAP Action Items (specify by Action Item numbers)
- ☐ Project will meet Green Building Ordinance (LEED Silver Certification)
- ☐ Project will meet Bay Friendly Landscaping Ordinance (ReScape Certification)
- ☐ None

Please describe the specific ECAP Action Item Numbers the Project will support (200 characters):

4c) Does the Project is designed to promote resiliency by facilitating emergency response services/facility and/or reducing the impact of natural disasters, including climate change?

Check all that apply:

- ☐ Installs solar photovoltaic panels
- ☐ Installs energy storage (chemical or mechanical battery systems)
- ☐ Creates or enhances ability of facility to operate as a resilience hub (project provides full commercial kitchen, showers, cooling center, full ADA compliance)
- ☐ Project eliminates natural gas from a facility (risk reduction)
- ☐ Enhances electrical or operational systems in a post disaster relief facility
- ☐ Adds or enhances onsite Recycled water, rainwater collection, carbon sequestration
- ☐ None

## 5) Improvement: Level and Quality of Service

5a) Does the Project target reduced disparities with improved quality of service or resources? Do the Project improvements invest in geographies or among communities that have reduced Quality of Service relative to others?

Check all that apply:

- ☐ Senior
- ☐ Low Income
- ☐ Youth between 10-19
- ☐ Population with a Disability
- ☐ Zero Vehicle Households
- ☐ None

Describe how (200 characters):

5b) Does the Project improve or expand the level of quality of service for the public, wildlife or property?

Check one:

- ☐ Yes
- ☐ No

If "YES", describe any added programs, activities, or increasing/improving wildlife habitat as a result of this project (200 characters)

**6) Asset (Existing) Conditions:**

6a) Does the Project lessen the amount of system/facility downtime by:

Check all that apply:

- ☐ Maintain current infrastructure footprint?
- ☐ Improve current infrastructure?
- ☐ Replace current infrastructure?
- ☐ Other: (List)
- ☐ None

6b) Does the Project mitigate more expensive future repair or reduces operation and maintenance (O&M)?

Check one:

- ☐ Yes
- ☐ No

6c) Does the Project increase the useful life of the asset?

Check one:

- ☐ Yes
- ☐ No

**7) Project Readiness:**

7a) Stage of the Project:

Check one:

- ☐ No Work Initiated
- ☐ Feasibility Study
- ☐ Schematic Design
- ☐ Design Development
- ☐ >90% Construction Drawings

7b) Project has no significant engineering barriers to completion of design or implementation (such as right of way acquisition, CEQA, EIR)

Has the project overcome the following significant barriers in order to move forward with the construction of the project?

Check all that apply:

- ☐ Project is ready to advertise for construction
- ☐ Internal and external stakeholders have endorsed the project
- ☐ Necessary legislative action is completed such as Council-approved operating agreements
- ☐ All Planning approvals (CEQA, EIR, Historic, Planning Commission) and Building Plan Check is completed
- ☐ Right-of-way acquisition or any land use agreements have been completed or is not necessary for the project
- ☐ None

7c) Does the Project have funding with deadlines/expiration?

Check one:

- ☐ Yes
- ☐ No

**8) Multiple Asset Category Benefit and Collaborative Opportunities:**

8a) Does the Project partner or bundle opportunities with other local, state or federal agencies to leverage non-fiscal resources? Is this project driven by an under-represented (i.e. youth, minority group, single-parent families, seniors, disabled, etc.) group?

- ☐ Yes

Check all that apply:

- ☐ Collaborate with outside agencies or under-represented community
- ☐ Concept/design emerged from a community-driven planning process
- ☐ Leverage existing funding sources (outside OPW and DOT).
- ☐ Generate revenues or provide cost savings by bundling with other projects
- ☐ No

8b) Has the Project been identified on a master plan, specific area plan or other planning/governing document?

Check one: <input type="checkbox"/> Yes. List Document Name/Title: <input type="checkbox"/> No
8c) Does the Project have funding?  Check one: <input type="checkbox"/> Yes. If yes, list source(s) and amounts <input type="checkbox"/> No
<b>9) Regulatory Mandate:</b>
9a) Does the Project address/resolve a known liability in violation of a court order, settlement, or other legal obligation and prevents an imminent lawsuit against the City or reduce significant known liabilities based on prior court judgements?  <input type="checkbox"/> Yes Check all that apply: <input type="checkbox"/> ADA <input type="checkbox"/> Building Code <input type="checkbox"/> Fire Code <input type="checkbox"/> Other non-compliance. List: <input type="checkbox"/> Limitation on public use of asset <input type="checkbox"/> No
9b) Does the Project correct a regulatory deficiency or bring infrastructure into compliance with current code, regulations, or policies, such as ADA, building code, fire code, or other non-compliance and/or limitation on public use of asset?  <input type="checkbox"/> Yes Check all that apply: <input type="checkbox"/> ADA <input type="checkbox"/> Building Code <input type="checkbox"/> Fire Code <input type="checkbox"/> Other non-compliance. List: <input type="checkbox"/> Limitation on public use of asset <input type="checkbox"/> No

8. Additional information to support project request? (200 characters) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# ATTACHMENT G

Reported information as of: 1/10/21				
	Project Type	Project Name	Developer/Project Sponsor	Location/Address
(Please number these rows for reference)				
1	New Construction	3268 San Pablo	Satellite Affordable Housing As	3268 San Pablo Avenue Oakland,
2	New Construction	7th & Campbell	Oakland & the World Enterpris	7th Street & Campbell Street Oakl
3	New Construction	Ancora Place	Satellite Affordable Housing As	2227-2257 International Blvd Oakl
4	New Construction	Aurora Apartments (aka MacArth	Affirmed Housing	657 W. MacArthur Blvd Oakland, C
5	New Construction	Camino 23	Satellite Affordable Housing As	1233-1253 23rd Avenue & 2285 In
6	New Construction	Coliseum Place	Resources for Community Dev	3300 Hawley Street Oakland, CA
7	New Construction	Fruitvale Transit Village II-B	Unity Council	3511 E 12th Street Oakland, CA 9
8	New Construction	Longfellow Corner (aka 3801 ML	Resources for Community Dev	3801, 3807, 3823, & 3829 Martin L
9	New Construction	West Grand & Brush	East Bay Asian Local Develop	760 22nd Avenue & 2201 Brush S
10	New Construction	95th & International	Related Companies	
11	Preservation - Rehabilitation	Empyrean Tower	Resources for Community Dev	344 13th Street Oakland, CA
12	Preservation - Rehabilitation	Frank G Mar Apartments	East Bay Asian Local Develop	283 13th Street Oakland, CA
13	Preservation - Rehabilitation	Fruitvale Studios	Allied Housing	2600 International Blvd Oakland, C
14	Preservation - Rehabilitation	Hamilton Apartments	Mercy Housing California	510 21st Street Oakland, CA
15	Preservation - Rehabilitation	Harp Plaza	Community Housing Developm	430 28th Street Oakland, CA
16	Preservation - Acquisition Conve	10320 Mac Arthur Blvd Project	Richmond Neighborhood Hous	10320 MacArthur Blvd Oakland, C
17	Preservation - Acquisition Conve	10th Ave Eastlake	East Bay Asian Local Develop	2515 10th Avenue Oakland, CA
18	Preservation - Acquisition Conve	1432 12th Avenue Cooperative	Bay Area Community Land Tru	1432 12th Avenue Oakland, CA 94
19	Preservation - Acquisition Conve	2000 36th Avenue	The Spanish Speaking Unity C	2000 36th Avenue Oakland CA 94
20	Preservation - Acquisition Conve	285 Newton Avenue	Bay Area Community Land Tru	285 Newton Avenue Oakland, CA
21	Preservation - Acquisition Conve	3 SF Homes	Oakland Community Land Tru	8020 Hillside Street, 2684 Ritchie
22	Preservation - Acquisition Conve	36th Avenue Apartments	The Spanish Speaking Unity C	1921 & 2022 36th Avenue Oakland
23	Preservation - Acquisition Conve	524-530 8th Street	Housing Consortium of the Ea	524-530 8th Street Oakland, CA 9
24	Preservation - Acquisition Conve	6106-6108 Hilton St. CLY Anti-Di	Northern California Land Trust	6106-6108 Hilton Street Oakland,
25	Preservation - Acquisition Conve	6470 MacArthur Blvd	Oakland Community Land Tru	6470 MacArthur Boulevard Oaklan
26	Preservation - Acquisition Conve	789 61st Street	Northern California Land Trust	789 61st Street Oakland, CA
27	Preservation - Acquisition Conve	Garrett Cooperatives Homes	Northern Community Land Tru	814 59th Street Oakland CA
28	Preservation - Rehabilitation	Harrison Hotel (with Empyrean T	Resources for Community Dev	1415 Harrison Street Oakland, CA
29	Preservation - Acquisition Conve	Highland Palms	East Bay Asian Local Develop	1810 E. 25th Street Oakland, CA
30	Preservation - Acquisition Conve	Shadetree	Bay Area Community Land Tru	48 5th Avenue Oakland, CA 9460
31	Preservation - Acquisition Conve	Harvest House	Oakland Community Land Tru	5940 Hayes Street Oakland, CA
32	Preservation - Acquisition Conve	E24 Community Studios	Oakland Community Land Tru	812 East 24th Street Oakland, CA
33	Preservation - Acquisition Conve	OakCLT Scattered Site	Oakland Community Land Tru	2242 107th Ave, 5330 Wentworth
34	Acquisition of Transitional Housi	Clifton Hall	City of Oakland	5276 Broadway, Oakland, CA 946
35	Acquisition of Transitional Housi	Inn at Temescal	Danco and Operation Dignity	3720 Telegraph Ave, Oakland, CA
36	Acquisition of Transitional Housi	The Holland	City of Oakland	641 West Grand, Oakland, CA 946
<b>TOTALS</b>				
Notes:				
(a) Due to error in database form, the question of "Current tenants include vulnerable populations" was combined with the previous question a				
(b) Most inputs are self-reported by project sponsors. Missing entries (e.g. tenant demographics) may not yet be available for projects in prede				
52.4%	Overall Average AMI			

