

**AGENDA**

**TELE-CONFERENCE  
SPECIAL 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  
Anne Griffith, Member  
Danielle J. Harris, Member  
Tia Hicks, Member  
Gary Jimenez, Member  
Christopher Johnson, Member

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**DATE: Monday, May 2, 2022**  
**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/82190957301> 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,,82190957301# or +13462487799,,82190957301#, OR *Telephone Dial* (for higher quality, dial a number based on your current location): US: +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656  
Webinar ID: 821 9095 7301; If asked for a participant ID or code, press #.

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

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 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. **Subject:** Adopt a continuing resolution as per AB 361 establishing findings justifying the ongoing need for virtual meetings.  
**From:** Staff of the I-Bond Committee  
**Recommendation:** Adopt Resolution No. 2 Determining That Conducting In-Person Meetings of The Affordable Housing & Infrastructure Bond Public Oversight Committee And Its Committees Would Present Imminent Risks To Attendee’s Health, And Electing To Continue Conducting Meetings Using Teleconference In Accordance With California Government Code Section 54953(e), A Provision of AB-361. (Attachment A)
- III. Open Forum
- IV. Introduction of new Committee Member (Christopher Johnson)
- V. Approval of Draft Minutes from the Committee SPECIAL and REGULAR meeting of December 13, 2021 minutes with correction of Anne Griffith’s name (Attachment B)
- VI. Amanda Fukutome – Measure KK Investments (Attachment C)

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

- VII. Revision to Committee Report Structure (Attachment D)
- VIII. Status Updates on New Bond Issuance (3<sup>rd</sup> Tranche)
- IX. Discussion of Next Steps
  - a. Identify Future Agenda Items
  - b. Confirm next meeting
    - i. Monday, June 6, 2022 (SPECIAL MEETING)
    - ii. Monday, September 12, 2022
    - iii. Monday, December 12, 2022
- X. Open Forum/Public Comment
- XI. Adjournment

**ATTACHMENT A**

**OAKLAND AFFORDABLE HOUSING &  
INFRASTRUCTURE BOND PUBLIC OVERSIGHT  
COMMITTEE**

**RESOLUTION NO. \_\_\_\_\_**

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**ADOPT A RESOLUTION DETERMINING THAT CONDUCTING IN-PERSON MEETINGS OF THE AFFORDABLE HOUSING & INFRASTRUCTURE BOND PUBLIC OVERSIGHT COMMITTEE AND ITS COMMITTEES WOULD PRESENT IMMINENT RISKS TO ATTENDEES' HEALTH, AND ELECTING TO CONTINUE CONDUCTING MEETINGS USING TELECONFERENCING IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 54953(e), A PROVISION OF AB-361.**

**WHEREAS**, on March 4, 2020, Governor Gavin Newsom declared a state of emergency related to COVID-19, pursuant to Government Code Section 8625, and such declaration has not been lifted or rescinded. *See* <https://www.gov.ca.gov/wp-content/uploads/2020/03/3.4.20-Coronavirus-SOE-Proclamation.pdf>; and

**WHEREAS**, on March 9, 2020, the City Administrator in their capacity as the Director of the Emergency Operations Center (EOC), issued a proclamation of local emergency due to the spread of COVID-19 in Oakland, and on March 12, 2020, the City Council passed Resolution No. 88075 C.M.S. ratifying the proclamation of local emergency pursuant to Oakland Municipal Code (O.M.C.) section 8.50.050(C); and

**WHEREAS**, City Council Resolution No. 88075 remains in full force and effect to date; and

**WHEREAS**, the Centers for Disease Control (CDC) recommends physical distancing of at least six (6) feet whenever possible, avoiding crowds, and avoiding spaces that do not offer fresh air from the outdoors, particularly for people who are not fully vaccinated or who are at higher risk of getting very sick from COVID-19. *See* <https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/prevention.html>; and

**WHEREAS**, the CDC recommends that people who live with unvaccinated people avoid activities that make physical distancing hard. *See* <https://www.cdc.gov/coronavirus/2019-ncov/your-health/about-covid-19/caring-for-children/families.html>; and

**WHEREAS**, the CDC recommends that older adults limit in-person interactions as much as possible, particularly when indoors. See <https://www.cdc.gov/aging/covid19/covid19-older-adults.html>; and