Reported information as of: 1/10/21							
	Project Type	Project Name	Council District	Census Tract	Funding Round (1 or 2)	Funding Awarded	Funding Encumbered
(Please number these rows for reference)							
1	New Construction	3268 San Pablo	3	4014	1	\$100,000	\$100,000
2	New Construction	7th & Campbell	3	4022	1	\$801,900	\$801,900
3	New Construction	Ancora Place	2	4060	1	\$3,500,000	\$3,500,000
4	New Construction	Aurora Apartments (aka MacArthur)	1	4010	1	\$800,000	\$800,000
5	New Construction	Camino 23	5	4060.06	1	\$100,000	\$100,000
6	New Construction	Coliseum Place	7	4088	1	\$1,600,000	\$1,600,000
7	New Construction	Fruitvale Transit Village II-B	5	4061	1	\$1,400,000	\$1,400,000
8	New Construction	Longfellow Corner (aka 3801 MLK)	1	4010	1	\$3,175,000	\$3,175,000
9	New Construction	West Grand & Brush	3	4027	1	\$1,318,000	\$1,318,000
10	New Construction	95th & International	7	4103	1	\$200,000	\$200,000
11	Preservation - Rehabilitation	Empyrean Tower	2	4030	1	\$4,688,000	\$4,688,000
12	Preservation - Rehabilitation	Frank G Mar Apartments	2	4030	1	\$5,000,000	\$5,000,000
13	Preservation - Rehabilitation	Fruitvale Studios	5	4062.01	1+2	\$2,950,000	\$2,950,000
14	Preservation - Rehabilitation	Hamilton Apartments	3	4028	2	\$4,820,000	\$4,820,000
15	Preservation - Rehabilitation	Harp Plaza	3	4013	1	\$2,800,000	\$2,800,000
16	Preservation - Acquisition Conversion	10320 Mac Arthur Blvd Project	7	4101	2	\$2,550,000	\$2,550,000
17	Preservation - Acquisition Conversion	10th Ave Eastlake	2	4056	1	\$5,000,000	\$5,000,000
18	Preservation - Acquisition Conversion	1432 12th Avenue Cooperative	2	4054.02	1	\$1,315,831	\$1,315,831
19	Preservation - Acquisition Conversion	2000 36th Avenue	5	4065	1	\$5,000,000	\$5,000,000
20	Preservation - Acquisition Conversion	285 Newton Avenue	2	4053.01	1	\$300,000	\$300,000
21	Preservation - Acquisition Conversion	3 SF Homes	7	4084	1	\$450,000	\$450,000
22	Preservation - Acquisition Conversion	36th Avenue Apartments	5	4065	1	\$3,750,000	\$3,750,000
23	Preservation - Acquisition Conversion	524-530 8th Street	3	4031	2	\$5,000,000	\$5,000,000
24	Preservation - Acquisition Conversion	6106-6108 Hilton St. CLY Anti-Di	6	4087	1	\$2,400,000	\$2,400,000
25	Preservation - Acquisition Conversion	6470 MacArthur Blvd	6	4082	2	\$390,606	\$390,606
26	Preservation - Acquisition Conversion	789 61st Street	1	4007	1	\$600,000	\$600,000
27	Preservation - Acquisition Conversion	Garrett Cooperatives Homes	1	4007	1	\$300,000	\$300,000
28	Preservation - Rehabilitation	Harrison Hotel (with Empyrean Tower)	3	4029	1	\$	\$
29	Preservation - Acquisition Conversion	Highland Palms	2	4058	1	\$3,000,000	\$3,000,000
30	Preservation - Acquisition Conversion	Shadetree	2	4060	1+2	\$2,500,000	\$2,500,000
31	Preservation - Acquisition Conversion	Harvest House	6	4087	1	\$150,000	\$150,000
32	Preservation - Acquisition Conversion	E24 Community Studios	2	4056	1	\$974,150	\$974,150
33	Preservation - Acquisition Conversion	OakCLT Scattered Site	7	4102	1	\$849,616	\$849,616
34	Acquisition of Transitional Housing	Clifton Hall	1	4042	1	\$3,416,667	\$3,416,667
35	Acquisition of Transitional Housing	Inn at Temescal	3	4011	1	\$1,050,000	\$1,050,000
36	Acquisition of Transitional Housing	The Holland	3	4028	1	\$7,015,745	\$7,015,745
<b>TOTALS</b>						<b>\$79,265,515</b>	<b>\$79,265,515</b>
Notes:							
(a) Due to error in database form, the question of "Current tenants include vnd not answered. This error will be fixed for the next report.							
(b) Most inputs are self-reported by project sponsors. Missing entries (e.g. development or lease up.							
52.4%	Overall Average AMI						



Reported information as of: 1/10/21						20%	30%
	Project Type	Project Name	Funds Spent	Unspent funds as of	Total Number of Units	Income Mix (# of units)	
(Please number these rows for reference)						Extremely Low-Income @ <20% AMI	Extremely Low-Income @ 21-30% AMI
1	New Construction	3268 San Pablo	\$100,000	\$	51	10	3
2	New Construction	7th & Campbell	\$642,424	\$159,476	79	17	56
3	New Construction	Ancora Place	\$3,500,000	\$	77	20	15
4	New Construction	Aurora Apartments (aka MacArth	\$	\$800,000	43	43	
5	New Construction	Camino 23	\$100,000	\$	36	8	1
6	New Construction	Coliseum Place	\$1,525,000	\$75,000	59	9	5
7	New Construction	Fruitvale Transit Village II-B	\$	\$1,400,000	179	46	
8	New Construction	Longfellow Corner (aka 3801 ML	\$3,175,000	\$	76	16	22
9	New Construction	West Grand & Brush	\$	\$1,318,000	59	28	5
10	New Construction	95th & International	\$	\$200,000	55		14
11	Preservation - Rehabilitation	Empyrean Tower	\$4,538,000	\$150,000	65		17
12	Preservation - Rehabilitation	Frank G Mar Apartments	\$670,068	\$4,329,932	119		30
13	Preservation - Rehabilitation	Fruitvale Studios	\$2,353,604	\$596,397	24	6	
14	Preservation - Rehabilitation	Hamilton Apartments	\$	\$4,820,000	92	19	32
15	Preservation - Rehabilitation	Harp Plaza	\$	\$2,800,000	20		
16	Preservation - Acquisition Conve	10320 Mac Arthur Blvd Project	\$2,550,000	\$	17		
17	Preservation - Acquisition Conve	10th Ave Eastlake	\$5,000,000	\$	35		
18	Preservation - Acquisition Conve	1432 12th Avenue Cooperative	\$168,696	\$1,147,136	7		
19	Preservation - Acquisition Conve	2000 36th Avenue	\$4,850,000	\$150,000	55		
20	Preservation - Acquisition Conve	285 Newton Avenue	\$300,000	\$	9		
21	Preservation - Acquisition Conve	3 SF Homes	\$	\$450,000	3		
22	Preservation - Acquisition Conve	36th Avenue Apartments	\$	\$3,750,000	25		
23	Preservation - Acquisition Conve	524-530 8th Street	\$4,364,055	\$635,945	39		10
24	Preservation - Acquisition Conve	6106-6108 Hilton St. CLY Anti-Di	\$2,400,000	\$	16		
25	Preservation - Acquisition Conve	6470 MacArthur Blvd	\$	\$390,606	2		
26	Preservation - Acquisition Conve	789 61st Street	\$600,000	\$	6		
27	Preservation - Acquisition Conve	Garrett Cooperatives Homes	\$	\$300,000	1		
28	Preservation - Rehabilitation	Harrison Hotel (with Empyrean T	\$	\$	81		
29	Preservation - Acquisition Conve	Highland Palms	\$3,000,000	\$	23		
30	Preservation - Acquisition Conve	Shadetree	\$	\$2,500,000	23		
31	Preservation - Acquisition Conve	Harvest House	\$150,000	\$	1		
32	Preservation - Acquisition Conve	E24 Community Studios	\$974,150	\$	7		
33	Preservation - Acquisition Conve	OakCLT Scattered Site	\$849,616	\$	3		
34	Acquisition of Transitional Housi	Clifton Hall	\$3,410,097	\$6,570	63		41
35	Acquisition of Transitional Housi	Inn at Temescal	\$1,050,000	\$	22		21
36	Acquisition of Transitional Housi	The Holland	\$7,015,745	\$	70		70
<b>TOTALS</b>			<b>\$53,286,454</b>	<b>\$25,979,061</b>	<b>1,542</b>	<b>222</b>	<b>342</b>
Notes:							
(a)	Due to error in database form, the question of "Current tenants include v					318	NC ELI Units
(b)	Most inputs are self-reported by project sponsors. Missing entries (e.g. te					711	NC Total Afford
						45%	% ELI of Total A
52.4%	Overall Average AMI						

Reported information as of: 1/10/21			50%	80%	120%		
	Project Type	Project Name					
(Please number these rows for reference)			Very Low-Income @ 31-50% AMI	Low-Income @ 51-80% AMI	Moderate-Income @ 81-120% AMI	Market Rate	Manager's Unit
1	New Construction	3268 San Pablo	18	19			1
2	New Construction	7th & Campbell	6				1
3	New Construction	Ancora Place	25	16			1
4	New Construction	Aurora Apartments (aka MacArth					
5	New Construction	Camino 23	27				
6	New Construction	Coliseum Place	44		1		1
7	New Construction	Fruitvale Transit Village II-B	29	104			
8	New Construction	Longfellow Corner (aka 3801 ML		38	1		
9	New Construction	West Grand & Brush	17	8			1
10	New Construction	95th & International	40				1
11	Preservation - Rehabilitation	Empyrean Tower	10	38			
12	Preservation - Rehabilitation	Frank G Mar Apartments	32	55			2
13	Preservation - Rehabilitation	Fruitvale Studios	6	11			1
14	Preservation - Rehabilitation	Hamilton Apartments	41				
15	Preservation - Rehabilitation	Harp Plaza		19			1
16	Preservation - Acquisition Conve	10320 Mac Arthur Blvd Project		16			1
17	Preservation - Acquisition Conve	10th Ave Eastlake		34			1
18	Preservation - Acquisition Conve	1432 12th Avenue Cooperative		7			
19	Preservation - Acquisition Conve	2000 36th Avenue		54			1
20	Preservation - Acquisition Conve	285 Newton Avenue		9			
21	Preservation - Acquisition Conve	3 SF Homes		3			
22	Preservation - Acquisition Conve	36th Avenue Apartments		24			1
23	Preservation - Acquisition Conve	524-530 8th Street		29			
24	Preservation - Acquisition Conve	6106-6108 Hilton St. CLY Anti-Di		16			
25	Preservation - Acquisition Conve	6470 MacArthur Blvd		2			
26	Preservation - Acquisition Conve	789 61st Street		6			
27	Preservation - Acquisition Conve	Garrett Cooperatives Homes		1			
28	Preservation - Rehabilitation	Harrison Hotel (with Empyrean To	81				
29	Preservation - Acquisition Conve	Highland Palms		22			1
30	Preservation - Acquisition Conve	Shadetree		23			
31	Preservation - Acquisition Conve	Harvest House		1			
32	Preservation - Acquisition Conve	E24 Community Studios		7			
33	Preservation - Acquisition Conve	OakCLT Scattered Site		3			
34	Acquisition of Transitional Housi	Clifton Hall	20				2
35	Acquisition of Transitional Housi	Inn at Temescal					1
36	Acquisition of Transitional Housi	The Holland					
<b>TOTALS</b>			<b>396</b>	<b>565</b>	<b>2</b>		<b>18</b>
Notes:							
(a) Due to error in database form, the question of "Current tenants include v							
(b) Most inputs are self-reported by project sponsors. Missing entries (e.g. table Units							
Affordable Units							
52.4%	Overall Average AMI						