**WHEREAS**, the CDC, the California Department of Public Health, and the Alameda County Public Health Department all recommend that people experiencing COVID-19 symptoms stay home. See <https://www.cdc.gov/coronavirus/2019-ncov/if-you-are-sick/steps-when-sick.html>; and

**WHEREAS**, persons without symptoms may be able to spread the COVID-19 virus. See <https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/prevention.html>; and

**WHEREAS**, fully vaccinated persons who become infected with the COVID-19 Delta variant can spread the virus to others. See <https://www.cdc.gov/coronavirus/2019-ncov/vaccines/fully-vaccinated.html>; and

**WHEREAS**, the City's public-meeting facilities are indoor facilities that do not ensure circulation of fresh / outdoor air, particularly during periods of cold and/or rainy weather, and were not designed to ensure that attendees can remain six (6) feet apart; and

**WHEREAS**, holding in-person meetings would encourage community members to come to City facilities to participate in local government, and some of them would be at high risk of getting very sick from COVID-19 and/or would live with someone who is at high risk; and

**WHEREAS**, in-person meetings would tempt community members who are experiencing COVID-19 symptoms to leave their homes in order to come to City facilities and participate in local government; and

**WHEREAS**, attendees would use ride-share services and/or public transit to travel to in-person meetings, thereby putting them in close and prolonged contact with additional people outside of their households; and

**WHEREAS**, on March 14, 2022 the Affordable Housing & Infrastructure Bond Public Oversight Committee adopted a resolution determining that conducting in-person meetings would present imminent risks to attendees' health, and electing to continue conducting meetings using teleconferencing in accordance with California Government Code Section 54953(e), a provision of AB-361; now therefore be it:

**RESOLVED:** that the Affordable Housing & Infrastructure Bond Public Oversight Committee finds and determines that the foregoing recitals are true and correct and hereby adopts and incorporates them into this resolution; and be it

**FURTHER RESOLVED:** that, based on these determinations and consistent with federal, state and local health guidance, the Affordable Housing & Infrastructure Bond Public Oversight Committee renews its determination that conducting in-person meetings would pose imminent risks to the health of attendees; and be it

**FURTHER RESOLVED:** that the Affordable Housing & Infrastructure Bond Public Oversight Committee firmly believes that the community's health and safety and the community's right to participate in local government, are both critically important, and is committed to balancing the two by continuing to use teleconferencing to conduct public meetings, in accordance with California Government Code Section 54953(e), a provision of AB-361; and be it

**FURTHER RESOLVED:** that the Affordable Housing & Infrastructure Bond Public Oversight Committee will renew these (or similar) findings at least every thirty (30) days in accordance with California Government Code section 54953(e) until the state of emergency related to COVID-19 has been lifted, or the Affordable Housing & Infrastructure Bond Public Oversight Committee finds that in-person meetings no longer pose imminent risks to the health of attendees, whichever occurs first.

## ATTACHMENT B

**Affordable Housing & Infrastructure Bond (I-Bond)  
Public Oversight Committee – Special Meeting  
Monday, December 13, 2021  
Page 1 of 2**

**A COMMITTEE MEETING** of the Affordable Housing & Infrastructure Bond (I-Bond) Public Oversight Committee Special Meeting (the “I-Bond Committee”) was held on December 13, 2021 via Tele-Conference.

### I. ROLL CALL AND DETERMINATION OF QUORUM

- |                       |  |
|-----------------------|--|
| Committee Members     | <ul style="list-style-type: none"><li>● Ellen Wu, Chairperson</li></ul>  |
| <b>Present:</b>       | <ul style="list-style-type: none"><li>● Daniel Swafford, Vice Chairperson</li><li>● Gloria Bailey-Ray, Member</li><li>● Anne Griffith, Member</li><li>● Danielle J. Harris, Member</li><li>● Tia Hicks, Member</li></ul> |
| Committee Member      | <ul style="list-style-type: none"><li>● Baldomero Gonzalez, Member</li></ul>   |
| <b>Absent:</b>        | <ul style="list-style-type: none"><li>● Gary Jimenez, Member</li></ul>   |
| Additional Attendees: | <ul style="list-style-type: none"><li>● Dawn Hort, Staff to Committee</li></ul>  |

The meeting was called to order at 4:33 pm by Chairperson Wu.

### II. OPEN FORUM/PUBLIC COMMENT

No Public Speaker(s)

### III. ADOPT RESOLUTION NO. 1 DETERMINING THAT CONDUCTING IN-PERSON MEETINGS OF THE AFFORDABLE HOUSING & INFRASTRUCTURE BOND PUBLIC OVERSIGHT COMMITTEE AND ITS COMMITTEES WOULD PRESENT IMMINENT RISKS TO ATTENDEE’S HEALTH, AND ELECTING TO CONTINUE CONDUCTING MEETINGS USING TELECONFERENCE IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 54953(E), A PROVISION OF AB-361.

**MOTION:** Member Anne Griffith made a motion to approve; seconded by Member Daniel Swafford. Motion passed. (Exhibit A)

[BAILEY-RAY-Y/ GRIFFITH-Y/ HARRIS-Y/ HICKS-Y/ SWAFFORD-Y/ WU-Y]  
(AYES: 6 / NOES: 0 / ABSTAIN: 0)

**ATTACHMENT B**

**Affordable Housing & Infrastructure Bond (I-Bond)  
Public Oversight Committee – Special Meeting  
Monday, December 13, 2021  
Page 2 of 2**

**IV. OPEN FORUM/PUBLIC COMMENT**

No Public Speaker(s)

**V. ADJOURNMENT**

**MOTION:** Member Gloria Bailey-Ray made a motion to approve; seconded by Member Anne Griffith. Motion passed. The meeting adjourned at 4:41 pm

[BAILEY-RAY-Y/ GRIFFITH-Y/ HARRIS-Y/ HICKS-Y/ SWAFFORD-Y/ WU-Y]  
(AYES: 6 / NOES: 0 / ABSTAIN: 0)

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DAVID JONES, COMMITTEE SECRETARY

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December 13, 2021

DATE



# OAKLAND AFFORDABLE HOUSING & INFRASTRUCTURE BOND PUBLIC OVERSIGHT COMMITTEE

RESOLUTION NO. 1

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**ADOPT A RESOLUTION DETERMINING THAT CONDUCTING IN-PERSON MEETINGS OF THE AFFORDABLE HOUSING & INFRASTRUCTURE BOND PUBLIC OVERSIGHT COMMITTEE AND ITS COMMITTEES WOULD PRESENT IMMINENT RISKS TO ATTENDEES' HEALTH, AND ELECTING TO CONTINUE CONDUCTING MEETINGS USING TELECONFERENCING IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 54953(e), A PROVISION OF AB-361.**

**WHEREAS**, on March 4, 2020, Governor Gavin Newsom declared a state of emergency related to COVID-19, pursuant to Government Code Section 8625, and such declaration has not been lifted or rescinded. *See* <https://www.gov.ca.gov/wp-content/uploads/2020/03/3.4.20-Coronavirus-SOE-Proclamation.pdf>

**WHEREAS**, on March 9, 2020, the City Administrator in their capacity as the Director of the Emergency Operations Center (EOC), issued a proclamation of local emergency due to the spread of COVID-19 in Oakland, and on March 12, 2020, the City Council passed Resolution No. 88075 C.M.S. ratifying the proclamation of local emergency pursuant to Oakland Municipal Code (O.M.C.) section 8.50.050(C); and

**WHEREAS**, City Council Resolution No. 88075 remains in full force and effect to date; and

**WHEREAS**, the Centers for Disease Control (CDC) recommends physical distancing of at least six (6) feet whenever possible, avoiding crowds, and avoiding spaces that do not offer fresh air from the outdoors, particularly for people who are not fully vaccinated or who are at higher risk of getting very sick from COVID-19. *See* <https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/prevention.html>;

**WHEREAS**, the CDC recommends that people who live with unvaccinated people avoid activities that make physical distancing hard. *See* <https://www.cdc.gov/coronavirus/2019-ncov/your-health/about-covid-19/caring-for-children/families.html>;

**WHEREAS**, the CDC recommends that older adults limit in-person interactions as much as possible, particularly when indoors. See <https://www.cdc.gov/aging/covid19/covid19-older-adults.html>;

**WHEREAS**, the CDC, the California Department of Public Health, and the Alameda County Public Health Department all recommend that people experiencing COVID-19 symptoms stay home. See <https://www.cdc.gov/coronavirus/2019-ncov/if-you-are-sick/steps-when-sick.html>;