Reported information as of: 1/10/21							
	Project Type	Project Name	Unit Size Mix (# of units)				
(Please number these rows for reference)			SRO	Studios	1 BR	2 BR	3 BR
1	New Construction	3268 San Pablo		13	37		
2	New Construction	7th & Campbell		23	24	32	
3	New Construction	Ancora Place		5	25	27	19
4	New Construction	Aurora Apartments (aka MacArthur)		2	41		
5	New Construction	Camino 23			30	6	
6	New Construction	Coliseum Place			11	28	20
7	New Construction	Fruitvale Transit Village II-B		28	70	53	28
8	New Construction	Longfellow Corner (aka 3801 MLK)			33	19	25
9	New Construction	West Grand & Brush		24	5	14	15
10	New Construction	95th & International		3	24	14	14
11	Preservation - Rehabilitation	Empyrean Tower		54	11		
12	Preservation - Rehabilitation	Frank G Mar Apartments			51	41	19
13	Preservation - Rehabilitation	Fruitvale Studios		23			
14	Preservation - Rehabilitation	Hamilton Apartments		92			
15	Preservation - Rehabilitation	Harp Plaza				10	9
16	Preservation - Acquisition Conversion	10320 Mac Arthur Blvd Project			1	12	3
17	Preservation - Acquisition Conversion	10th Ave Eastlake		1	29	4	
18	Preservation - Acquisition Conversion	1432 12th Avenue Cooperative		1	2	2	2
19	Preservation - Acquisition Conversion	2000 36th Avenue			53	1	
20	Preservation - Acquisition Conversion	285 Newton Avenue	9				
21	Preservation - Acquisition Conversion	3 SF Homes				3	
22	Preservation - Acquisition Conversion	36th Avenue Apartments			21	3	
23	Preservation - Acquisition Conversion	524-530 8th Street	39				
24	Preservation - Acquisition Conversion	6106-6108 Hilton St. CLY Anti-D				16	
25	Preservation - Acquisition Conversion	6470 MacArthur Blvd				2	
26	Preservation - Acquisition Conversion	789 61st Street				6	
27	Preservation - Acquisition Conversion	Garrett Cooperatives Homes					
28	Preservation - Rehabilitation	Harrison Hotel (with Empyrean Tower)		81			
29	Preservation - Acquisition Conversion	Highland Palms			8	13	1
30	Preservation - Acquisition Conversion	Shadetree		6	12	5	
31	Preservation - Acquisition Conversion	Harvest House				1	
32	Preservation - Acquisition Conversion	E24 Community Studios			5	2	
33	Preservation - Acquisition Conversion	OakCLT Scattered Site				3	
34	Acquisition of Transitional Housing	Clifton Hall	61				
35	Acquisition of Transitional Housing	Inn at Temescal	21				
36	Acquisition of Transitional Housing	The Holland	70				
<b>TOTALS</b>			<b>200</b>	<b>356</b>	<b>493</b>	<b>317</b>	<b>155</b>
Notes:							
(a) Due to error in database form, the question of "Current tenants include veterans" was not asked.							
(b) Most inputs are self-reported by project sponsors. Missing entries (e.g. tenants) are not included.							
52.4%	Overall Average AMI						

Reported information as of: 1/10/21								
	Project Type	Project Name		Total Bedroom s	Housing Type (select all that apply)	Target Populatio n (# of units)		
(Please number these rows for referenc e)			4 BR			HIV/AIDS	TAY	Homeles s
1	New Construction	3268 San Pablo		37	Seniors			
2	New Construction	7th & Campbell		88	Families			20
3	New Construction	Ancora Place		136	Seniors			16
4	New Construction	Aurora Apartments (aka MacArthur)		41	/Homeless			43
5	New Construction	Camino 23		42	/Homeless	5		
6	New Construction	Coliseum Place		127	Seniors	5		12
7	New Construction	Fruitvale Transit Village II-B		260	Seniors			46
8	New Construction	Longfellow Corner (aka 3801 MLK)		146	Seniors			32
9	New Construction	West Grand & Brush		78	Seniors			28
10	New Construction	95th & International		94	Families			
11	Preservation - Rehabilitation	Empyrean Tower		11	/Homeless			
12	Preservation - Rehabilitation	Frank G Mar Apartments	6	214	cial Needs			
13	Preservation - Rehabilitation	Fruitvale Studios			Families			12
14	Preservation - Rehabilitation	Hamilton Apartments			Families			92
15	Preservation - Rehabilitation	Harp Plaza		47	cial Needs			
16	Preservation - Acquisition Conveyance	10320 Mac Arthur Blvd Project		34	cial Needs			
17	Preservation - Acquisition Conveyance	10th Ave Eastlake		37	cial Needs			
18	Preservation - Acquisition Conveyance	1432 12th Avenue Cooperative		12	cial Needs			
19	Preservation - Acquisition Conveyance	2000 36th Avenue		55	cial Needs			
20	Preservation - Acquisition Conveyance	285 Newton Avenue			cial Needs			
21	Preservation - Acquisition Conveyance	3 SF Homes		6	uals/Adults			
22	Preservation - Acquisition Conveyance	36th Avenue Apartments		27	cial Needs			
23	Preservation - Acquisition Conveyance	524-530 8th Street			cial Needs			
24	Preservation - Acquisition Conveyance	6106-6108 Hilton St. CLY Anti-D		32	cial Needs			
25	Preservation - Acquisition Conveyance	6470 MacArthur Blvd		4	cial Needs			
26	Preservation - Acquisition Conveyance	789 61st Street		12	cial Needs			
27	Preservation - Acquisition Conveyance	Garrett Cooperatives Homes			uals/Adults			
28	Preservation - Rehabilitation	Harrison Hotel (with Empyrean Tower)			Families			
29	Preservation - Acquisition Conveyance	Highland Palms		37	cial Needs			
30	Preservation - Acquisition Conveyance	Shadetree		22	cial Needs			
31	Preservation - Acquisition Conveyance	Harvest House		2	Families			
32	Preservation - Acquisition Conveyance	E24 Community Studios		9	cial Needs			
33	Preservation - Acquisition Conveyance	OakCLT Scattered Site		6	cial Needs			
34	Acquisition of Transitional Housing	Clifton Hall		61	Homeless			61
35	Acquisition of Transitional Housing	Inn at Temescal		21	Homeless			21
36	Acquisition of Transitional Housing	The Holland		90	Homeless			70
<b>TOTALS</b>			<b>6</b>	<b>1,788</b>		<b>10</b>		<b>453</b>
Notes:								
(a) Due to error in database form, the question of "Current tenants include veterans and families with children" was not asked.								
(b) Most inputs are self-reported by project sponsors. Missing entries (e.g. tenancy status) are marked as "N/A".								
52.4%	Overall Average AMI							

Reported information as of: 1/10/21							
	Project Type	Project Name			PSH Units	Affordable Ownership Units	Number of units occupied at time of acquisition
(Please number these rows for reference)			Persons with Disabilities	Veterans			
1	New Construction	3268 San Pablo		13	Yes		
2	New Construction	7th & Campbell	4		Yes		
3	New Construction	Ancora Place			Yes		
4	New Construction	Aurora Apartments (aka MacArthur)			Yes		
5	New Construction	Camino 23	5		No		
6	New Construction	Coliseum Place			No		
7	New Construction	Fruitvale Transit Village II-B			Yes		
8	New Construction	Longfellow Corner (aka 3801 MLK)			Yes		
9	New Construction	West Grand & Brush			Yes		
10	New Construction	95th & International			No		
11	Preservation - Rehabilitation	Empyrean Tower			No		
12	Preservation - Rehabilitation	Frank G Mar Apartments			No		
13	Preservation - Rehabilitation	Fruitvale Studios			Yes		
14	Preservation - Rehabilitation	Hamilton Apartments			Yes		
15	Preservation - Rehabilitation	Harp Plaza			No		
16	Preservation - Acquisition Conversion	10320 Mac Arthur Blvd Project			No		
17	Preservation - Acquisition Conversion	10th Ave Eastlake			No		
18	Preservation - Acquisition Conversion	1432 12th Avenue Cooperative	1		No		
19	Preservation - Acquisition Conversion	2000 36th Avenue			No		
20	Preservation - Acquisition Conversion	285 Newton Avenue			No		
21	Preservation - Acquisition Conversion	3 SF Homes			No		
22	Preservation - Acquisition Conversion	36th Avenue Apartments			No		
23	Preservation - Acquisition Conversion	524-530 8th Street			Yes		
24	Preservation - Acquisition Conversion	6106-6108 Hilton St. CLY Anti-D			No		
25	Preservation - Acquisition Conversion	6470 MacArthur Blvd			No		
26	Preservation - Acquisition Conversion	789 61st Street			No		
27	Preservation - Acquisition Conversion	Garrett Cooperatives Homes			No		
28	Preservation - Rehabilitation	Harrison Hotel (with Empyrean Tower)			No		
29	Preservation - Acquisition Conversion	Highland Palms			No		
30	Preservation - Acquisition Conversion	Shadetree			No		
31	Preservation - Acquisition Conversion	Harvest House			No		
32	Preservation - Acquisition Conversion	E24 Community Studios			No		
33	Preservation - Acquisition Conversion	OakCLT Scattered Site			No		
34	Acquisition of Transitional Housing	Clifton Hall			No		
35	Acquisition of Transitional Housing	Inn at Temescal		21	Yes		
36	Acquisition of Transitional Housing	The Holland			No		
<b>TOTALS</b>			<b>10</b>	<b>34</b>			
Notes:							
(a) Due to error in database form, the question of "Current tenants include veterans and persons with disabilities" was not asked.							
(b) Most inputs are self-reported by project sponsors. Missing entries (e.g. tenancy status) are marked as "N/A".							
52.4%	Overall Average AMI						