**WHEREAS**, persons without symptoms may be able to spread the COVID-19 virus. See <https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/prevention.html>;

**WHEREAS**, fully vaccinated persons who become infected with the COVID-19 Delta variant can spread the virus to others. See <https://www.cdc.gov/coronavirus/2019-ncov/vaccines/fully-vaccinated.html>;

**WHEREAS**, the City's public-meeting facilities are indoor facilities that do not designed to ensure circulation of fresh / outdoor air, particularly during periods of cold and/or rainy weather, and were not designed to ensure that attendees can remain six (6) feet apart; now therefore be it:

**WHEREAS**, holding in-person meetings would encourage community members to come to City facilities to participate in local government, and some of them would be at high risk of getting very sick from COVID-19 and/or would live with someone who is at high risk; and

**WHEREAS**, in-person meetings would tempt community members who are experiencing COVID-19 symptoms to leave their homes in order to come to City facilities and participate in local government; and

**WHEREAS**, attendees would use ride-share services and/or public transit to travel to in-person meetings, thereby putting them in close and prolonged contact with additional people outside of their households; now therefore be it:

**RESOLVED:** that the Affordable Housing & Infrastructure Bond Public Oversight Committee finds and determines that the foregoing recitals are true and correct and hereby adopts and incorporates them into this Resolution; and be it

**FURTHER RESOLVED:** that, based on these determinations and consistent with federal, state and local health guidance, the Affordable Housing & Infrastructure Bond Public Oversight Committee determines that conducting in-person meetings would pose imminent risks to the health of attendees; and be it

**FURTHER RESOLVED:** that the Affordable Housing & Infrastructure Bond Public Oversight Committee firmly believes that the community's health and safety seriously and the community's right to participate in local government, are both critically important, and is committed to balancing the two by continuing to use teleconferencing to conduct public meetings,

in accordance with California Government Code Section 54953(e), a provision of AB-361; and be it

**FURTHER RESOLVED:** that the Affordable Housing & Infrastructure Bond Public Oversight Committee will renew these (or similar) findings at least every thirty (30) days in accordance with California Government Code section 54953(e) until the state of emergency related to COVID-19 has been lifted, or the Affordable Housing & Infrastructure Bond Public Oversight Committee finds that in-person meetings no longer pose imminent risks to the health of attendees, whichever is occurs first.

PASSED BY THE FOLLOWING VOTES:

AYES: 6 - BAILEY-RAY-Y/ GRIFFITH-Y/ HARRIS-Y/ HICKS-Y/ SWAFFORD-Y/ WU-Y

NOES: 0

ABSENT: 2

ABSTENTION: 0

DECEMBER 13, 2021

## ATTACHMENT B

**Affordable Housing & Infrastructure Bond (I-Bond)  
Public Oversight Committee  
Monday, December 13, 2021  
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 13, 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
- Anne Griffith, Member
- Danielle J. Harris, Member
- Tia Hicks, Member

Committee Member **Absent:**

- Baldomero Gonzalez, Member
- Gary Jimenez, Member

Additional Attendees:

- Erin Roseman, Acting Secretary to the Committee
- Dawn Hort, Staff to Committee

The meeting was called to order at 5:04 pm by Chairperson Wu.

### II. OPEN FORUM/PUBLIC COMMENT

No Public Speaker(s)

III. **APPROVAL OF DRAFT MINUTES for Meetings of September 13, 2021**, with correction to Anne Griffith’s name on MINUTES of June 14, 2021 and September 13, 2021. (Exhibit A)

**MOTION:** Member Daniel Swafford made a motion to approve; seconded by Member Anne Griffith with an adjustment Motion passed.

[BAILEY-RAY-Y/ GRIFFITH-Y/ HARRIS-Y/ HICKS-Y/ SWAFFORD-Y/ WU-Y]  
(AYES: 6 / NOES: 0 / ABSTAIN: 0)

**IV. AMANDA FUKUTOME – Updates on Measure KK Investments**

Ms. Amanda Fukutome provided the Committee a status update on her Measure KK evaluation. She is working on finalizing the data analysis now and will have a draft for distribution in January. The final report and the presentation are expected to be at the March 2022 Committee meeting. She is conducting an evaluation measuring short term impacts of the Measure KK funding and giving some recommendations for medium and long-term impacts of the Measure KK funding. The short-term equity impact section which is the bulk of the report to answer the questions of how these investments are distributed and who is being impacted by these investments. Also, how well have the new equity criteria for identifying capital and street projects worked. The medium-term impact section will offer a framework for future evaluation to measure the impact of investments in neighborhoods among residents. The long-term section will offer framework for our future evaluation to measure with there being increases in social equity and any adverse impacts to low income communities of color from measure K infrastructure financing. (Exhibit B)

**V. Housing & Community Development Department –Measure KK Equity Component and Project Planning**

Ms. Christia Mulvey with Housing & Community Development Department provided an overview of the department’s strategic action plan, budget for the next couple of years, Measure KK project activity and the upcoming notices of funding availability. (Exhibit C)

**VI. Oakland Transportation Department –Measure KK Oversight Paving Project**

Ms. Sarah Fine with Oakland Transportation Department provided an updates on the outreach that the department have done. Also, what is being presented to Public Works Committee and City Council to adopt the new paving plan (2022 5-year plan). (Exhibit D)

**VII. Discussion of Future Report Format to City Council**

Chairperson Wu suggested to submit Ms. Amanda Fukutome’s report along with a cover letter to the City Council as the Committee’s annual report.

**VIII. DISCUSSION OF NEXT STEPS**

- a. Identify Future Agenda Items
  - Report from Amanda Fukutome
  - Revision to Committee Report Structure
  - Updates on status on new bond issuance
  
- b. Confirm next meeting
  - Monday, March 14, 2022 at 5:00PM-7:00PM
  - Monday, June 6, 2022 at 5:00PM-7:00PM (SPECIAL MEETING)
  - Monday, September 12, 2022 at 5:00PM-7:00PM
  - Monday, December 12, 2022 at 5:00PM-7:00PM

**IX. OPEN FORUM/PUBLIC COMMENT**

No Public Speaker(s)

**X. ADJOURNMENT**

**MOTION:** Member Tia Hicks made a motion to approve; seconded by Member Anne Griffith. Motion passed. The meeting adjourned at 7:14 pm.

[BAILEY-RAY-Y/ GRIFFITH-Y/ HARRIS-Y/ HICKS-Y / SWAFFORD-Y/ WU-Y]  
(AYES: 6 / NOES: 0 / ABSTAIN: 0)

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DAVID JONES, COMMITTEE SECRETARY

May 2, 2022

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DATE

**A COMMITTEE MEETING** of the Affordable Housing & Infrastructure Bond (I-Bond) Public Oversight Committee (the “I-Bond Committee”) was held on September 13, 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
- Anne Griffith, Member
- Danielle J. Harris, Member
- Tia Hicks, Member

Committee Member

**Absent:**

- Baldomero Gonzalez, Member
- Gary Jimenez, Member

Additional Attendees:

- Erin Roseman, Acting Secretary to the Committee
- Dawn Hort, Staff to Committee

The meeting was called to order at 5:07 pm by Chairperson Wu.

**II. OPEN FORUM/PUBLIC COMMENT**

No Public Speaker(s)

**III. APPROVAL OF DRAFT MINUTES for Meetings of June 14, 2021**

**MOTION:** Member Ann Griffith made a motion to approve; seconded by Vice Chairperson Daniel Swafford. Motion passed. (EXHIBIT A)

[BAILEY-RAY-Y/ GRIFFITH-Y/ HARRIS-Y/ HICKS-Y/ SWAFFORD-Y/ WU-Y]

(AYES: 6 / NOES: 0 / ABSTAIN: 0)

**IV. OAKLAND PUBLIC WORKS DEPARTMENT – FIRE STATIONS UPDATE & BUDGET APPROVED CIP PROJECTS**

Christine Reed with Public Works Project and Grant Management Division presented two items (1) an update of the current fire department fire station projects and (2) an overview of the new Capital Improvement Program (CIP) projects Measure KK funded that were passed with the recent budget for Fiscal Year 2021-2023. (EXHIBIT B)