Reported information as of: 1/10/21						
	Project Type	Project Name	Total Project Budget	Total City Contribution	City Contribution Per Unit	City Contributions Per Affordable Unit
(Please number these rows for reference)						
1	New Construction	3268 San Pablo	\$36,521,729	\$42,921,729	\$841,602	\$858,434
2	New Construction	7th & Campbell	\$67,822,487	\$60,822,487	\$769,904	\$779,775
3	New Construction	Ancora Place	\$73,707,733	\$69,295,333	\$899,939	\$911,780
4	New Construction	Aurora Apartments (aka MacArth	\$36,788,422	\$2,600,000	\$60,465	\$60,465
5	New Construction	Camino 23	\$35,094,972	\$26,389,503	\$733,041	\$733,041
6	New Construction	Coliseum Place	\$55,546,794	\$1,630,987	\$27,643	\$28,120
7	New Construction	Fruitvale Transit Village II-B	\$122,424,277	\$9,579,000	\$53,513	\$53,513
8	New Construction	Longfellow Corner (aka 3801 ML	\$70,021,249	\$7,439,000	\$97,881	\$97,881
9	New Construction	West Grand & Brush	\$48,851,314	\$50,807,814	\$861,149	\$875,996
10	New Construction	95th & International	\$43,757,843	\$6,868,659	\$124,885	\$127,197
11	Preservation - Rehabilitation	Empyrean Tower	\$78,060,844	\$9,145,497	\$140,699	\$140,699
12	Preservation - Rehabilitation	Frank G Mar Apartments	\$74,758,311	\$17,085,021	\$146,025	\$146,025
13	Preservation - Rehabilitation	Fruitvale Studios	\$9,928,171	\$10,428,171	\$434,507	\$453,398
14	Preservation - Rehabilitation	Hamilton Apartments	\$43,384,202	\$43,384,202	\$471,567	\$471,567
15	Preservation - Rehabilitation	Harp Plaza	\$5,000,000	\$5,000,000	\$250,000	\$263,157
16	Preservation - Acquisition Conve	10320 Mac Arthur Blvd Project	\$4,118,591	\$2,550,000	\$159,375	\$159,375
17	Preservation - Acquisition Conve	10th Ave Eastlake	\$8,707,000	\$8,707,000	\$248,771	\$256,088
18	Preservation - Acquisition Conve	1432 12th Avenue Cooperative	\$2,078,461	\$1,315,831	\$187,975	\$187,975
19	Preservation - Acquisition Conve	2000 36th Avenue	\$12,265,382	\$5,000,000	\$90,909	\$92,592
20	Preservation - Acquisition Conve	285 Newton Avenue	\$1,165,000	\$300,000	\$33,333	\$33,333
21	Preservation - Acquisition Conve	3 SF Homes	\$450,000	\$450,000	\$150,000	\$150,000
22	Preservation - Acquisition Conve	36th Avenue Apartments	\$	\$6,338,356	\$253,534	\$264,098
23	Preservation - Acquisition Conve	524-530 8th Street	\$1,500,000	\$5,000,000	\$128,205	\$128,205
24	Preservation - Acquisition Conve	6106-6108 Hilton St. CLY Anti-Di	\$	\$2,400,000	\$150,000	\$150,000
25	Preservation - Acquisition Conve	6470 MacArthur Blvd	\$708,409	\$390,606	\$195,303	\$195,303
26	Preservation - Acquisition Conve	789 61st Street	\$600,000	\$1,675,000	\$279,166	\$279,166
27	Preservation - Acquisition Conve	Garrett Cooperatives Homes	\$	\$300,000	\$279,166	\$279,166
28	Preservation - Rehabilitation	Harrison Hotel (with Empyrean To	\$78,060,844	\$4,688,000	\$57,876	\$57,876
29	Preservation - Acquisition Conve	Highland Palms	\$6,162,000	\$6,162,000	\$267,913	\$280,090
30	Preservation - Acquisition Conve	Shadetree	\$7,000,000	\$2,500,000	\$108,696	\$108,696
31	Preservation - Acquisition Conve	Harvest House	\$549,358	\$350,000	\$350,000	\$350,000
32	Preservation - Acquisition Conve	E24 Community Studios	\$1,286,375	\$974,150	\$139,164	\$139,164
33	Preservation - Acquisition Conve	OakCLT Scattered Site	\$1,515,574	\$849,616	\$283,205	\$283,205
34	Acquisition of Transitional Housi	Clifton Hall	\$15,000,000	\$5,410,097	\$85,875	\$88,690
35	Acquisition of Transitional Housi	Inn at Temescal	\$5,600,000	\$1,050,000	\$47,727	\$50,000
36	Acquisition of Transitional Housi	The Holland	\$7,015,745	\$7,015,745	\$100,225	\$100,225
TOTALS						
Notes:						
(a) Due to error in database form, the question of "Current tenants include v						
(b) Most inputs are self-reported by project sponsors. Missing entries (e.g. te						
52.4%	Overall Average AMI					

Reported information as of: 1/10/21							
	Project Type	Project Name	City Contribution by Source				
(Please number these rows for reference)			Impact Fee	Jobs/Housing Linkage	Boomerang Funds	Loan Repayments	Measure KK
1	New Construction	3268 San Pablo					\$100,000
2	New Construction	7th & Campbell					\$801,900
3	New Construction	Ancora Place					\$3,500,000
4	New Construction	Aurora Apartments (aka MacArthur)					\$800,000
5	New Construction	Camino 23				\$1,200,000	\$100,000
6	New Construction	Coliseum Place					\$1,600,000
7	New Construction	Fruitvale Transit Village II-B		\$1,604,123	\$553,881		\$1,400,000
8	New Construction	Longfellow Corner (aka 3801 ML)					\$3,175,000
9	New Construction	West Grand & Brush		\$330,000			\$1,318,000
10	New Construction	95th & International					\$200,000
11	Preservation - Rehabilitation	Empyrean Tower					\$4,688,000
12	Preservation - Rehabilitation	Frank G Mar Apartments					\$5,000,000
13	Preservation - Rehabilitation	Fruitvale Studios					\$2,950,000
14	Preservation - Rehabilitation	Hamilton Apartments					\$4,820,000
15	Preservation - Rehabilitation	Harp Plaza					\$2,800,000
16	Preservation - Acquisition Conversion	10320 Mac Arthur Blvd Project					\$2,550,000
17	Preservation - Acquisition Conversion	10th Ave Eastlake					\$5,000,000
18	Preservation - Acquisition Conversion	1432 12th Avenue Cooperative					\$1,315,831
19	Preservation - Acquisition Conversion	2000 36th Avenue					\$5,000,000
20	Preservation - Acquisition Conversion	285 Newton Avenue					\$300,000
21	Preservation - Acquisition Conversion	3 SF Homes					\$450,000
22	Preservation - Acquisition Conversion	36th Avenue Apartments					\$3,750,000
23	Preservation - Acquisition Conversion	524-530 8th Street					\$5,000,000
24	Preservation - Acquisition Conversion	6106-6108 Hilton St. CLY Anti-Di					\$2,400,000
25	Preservation - Acquisition Conversion	6470 MacArthur Blvd					\$390,606
26	Preservation - Acquisition Conversion	789 61st Street					\$600,000
27	Preservation - Acquisition Conversion	Garrett Cooperatives Homes					\$300,000
28	Preservation - Rehabilitation	Harrison Hotel (with Empyrean Tower)					\$
29	Preservation - Acquisition Conversion	Highland Palms					\$3,000,000
30	Preservation - Acquisition Conversion	Shadetree					\$2,500,000
31	Preservation - Acquisition Conversion	Harvest House					\$150,000
32	Preservation - Acquisition Conversion	E24 Community Studios					\$974,150
33	Preservation - Acquisition Conversion	OakCLT Scattered Site					\$849,616
34	Acquisition of Transitional Housing	Clifton Hall			\$2,000,000		\$3,416,667
35	Acquisition of Transitional Housing	Inn at Temescal					\$1,050,000
36	Acquisition of Transitional Housing	The Holland					\$7,015,745
<b>TOTALS</b>							<b>\$79,265,515</b>
Notes:							
(a) Due to error in database form, the question of "Current tenants include v							
(b) Most inputs are self-reported by project sponsors. Missing entries (e.g. te							
52.4%	Overall Average AMI						

Reported information as of: 1/10/21							
	Project Type	Project Name					A1 Contribution
(Please number these rows for reference)			Low/Mod Repayments	HOME	Land Sale Proceeds	Other	
1	New Construction	3268 San Pablo		\$900,000		\$900,000	\$7,180,000
2	New Construction	7th & Campbell				\$1,613,000	\$12,688,996
3	New Construction	Ancora Place		\$2,371,571			\$5,370,606
4	New Construction	Aurora Apartments (aka MacArthur)	\$600,000	\$1,200,000			\$6,447,872
5	New Construction	Camino 23	\$700,000	\$400,000		\$26,816	\$4,200,000
6	New Construction	Coliseum Place				\$30,987	\$9,775,050
7	New Construction	Fruitvale Transit Village II-B	\$1,470,996			\$4,350,000	\$16,227,175
8	New Construction	Longfellow Corner (aka 3801 MLK)				\$4,264,000	
9	New Construction	West Grand & Brush	\$52,000			\$3,965,000	\$5,266,428
10	New Construction	95th & International					
11	Preservation - Rehabilitation	Empyrean Tower				\$4,457,497	\$4,685,000
12	Preservation - Rehabilitation	Frank G Mar Apartments					
13	Preservation - Rehabilitation	Fruitvale Studios				\$500,000	\$3,484,309
14	Preservation - Rehabilitation	Hamilton Apartments					
15	Preservation - Rehabilitation	Harp Plaza	\$2,000,000	\$200,000			
16	Preservation - Acquisition Conversion	10320 Mac Arthur Blvd Project					
17	Preservation - Acquisition Conversion	10th Ave Eastlake					
18	Preservation - Acquisition Conversion	1432 12th Avenue Cooperative					
19	Preservation - Acquisition Conversion	2000 36th Avenue					
20	Preservation - Acquisition Conversion	285 Newton Avenue					
21	Preservation - Acquisition Conversion	3 SF Homes					
22	Preservation - Acquisition Conversion	36th Avenue Apartments					
23	Preservation - Acquisition Conversion	524-530 8th Street					
24	Preservation - Acquisition Conversion	6106-6108 Hilton St. CLY Anti-Di					
25	Preservation - Acquisition Conversion	6470 MacArthur Blvd					
26	Preservation - Acquisition Conversion	789 61st Street					
27	Preservation - Acquisition Conversion	Garrett Cooperatives Homes					
28	Preservation - Rehabilitation	Harrison Hotel (with Empyrean Tower)					\$4,685,000
29	Preservation - Acquisition Conversion	Highland Palms					
30	Preservation - Acquisition Conversion	Shadetree					
31	Preservation - Acquisition Conversion	Harvest House				\$200,000	
32	Preservation - Acquisition Conversion	E24 Community Studios					
33	Preservation - Acquisition Conversion	OakCLT Scattered Site					
34	Acquisition of Transitional Housing	Clifton Hall					
35	Acquisition of Transitional Housing	Inn at Temescal					
36	Acquisition of Transitional Housing	The Holland					
<b>TOTALS</b>							
Notes:							
(a) Due to error in database form, the question of "Current tenants include veterans" was not asked.							
(b) Most inputs are self-reported by project sponsors. Missing entries (e.g. tenants) are marked as "N/A".							
52.4%	Overall Average AMI						



Reported information as of: 1/10/21							
	Project Type	Project Name	LIHTC Contribution	Total State funding contribution	Private Debt	Other	Funding Gap
(Please number these rows for reference)							
1	New Construction	3268 San Pablo	\$20,832,195			\$2,519,296	\$
2	New Construction	7th & Campbell	\$23,407,155			\$13,311,436	\$7,000,000
3	New Construction	Ancora Place	\$27,302,269				\$11,772,300
4	New Construction	Aurora Apartments (aka MacArth	\$12,337,610			\$1,303,461	\$10,759,479
5	New Construction	Camino 23	\$9,537,164			\$1,695,639	\$9,979,260
6	New Construction	Coliseum Place	\$21,530,067			\$6,237,534	\$182,906
7	New Construction	Fruitvale Transit Village II-B	\$41,140,102			\$1,500,000	\$
8	New Construction	Longfellow Corner (aka 3801 ML	\$26,113,573			\$7,650,393	\$9,201,404
9	New Construction	West Grand & Brush	\$22,046,340				\$
10	New Construction	95th & International					
11	Preservation - Rehabilitation	Empyrean Tower	\$23,512,337			\$2,533,014	\$8,580,673
12	Preservation - Rehabilitation	Frank G Mar Apartments	\$25,750,483			\$31,922,807	\$
13	Preservation - Rehabilitation	Fruitvale Studios				\$53,800	\$
14	Preservation - Rehabilitation	Hamilton Apartments	\$11,745,635			\$19,112,109	\$591,766
15	Preservation - Rehabilitation	Harp Plaza					\$
16	Preservation - Acquisition Conve	10320 Mac Arthur Blvd Project				\$1,568,591	\$
17	Preservation - Acquisition Conve	10th Ave Eastlake					\$
18	Preservation - Acquisition Conve	1432 12th Avenue Cooperative				\$762,630	\$
19	Preservation - Acquisition Conve	2000 36th Avenue				\$3,792,000	\$3,473,382
20	Preservation - Acquisition Conve	285 Newton Avenue					\$865,000
21	Preservation - Acquisition Conve	3 SF Homes					N/E
22	Preservation - Acquisition Conve	36th Avenue Apartments				\$2,588,356	-\$6,338,356
23	Preservation - Acquisition Conve	524-530 8th Street					-\$3,500,000
24	Preservation - Acquisition Conve	6106-6108 Hilton St. CLY Anti-Di					-\$2,400,000
25	Preservation - Acquisition Conve	6470 MacArthur Blvd				\$575,000	-\$257,197
26	Preservation - Acquisition Conve	789 61st Street				\$375,000	\$
27	Preservation - Acquisition Conve	Garrett Cooperatives Homes					-\$300,000
28	Preservation - Rehabilitation	Harrison Hotel (with Empyrean T	\$26,833,268			\$4,463,014	\$9,831,071
29	Preservation - Acquisition Conve	Highland Palms				\$	\$
30	Preservation - Acquisition Conve	Shadetree					\$4,500,000
31	Preservation - Acquisition Conve	Harvest House				\$199,358	\$
32	Preservation - Acquisition Conve	E24 Community Studios				\$312,225	\$
33	Preservation - Acquisition Conve	OakCLT Scattered Site				\$665,958	\$
34	Acquisition of Transitional Housi	Clifton Hall		\$9,583,333			\$
35	Acquisition of Transitional Housi	Inn at Temescal		\$3,150,000	\$1,400,000		\$
36	Acquisition of Transitional Housi	The Holland					\$
<b>TOTALS</b>							
Notes:							
(a) Due to error in database form, the question of "Current tenants include v							
(b) Most inputs are self-reported by project sponsors. Missing entries (e.g. te							
52.4%	Overall Average AMI						

Reported information as of: 1/10/21							
(Please number these rows for reference)	Project Type	Project Name	Date of First City Funding Commitment (MM/YYYY)	Date of first loan closing	Operating Subsidy		Development Status
					Operating Subsidy Source (select all that apply)	Units Receiving Operating Subsidy	
1	New Construction	3268 San Pablo	12/18/2017	6/1/2019	PBS8	51	Under Construction
2	New Construction	7th & Campbell	12/18/2017		PBS8	39	Pre-Development
3	New Construction	Ancora Place	7/25/2017	11/13/2018	PBS8,NPL	47	Pre-Development
4	New Construction	Aurora Apartments (aka MacArthur)	12/18/2017		PBS8	43	Under Construction
5	New Construction	Camino 23	4/5/2016	6/1/2018	PBS8,Other	26	Completed
6	New Construction	Coliseum Place	4/5/2016	1/10/2020	PBS8	37	Under Construction
7	New Construction	Fruitvale Transit Village II-B	12/18/2017	3/2021	PBS8,AC-H	120	Pre-Development
8	New Construction	Longfellow Corner (aka 3801 ML)	8/28/2017	2/6/2018	PBS8	16	Pre-Development
9	New Construction	West Grand & Brush	12/18/2017		PBS8	28	Pre-Development
10	New Construction	95th & International					Pre-Development
11	Preservation - Rehabilitation	Empyrean Tower	12/11/2017	2/14/19	PBS8	32	Under Construction
12	Preservation - Rehabilitation	Frank G Mar Apartments		08/14/2020			Under Construction
13	Preservation - Rehabilitation	Fruitvale Studios	12/11/2017	6/1/20	PBS8	12	Under Construction
14	Preservation - Rehabilitation	Hamilton Apartments		1/29/2022	PBS8	92	Pre-Development
15	Preservation - Rehabilitation	Harp Plaza	2/17/2015		PBS8	19	Pre-Development
16	Preservation - Acquisition Conversion	10320 Mac Arthur Blvd Project	07/14/2020	08/26/2020			Completed
17	Preservation - Acquisition Conversion	10th Ave Eastlake	9/13/2017	3/27/18			Completed
18	Preservation - Acquisition Conversion	1432 12th Avenue Cooperative		6/29/20			Under Construction
19	Preservation - Acquisition Conversion	2000 36th Avenue	07/13/2020	9/17/2020			Under Construction
20	Preservation - Acquisition Conversion	285 Newton Avenue	02/2019	9/28/2018			Completed
21	Preservation - Acquisition Conversion	3 SF Homes	05/2019	05/2019			Completed
22	Preservation - Acquisition Conversion	36th Avenue Apartments	04/14/2020				Pre-Development
23	Preservation - Acquisition Conversion	524-530 8th Street		10/2020	Other	10	Pre-Development
24	Preservation - Acquisition Conversion	6106-6108 Hilton St. CLY Anti-Di					Pre-Development
25	Preservation - Acquisition Conversion	6470 MacArthur Blvd					Pre-Development
26	Preservation - Acquisition Conversion	789 61st Street	01/2019	5/16/2019			Pre-Development
27	Preservation - Acquisition Conversion	Garrett Cooperatives Homes					On Hold/Postponed
28	Preservation - Rehabilitation	Harrison Hotel (with Empyrean Tower)	12/15/1993	2/14/19	Other	81	Under Construction
29	Preservation - Acquisition Conversion	Highland Palms	08/17/2017	3/27/2018			Completed
30	Preservation - Acquisition Conversion	Shadetree	N/E				Unknown
31	Preservation - Acquisition Conversion	Harvest House	04/2019	04/2019			Completed
32	Preservation - Acquisition Conversion	E24 Community Studios		7/10/2018			Completed
33	Preservation - Acquisition Conversion	OakCLT Scattered Site		6/16/2020			Pre-Development
34	Acquisition of Transitional Housing	Clifton Hall	08/2020	12/8/2020	HHAP, Homekey	61	Under Construction
35	Acquisition of Transitional Housing	Inn at Temescal	08/2020	12/22/2020	Homekey	21	Under Construction
36	Acquisition of Transitional Housing	The Holland	03/2018	12/2018		70	Completed
<b>TOTALS</b>							
Notes:							
(a) Due to error in database form, the question of "Current tenants include veterans" was not asked.							
(b) Most inputs are self-reported by project sponsors. Missing entries (e.g. tenancy) are marked as "N/A".							
52.4%	Overall Average AMI						

Reported information as of: 1/10/21						
	Project Type	Project Name	Construction Start Date	Entitlement Status	Original Expected Date Units Come Online	Expected Date Units Come Online
(Please number these rows for reference)						
1	New Construction	3268 San Pablo	07/2019	4	08/2020	09/14/2020
2	New Construction	7th & Campbell	10/2021	2	09/2022	
3	New Construction	Ancora Place	08/2021	2	05/2023	
4	New Construction	Aurora Apartments (aka MacArthur)	01/2020	4	6/1/2021	06/01/2021
5	New Construction	Camino 23	06/2018	6	11/2019	11/19/2020
6	New Construction	Coliseum Place	January 2020	4	October 2021	03/01/2021
7	New Construction	Fruitvale Transit Village II-B	3/2021	2	12/1/2022	05/18/2023
8	New Construction	Longfellow Corner (aka 3801 MLK)	4/30/2022	2	1/1/2023	01/24/2023
9	New Construction	West Grand & Brush	11/21	2	5/2023	
10	New Construction	95th & International	t			
11	Preservation - Rehabilitation	Empyrean Tower	2/27/19	4	12/1/2020	12/1/2020
12	Preservation - Rehabilitation	Frank G Mar Apartments	08/2020	4	9/2021	
13	Preservation - Rehabilitation	Fruitvale Studios	8/2020	2	2/2021	
14	Preservation - Rehabilitation	Hamilton Apartments	01/2022	6	3/1/2022	
15	Preservation - Rehabilitation	Harp Plaza	t	6		
16	Preservation - Acquisition Conversion	10320 Mac Arthur Blvd Project		6		
17	Preservation - Acquisition Conversion	10th Ave Eastlake	n/a	6	9/26/17	9/26/17
18	Preservation - Acquisition Conversion	1432 12th Avenue Cooperative	January 2021	1	April 2021	
19	Preservation - Acquisition Conversion	2000 36th Avenue	11/1/20	1		
20	Preservation - Acquisition Conversion	285 Newton Avenue		6		
21	Preservation - Acquisition Conversion	3 SF Homes				
22	Preservation - Acquisition Conversion	36th Avenue Apartments	12/2020	1		
23	Preservation - Acquisition Conversion	524-530 8th Street	t	6		
24	Preservation - Acquisition Conversion	6106-6108 Hilton St. CLY Anti-D	4/14/2021	1	n/a	n/a
25	Preservation - Acquisition Conversion	6470 MacArthur Blvd	t			
26	Preservation - Acquisition Conversion	789 61st Street	t	1	n/a	n/a
27	Preservation - Acquisition Conversion	Garrett Cooperatives Homes	ed			
28	Preservation - Rehabilitation	Harrison Hotel (with Empyrean Tower)	2/27/19	4	03/2020	03/2020
29	Preservation - Acquisition Conversion	Highland Palms	n/a	6	08/2017	08/17/2017
30	Preservation - Acquisition Conversion	Shadetree	03/2021	1		
31	Preservation - Acquisition Conversion	Harvest House		6		
32	Preservation - Acquisition Conversion	E24 Community Studios		6	5/1/2018	
33	Preservation - Acquisition Conversion	OakCLT Scattered Site	t	6		
34	Acquisition of Transitional Housing	Clifton Hall	11/23/2020		12/28/2020	12/28/2020
35	Acquisition of Transitional Housing	Inn at Temescal	1/4/2021		1/15/2021	1/15/2021
36	Acquisition of Transitional Housing	The Holland				
<b>TOTALS</b>						
Notes:						
(a)	Due to error in database form, the question of "Current tenants include veterans" was not asked.					
(b)	Most inputs are self-reported by project sponsors. Missing entries (e.g. tenant mix) are marked as "n/a".					
52.4%	Overall Average AMI					

Reported information as of: 1/10/21							
	Project Type	Project Name	Actual Date of Completion	Vacancy Rate as of XX	Regulatory Agreement Executed? (Y/N)	Effective Date of Regulatory Agreement	Date of 100% Occupancy
(Please number these rows for reference)							
1	New Construction	3268 San Pablo	01/15/2021		No		02/2021
2	New Construction	7th & Campbell	10/2023		No		03/2024
3	New Construction	Ancora Place	04/2023		No		07/2023
4	New Construction	Aurora Apartments (aka MacArthur)	04/15/2021		No		08/01/2021
5	New Construction	Camino 23	12/09/2019		No		03/26/2020
6	New Construction	Coliseum Place	10/01/2021		No		01/03/2022
7	New Construction	Fruitvale Transit Village II-B	05/17/2023		No		12/29/2023
8	New Construction	Longfellow Corner (aka 3801 MLK)	9/25/2024		No		11/2024
9	New Construction	West Grand & Brush	5/2023		No		8/2023
10	New Construction	95th & International					
11	Preservation - Rehabilitation	Empyrean Tower			No		09/2020
12	Preservation - Rehabilitation	Frank G Mar Apartments	09/2021		No		12/2021
13	Preservation - Rehabilitation	Fruitvale Studios	4/2021		No		4/2021
14	Preservation - Rehabilitation	Hamilton Apartments	05/05/2023		No		04/2022
15	Preservation - Rehabilitation	Harp Plaza			No		
16	Preservation - Acquisition Conversion	10320 Mac Arthur Blvd Project			No		08/2020
17	Preservation - Acquisition Conversion	10th Ave Eastlake	n/a		No		09/2017
18	Preservation - Acquisition Conversion	1432 12th Avenue Cooperative	March 2021		No		April 2021
19	Preservation - Acquisition Conversion	2000 36th Avenue	10/1/2021		No		
20	Preservation - Acquisition Conversion	285 Newton Avenue			No		
21	Preservation - Acquisition Conversion	3 SF Homes			No		
22	Preservation - Acquisition Conversion	36th Avenue Apartments	5/2021		No		
23	Preservation - Acquisition Conversion	524-530 8th Street			No		
24	Preservation - Acquisition Conversion	6106-6108 Hilton St. CLY Anti-Di	10/13/2021		No		n/a
25	Preservation - Acquisition Conversion	6470 MacArthur Blvd			No		
26	Preservation - Acquisition Conversion	789 61st Street			No		n/a
27	Preservation - Acquisition Conversion	Garrett Cooperatives Homes			No		
28	Preservation - Rehabilitation	Harrison Hotel (with Empyrean Tower)	07/2020		No		09/30/2020
29	Preservation - Acquisition Conversion	Highland Palms	n/a		No		08/17/2017
30	Preservation - Acquisition Conversion	Shadetree	05/2022		No		
31	Preservation - Acquisition Conversion	Harvest House			No		
32	Preservation - Acquisition Conversion	E24 Community Studios			No		
33	Preservation - Acquisition Conversion	OakCLT Scattered Site			No		
34	Acquisition of Transitional Housing	Clifton Hall	5/1/2021		No		
35	Acquisition of Transitional Housing	Inn at Temescal	4/1/2021		Yes		
36	Acquisition of Transitional Housing	The Holland					
TOTALS							
Notes:							
(a) Due to error in database form, the question of "Current tenants include veterans" was not asked.							
(b) Most inputs are self-reported by project sponsors. Missing entries (e.g. tenants) are marked as "n/a".							
52.4%	Overall Average AMI						

Reported information as of: 1/10/21							
	Project Type	Project Name	Additional Details/Notes	Last Updated by Staff (YY-MMDD)	For Mapping		Project Score
(Please number these rows for reference)					Latitude	Longitude	
1	New Construction	3268 San Pablo	Project is currently under construction		37.82416	-122.277	
2	New Construction	7th & Campbell	Project awarded City funding in FY 2019		37.80624	-122.299	
3	New Construction	Ancora Place	Project awarded funding (Measure 5)		37.78393	-122.237	
4	New Construction	Aurora Apartments (aka MacArthur)	Project awarded City funding in FY 2019		37.82703	-122.27	
5	New Construction	Camino 23	Project awarded City funding in FY 2019		37.7834	-122.236	
6	New Construction	Coliseum Place	RCD closed the development case		37.75541	-122.195	
7	New Construction	Fruitvale Transit Village II-B	Project was awarded TOD funding		37.77555	-122.225	
8	New Construction	Longfellow Corner (aka 3801 MLK)	Project awarded funding (Measure 5)		37.82781	-122.269	
9	New Construction	West Grand & Brush	In June 2020, the Project was approved		37.81277	-122.275	
10	New Construction	95th & International					
11	Preservation - Rehabilitation	Empyrean Tower	Project awarded funding in FY 2019		37.80276	-122.269	
12	Preservation - Rehabilitation	Frank G Mar Apartments	Project has applied for City NoFA		37.80173	-122.268	
13	Preservation - Rehabilitation	Fruitvale Studios	Project awarded funding in FY 2019		37.78158	-122.232	
14	Preservation - Rehabilitation	Hamilton Apartments	Project was awarded funds through Measure 5		37.81047	-122.27	
15	Preservation - Rehabilitation	Harp Plaza	Project awarded funding in FY 2019		37.81681	-122.266	
16	Preservation - Acquisition Conversion	10320 Mac Arthur Blvd Project	Project is in operations. Rehabilitation		37.74409	-122.153	
17	Preservation - Acquisition Conversion	10th Ave Eastlake	Project awarded funding (Measure 5)		37.7996	-122.239	
18	Preservation - Acquisition Conversion	1432 12th Avenue Cooperative			37.79084	-122.247	
19	Preservation - Acquisition Conversion	2000 36th Avenue	2000 36th Avenue is in the process of		37.78187	-122.219	
20	Preservation - Acquisition Conversion	285 Newton Avenue			37.80127	-122.251	
21	Preservation - Acquisition Conversion	3 SF Homes			37.76251	-122.17	
22	Preservation - Acquisition Conversion	36th Avenue Apartments	We are in the process of determining		37.78219	-122.218	
23	Preservation - Acquisition Conversion	524-530 8th Street			37.80116	-122.278	
24	Preservation - Acquisition Conversion	6106-6108 Hilton St. CLY Anti-Di			37.76901	-122.194	
25	Preservation - Acquisition Conversion	6470 MacArthur Blvd			37.77353	-122.181	
26	Preservation - Acquisition Conversion	789 61st Street	(20-0130) The property was converted		37.84595	-122.273	
27	Preservation - Acquisition Conversion	Garrett Cooperatives Homes			37.84439	-122.273	
28	Preservation - Rehabilitation	Harrison Hotel (with Empyrean Tower)	Developer applied to NoFA in January		37.80321	-122.268	
29	Preservation - Acquisition Conversion	Highland Palms	Project awarded funding (Measure 5)		37.79529	-122.234	
30	Preservation - Acquisition Conversion	Shadetree			37.7891	-122.263	
31	Preservation - Acquisition Conversion	Harvest House			37.7682	-122.196	
32	Preservation - Acquisition Conversion	E24 Community Studios	Project awarded funding (Measure 5)		37.80014	-122.242	
33	Preservation - Acquisition Conversion	OakCLT Scattered Site			37.74105	-122.157	
34	Acquisition of Transitional Housing	Clifton Hall		1/10/2021	37.837	-122.253	
35	Acquisition of Transitional Housing	Inn at Temescal		1/10/2021	37.82579	-122.267	
36	Acquisition of Transitional Housing	The Holland			37.81217	-122.275	
TOTALS							
Notes:							
(a) Due to error in database form, the question of "Current tenants include veterans"							
(b) Most inputs are self-reported by project sponsors. Missing entries (e.g. tenants)							
52.4%	Overall Average AMI						

Reported information as of: 1/10/21					
	<i>Project Type</i>	<i>Project Name</i>			
(Please number these rows for reference)			<i>Properties where tenants were at high risk of displacement</i>	<i>Property is in poor condition</i>	<i>Property owner in violation of or has multiple complaints about building code deficiencies</i>
1	New Construction	3268 San Pablo			
2	New Construction	7th & Campbell	No	No	No
3	New Construction	Ancora Place			
4	New Construction	Aurora Apartments (aka MacArthur)		No	No
5	New Construction	Camino 23		No	No
6	New Construction	Coliseum Place	No	No	No
7	New Construction	Fruitvale Transit Village II-B	No	No	No
8	New Construction	Longfellow Corner (aka 3801 ML)	No	Yes	No
9	New Construction	West Grand & Brush			
10	New Construction	95th & International			
11	Preservation - Rehabilitation	Empyrean Tower	No	No	No
12	Preservation - Rehabilitation	Frank G Mar Apartments	No	Yes	No
13	Preservation - Rehabilitation	Fruitvale Studios	Yes	Yes	No
14	Preservation - Rehabilitation	Hamilton Apartments	No	No	No
15	Preservation - Rehabilitation	Harp Plaza			
16	Preservation - Acquisition Conve	10320 Mac Arthur Blvd Project	Yes	No	No
17	Preservation - Acquisition Conve	10th Ave Eastlake	Yes	Yes	No
18	Preservation - Acquisition Conve	1432 12th Avenue Cooperative	Yes	Yes	Yes
19	Preservation - Acquisition Conve	2000 36th Avenue	Yes	Yes	Yes
20	Preservation - Acquisition Conve	285 Newton Avenue	Yes	No	No
21	Preservation - Acquisition Conve	3 SF Homes	Yes	Yes	No
22	Preservation - Acquisition Conve	36th Avenue Apartments	Yes	Yes	Yes
23	Preservation - Acquisition Conve	524-530 8th Street	Yes	No	No
24	Preservation - Acquisition Conve	6106-6108 Hilton St. CLY Anti-Di	No	No	No
25	Preservation - Acquisition Conve	6470 MacArthur Blvd	Yes	No	No
26	Preservation - Acquisition Conve	789 61st Street	No	No	No
27	Preservation - Acquisition Conve	Garrett Cooperatives Homes	Yes	No	No
28	Preservation - Rehabilitation	Harrison Hotel (with Empyrean T	No	No	No
29	Preservation - Acquisition Conve	Highland Palms	Yes	No	No
30	Preservation - Acquisition Conve	Shadetree	Yes	No	No
31	Preservation - Acquisition Conve	Harvest House	Yes	No	No
32	Preservation - Acquisition Conve	E24 Community Studios	No	No	No
33	Preservation - Acquisition Conve	OakCLT Scattered Site	Yes	No	No
34	Acquisition of Transitional Housi	Clifton Hall	No	No	No
35	Acquisition of Transitional Housi	Inn at Temescal	No	No	No
36	Acquisition of Transitional Housi	The Holland	No	No	No
TOTALS					
Notes:					
(a) Due to error in database form, the question of "Current tenants include v					
(b) Most inputs are self-reported by project sponsors. Missing entries (e.g. te					
52.4%	Overall Average AMI				

Reported information as of: 1/10/21		CDS COLUMN ERROR -- COMBINED WITH PRIOR			
	<i>Project Type</i>	<i>Project Name</i>	<i>Priority scores</i>		
(Please number these rows for reference)			<i>Current tenants include vulnerable populations (a)</i>	<i>For unoccupied properties, proposals serving homeless and/or extremely low-income households will be prioritized</i>	<i>Properties with 3+ bedroom units</i>
1	New Construction	3268 San Pablo			
2	New Construction	7th & Campbell		No	Yes
3	New Construction	Ancora Place			
4	New Construction	Aurora Apartments (aka MacArthur)		No	Yes
5	New Construction	Camino 23			
6	New Construction	Coliseum Place		No	Yes
7	New Construction	Fruitvale Transit Village II-B		No	
8	New Construction	Longfellow Corner (aka 3801 MLK)		No	Yes
9	New Construction	West Grand & Brush			
10	New Construction	95th & International			
11	Preservation - Rehabilitation	Empyrean Tower		Yes	
12	Preservation - Rehabilitation	Frank G Mar Apartments		No	No
13	Preservation - Rehabilitation	Fruitvale Studios		Yes	
14	Preservation - Rehabilitation	Hamilton Apartments		Yes	Yes
15	Preservation - Rehabilitation	Harp Plaza			
16	Preservation - Acquisition Conversion	10320 Mac Arthur Blvd Project		Yes	No
17	Preservation - Acquisition Conversion	10th Ave Eastlake		Yes	No
18	Preservation - Acquisition Conversion	1432 12th Avenue Cooperative		Yes	No
19	Preservation - Acquisition Conversion	2000 36th Avenue		Yes	No
20	Preservation - Acquisition Conversion	285 Newton Avenue		Yes	
21	Preservation - Acquisition Conversion	3 SF Homes		Yes	
22	Preservation - Acquisition Conversion	36th Avenue Apartments		Yes	No
23	Preservation - Acquisition Conversion	524-530 8th Street		Yes	
24	Preservation - Acquisition Conversion	6106-6108 Hilton St. CLY Anti-Di		Yes	No
25	Preservation - Acquisition Conversion	6470 MacArthur Blvd		Yes	
26	Preservation - Acquisition Conversion	789 61st Street		Yes	No
27	Preservation - Acquisition Conversion	Garrett Cooperatives Homes		Yes	
28	Preservation - Rehabilitation	Harrison Hotel (with Empyrean Tower)		Yes	
29	Preservation - Acquisition Conversion	Highland Palms		Yes	
30	Preservation - Acquisition Conversion	Shadetree		No	No
31	Preservation - Acquisition Conversion	Harvest House		Yes	
32	Preservation - Acquisition Conversion	E24 Community Studios		Yes	
33	Preservation - Acquisition Conversion	OakCLT Scattered Site		Yes	
34	Acquisition of Transitional Housing	Clifton Hall	No	Yes	No
35	Acquisition of Transitional Housing	Inn at Temescal	No	Yes	No
36	Acquisition of Transitional Housing	The Holland	No	Yes	No
TOTALS					
Notes:					
(a) Due to error in database form, the question of "Current tenants include vulnerable populations" was not asked.					
(b) Most inputs are self-reported by project sponsors. Missing entries (e.g. tenancy status) are marked as "N/A".					
52.4%	Overall Average AMI				

Reported information as of: 1/10/21							
	Project Type	Project Name		Resident De			
(Please number these rows for reference)			Property will be acquired by a permanently affordable community land trust, permanently affordable housing cooperative	Asian Households	Black Households	Latinx Households	Native American and Alaskan Native
1	New Construction	3268 San Pablo		.			
2	New Construction	7th & Campbell	Yes	0	0	0	0
3	New Construction	Ancora Place		.			
4	New Construction	Aurora Apartments (aka MacArth	Yes	0	0	0	0
5	New Construction	Camino 23		10	18	2	1
6	New Construction	Coliseum Place	Yes	0	0	0	0
7	New Construction	Fruitvale Transit Village II-B		.			
8	New Construction	Longfellow Corner (aka 3801 ML	Yes	.			
9	New Construction	West Grand & Brush		.			
10	New Construction	95th & International					
11	Preservation - Rehabilitation	Empyrean Tower	Yes	5	40	3	
12	Preservation - Rehabilitation	Frank G Mar Apartments	No	.			
13	Preservation - Rehabilitation	Fruitvale Studios	Yes	.	6	2	
14	Preservation - Rehabilitation	Hamilton Apartments	Yes	0	63	1	0
15	Preservation - Rehabilitation	Harp Plaza		1	11	1	
16	Preservation - Acquisition Conve	10320 Mac Arthur Blvd Project	No	.			
17	Preservation - Acquisition Conve	10th Ave Eastlake	Yes	.			
18	Preservation - Acquisition Conve	1432 12th Avenue Cooperative	Yes	.			
19	Preservation - Acquisition Conve	2000 36th Avenue	No	.			
20	Preservation - Acquisition Conve	285 Newton Avenue	Yes	1	4		
21	Preservation - Acquisition Conve	3 SF Homes	Yes	.		3	
22	Preservation - Acquisition Conve	36th Avenue Apartments	No	.			
23	Preservation - Acquisition Conve	524-530 8th Street	Yes	.			
24	Preservation - Acquisition Conve	6106-6108 Hilton St. CLY Anti-Di	Yes	.	2	7	
25	Preservation - Acquisition Conve	6470 MacArthur Blvd	Yes	.	1	1	
26	Preservation - Acquisition Conve	789 61st Street	Yes	.		1	
27	Preservation - Acquisition Conve	Garrett Cooperatives Homes	Yes	.			
28	Preservation - Rehabilitation	Harrison Hotel (with Empyrean To	Yes	2	51	9	2
29	Preservation - Acquisition Conve	Highland Palms	Yes	.			
30	Preservation - Acquisition Conve	Shadetree	Yes	.			
31	Preservation - Acquisition Conve	Harvest House	Yes	.	1		
32	Preservation - Acquisition Conve	E24 Community Studios	Yes	.	2	1	
33	Preservation - Acquisition Conve	OakCLT Scattered Site	Yes	.	1	2	
34	Acquisition of Transitional Housi	Clifton Hall	No				
35	Acquisition of Transitional Housi	Inn at Temescal	Yes				
36	Acquisition of Transitional Housi	The Holland	No				
TOTALS							
Notes:							
(a) Due to error in database form, the question of "Current tenants include v							
(b) Most inputs are self-reported by project sponsors. Missing entries (e.g. te							
52.4%	Overall Average AMI						



Reported information as of: 1/10/21							
	Project Type	Project Name	Demographics				Was there tenant organizing prior to purchase?
(Please number these rows for reference)			NHOPI	White Households	"Other" Race/Ethnicity Household	Decline to State	
1	New Construction	3268 San Pablo					
2	New Construction	7th & Campbell	0	0	0	0	No
3	New Construction	Ancora Place					
4	New Construction	Aurora Apartments (aka MacArthur)	0	0	0	0	No
5	New Construction	Camino 23	0	1	3	1	
6	New Construction	Coliseum Place	0	0	0	0	No
7	New Construction	Fruitvale Transit Village II-B					No
8	New Construction	Longfellow Corner (aka 3801 ML)					No
9	New Construction	West Grand & Brush					
10	New Construction	95th & International					
11	Preservation - Rehabilitation	Empyrean Tower	1	13	3		Yes
12	Preservation - Rehabilitation	Frank G Mar Apartments					No
13	Preservation - Rehabilitation	Fruitvale Studios		1			No
14	Preservation - Rehabilitation	Hamilton Apartments	0	13	5	26	No
15	Preservation - Rehabilitation	Harp Plaza			0	2	
16	Preservation - Acquisition Conversion	10320 Mac Arthur Blvd Project					No
17	Preservation - Acquisition Conversion	10th Ave Eastlake					No
18	Preservation - Acquisition Conversion	1432 12th Avenue Cooperative					Yes
19	Preservation - Acquisition Conversion	2000 36th Avenue					Yes
20	Preservation - Acquisition Conversion	285 Newton Avenue		4			Yes
21	Preservation - Acquisition Conversion	3 SF Homes					Yes
22	Preservation - Acquisition Conversion	36th Avenue Apartments					No
23	Preservation - Acquisition Conversion	524-530 8th Street					Yes
24	Preservation - Acquisition Conversion	6106-6108 Hilton St. CLY Anti-Di			1	6	Yes
25	Preservation - Acquisition Conversion	6470 MacArthur Blvd					Yes
26	Preservation - Acquisition Conversion	789 61st Street			1	4	Yes
27	Preservation - Acquisition Conversion	Garrett Cooperatives Homes					Yes
28	Preservation - Rehabilitation	Harrison Hotel (with Empyrean Tower)	0	15	2		No
29	Preservation - Acquisition Conversion	Highland Palms					No
30	Preservation - Acquisition Conversion	Shadetree					Yes
31	Preservation - Acquisition Conversion	Harvest House					Yes
32	Preservation - Acquisition Conversion	E24 Community Studios		4			Yes
33	Preservation - Acquisition Conversion	OakCLT Scattered Site					Yes
34	Acquisition of Transitional Housing	Clifton Hall					No
35	Acquisition of Transitional Housing	Inn at Temescal					No
36	Acquisition of Transitional Housing	The Holland					No
<b>TOTALS</b>							
Notes:							
(a) Due to error in database form, the question of "Current tenants include veterans" was not asked.							
(b) Most inputs are self-reported by project sponsors. Missing entries (e.g. tenant organizations) are marked as "Decline to State".							
52.4%	Overall Average AMI						

# ATTACHMENT H

## Questions Regarding Expenditure of Measure KK Funds

### HCD

Thank you for providing us with information about the expenditures of Measure KK infrastructure bond funds. Please complete the attached spreadsheet with details about the projects, as well as the questions below.

1. Is there anything limiting your capacity to use the funds? How do you plan to address these issues?

*There are several main categories of funding, each with their own funding commitment and disbursement processes.*

*New Construction: Of the nine Measure KK-funded new construction projects, one has completed construction (Camino 23), three are currently in construction (3268 San Pablo, Aurora Apartments and Coliseum Place) and five are in predevelopment and likely to start construction in the next few years, pending availability of other funds. New construction project funding is extraordinarily successful in leveraging non-City funding sources, but this takes time and the City's loan commitments are generally made far in advance of the project's actual loan closing.*

*Transitional Housing: Measure KK funds made the purchase of the Holland possible in 2018. Properties suitable for acquisition of transitional housing are moderately limited, but the City has been diligently pursuing property leads, as well as the operating subsidies and service partners needed to make these deals feasible.*

*Bond funds are legally not eligible for covering operating subsidies, which makes leveraging these funds from outside sources absolutely imperative. However, with assistance from the State of California Homekey program, staff was able to leverage much of the remaining Measure KK funding for transitional housing to fund the acquisition of three properties with 185 units for homeless residents before the end of 2020 (Clifton Hall, BACS Scattered Sites, and the Inn at Temescal).*

*Acquisition and Conversion to Affordable Housing (ACAH): A successful ACAH Notice of Funding Availability (NOFA) issuance in late 2019 has led to funding commitments and reservations for ten acquisition deals in 2020, five of which have closed their loans.*

*There were several lessons learned from that NOFA round that have been implemented in the current ACAH NOFAs, for both Coops and Community Land Trusts, as well as a general sponsor pool, including scoring changes to further emphasize anti-displacement efforts, an increased number of applications allowed in the Coop/CLT pool, and greater clarity regarding City program requirements.*

*Rehab and Preservation: Following a NOFA issued in 2019, staff made several funding awards to assist with the rehabilitation and preservation of existing affordable housing in 2020 and plans to make one final award for a rehab project this month, pending CEQA clearance.*

2. Please describe how staff vacancies have impacted your ability to implement the programs and spend the funds. How has COVID-19 impacted your capacity to implement the funded programs and delivery of projects? How long have these positions been vacant?

*In 2020, Housing Development Services (HDS) was able to fill four out of six vacant positions, bringing unit staffing from 50% to 85%. Although not every position in the unit supports Measure KK activities directly, this increased staffing, along with temporary outside consultant contracts, permitted HDS to close numerous loans and acquire/commence construction on numerous affordable housing developments this year. Several new hires were brought on board during Shelter in Place.*

*Currently, the remaining two positions are frozen due to city budgetary concerns, which will potentially impact the speed at which the acquisition and development pipelines move forward.*

3. What do you anticipate might be the impact of the city's budget deficit on the implementation of the funded programs and delivery of the projects?

*Although Measure KK funding has restricted uses, and affordable housing portions of the Bond must be spent in accordance with the Bond measure as approved by voters, the potential hiring freeze may slow down the speed of progress on the development and acquisition pipelines, particularly given staff's reliance on other City departments for processing planning and building approvals, scheduling inspections and processing payments.*

4. What is the current average AMI for all of the units? How are you ensuring that 20% of all new construction units needs to be below 30% AMI?

*Average AMI: 52.6%*

*Average AMI for New Construction units: 46.4%*

*The requirement that at least 20% of new construction units be affordable to households earning at or below 30% AMI was a threshold requirement to be eligible for funding in recent NOFA rounds. This requirement is tied to the funding awarded and memorialized in the City's regulatory agreement.*

5. Describe the criteria or point system that was used to determine which projects received funding.

*Under the New Construction and Rehabilitation and Preservation NOFAs, projects were awarded points for meeting a number of objectives, including developer experience and project readiness, depth of affordability, provision of homeless/special needs units, and meeting certain green building requirements.*

*Under the Acquisition and Conversion to Affordable Housing (ACAH) NOFAs, projects receive points for acquiring properties with substandard conditions, where existing tenants are in danger of displacement, where tenants are involved in the process, and/or developers are emerging developer with relatively few projects under their belts or that are new to affordable housing development. Attached are the scoring criteria from the ACAH NOFA.*

6. For acquisition rehab projects, please describe the resident participation that the developer has used.

*This has been a somewhat mixed process – in some cases, tenants have been deeply involved in sponsoring the project’s acquisition as affordable housing, especially on the coop and land trust side. In other cases, landlords have prohibited buyers from contacting tenants until the acquisition closes. However, in all cases, the applicant is encouraged to work with residents, particularly post-acquisition.*

7. For new construction projects, are there requirements for the developer to engage in a community acceptance process and if so, what are they? How do you ensure that the developer actually implements the process?

*For new construction projects, developers must submit evidence of having held at least one community meeting prior to submitting the NOFA application, and are encouraged to meet with the councilperson for that district. Developers must submit meeting agendas, sign-in sheets, and a description of questions/issues raised and their responses to those.*

*Developers are also encouraged to hold periodic meetings with community members (often through Neighborhood Crime Prevention Councils), and to include a robust resident engagement process in their property management plans (reviewed and approved by City Asset Management staff prior to award of funds).*

8. How much of the infrastructure bond funds has been allocated to rehabilitation compared with new construction?

*The split is approximately: 87% acquisition/rehabilitation and 13% new construction.*

9. For occupied acq-rehab, do the affordability numbers reflect the affordability level of the rents at acquisition or the income levels of residents?

*The numbers are reflective of the regulated affordability. Once properties are acquired, borrowers are required to request annual income information from existing tenants, which is a requirement for qualifying new tenant households.*

10. Do you have a plan to lower rents over time? If so, please describe. If not, please describe how you plan to stabilize or regulate rents over the long term.

*With ACAH projects, tenant incomes are expected to range from extremely low income (30% of AMI) to low income (80% of AMI). If the average income of existing tenants is greater than eighty percent (80%) of AMI upon acquisition, then vacancies are required to be filled with households with incomes at or below sixty percent (60%) of AMI, with rents no higher than thirty percent (30%) of sixty percent (60%) of AMI, until the average household income for the project reaches eighty percent (80%) of AMI. Regulated units must comply with the City's Annual Rent Increase Policy on City Restricted Units, which limits annual rent increases based on rent burden.*

*However, all existing tenants may stay in their home regardless of income. Permanent relocation of tenants is not allowed under this program.*

ATTACHMENT I  
Map of Measure KK Affordable Housing Projects - January 2021