**V. OAKLAND TRANSPORTATION DEPARTMENT – BUDGET APPROVED CIP PROJECTS**

Judith Ortiz, Transportation Planner presented a brief overview of what DOT learned from the previous CIP cycle in Fiscal Year 2019-2021 on project prioritization and highlights some of the updates that Department of Transportation (DOT) made in terms of community engagement process during this CIP cycle. Ms. Ortiz provided an overview of the current 2-year capital budget and funding of the CIP projects. Also, Sarah Fine with DOT presented the 3-year paving plan, what DOT has done with Measure KK funding in the last couple of years as part of their 2019 their 3-year paving plan and a preview of what DOT is working on next which is their next multiyear paving plan anticipated to be released in October 2021. Ms. Fine illustrated some interactive maps that can be found on [oaklandca.gov/paving](http://oaklandca.gov/paving) showing what has been paved so far and what's up coming up this year and coming up next year. (EXHIBIT C)

**VI. APPROVAL OF THE INFORMATIONAL MEMORANDUM REPORT TO CITY COUNCIL (EXHIBIT D)**

Chairperson Wu opened it up for questions about the informational report, it will go directly to City Council as an informational.

**MOTION:** Vice Chairperson Daniel Swafford made a motion to approve; seconded by Member Tia Hicks. Motion passed.

[BAILEY-RAY-Y/ GRIFFITH-Y/ HARRIS-Y/ HICKS-Y/ SWAFFORD-Y/ WU-Y]

(AYES: 6 / NOES: 0 / ABSTAIN: 0)

**VII. DISCUSSION OF NEXT STEPS**

- a. Identify Future Agenda Items: Four items will be scheduled for the upcoming meeting 1) HCD: Measure KK Equity component and project planning 2) DOT: Paving project updates 3) Amanda Fukutome: Evaluation of Measure KK investments, and 4) Future report to City Council.
- b. Confirm next meeting: Regular Meeting date and time was scheduled as follows:  
Monday, December 13, 2021 at 5:00PM-7:00PM

**VIII. OPEN FORUM/PUBLIC COMMENT**

No Public Speaker(s)



**IX. ADJOURNMENT**

**MOTION:** Member Ann Griffith made a motion to approve; seconded by Member Gloria Bailey-Ray. Motion passed. The meeting adjourned at 7:08 pm

[BAILEY-RAY-Y/ GRIFFITH-Y/ HARRIS-Y/ HICKS-Y/ SWAFFORD-Y/ WU-Y]

(AYES: 6 / NOES: 0 / ABSTAIN: 0)



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ERIN ROSEMAN, ACTING COMMITTEE SECRETARY

December 13, 2021

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DATE

A **COMMITTEE MEETING** of the Affordable Housing & Infrastructure Bond (I-Bond) Public Oversight Committee (the "I-Bond Committee") was held on June 14, 2021 via Tele-Conference.

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

- |                       |   |
|-----------------------|---|
| Committee Members     | <ul style="list-style-type: none"><li>● Ellen Wu, Chairperson</li></ul>   |
| <b>Present:</b>       | <ul style="list-style-type: none"><li>● Daniel Swafford, Vice Chairperson</li><li>● Gloria Bailey-Ray, Member</li><li>● Anne Griffith, Member</li><li>● Baldomero Gonzalez, Member</li><li>● Danielle J. Harris, Member</li><li>● Tia Hicks, Member</li></ul> |
| Committee Member      | <ul style="list-style-type: none"><li>● Gary Jimenez, Member</li></ul>  |
| <b>Absent:</b>        |   |
| Additional Attendees: | <ul style="list-style-type: none"><li>● David Jones, Secretary to the Committee</li><li>● Dawn Hort, Staff to Committee</li><li>● Amanda Fukutome, UC Berkeley Student</li></ul>  |

The meeting was called to order at 5:02 pm by Chairperson Wu.

**II. OPEN FORUM/PUBLIC COMMENT**

No Public Speaker(s)

**III. APPROVAL OF DRAFT MINUTES for Meetings of March 8, 2021**

**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. OAKLAND PUBLIC WORKS DEPARTMENT - Updates on Fire Station Projects (Exhibit B)**

Item was postponed to the next meeting

**V. AMANDA FUKUTOME – Updates on Measure KK investments**

Ms. Amanda Fukutome provided the Committee a quick update on where she is on her evaluation project. She is conducting an evaluation measuring short-term impact of Measure KK funding and recommending some long-term impacts. She as met with the

departments and are reviewing their materials. She will be finalizing her metrics and work on the granular analysis with the new metrics. Her goal is to have a draft for view by the middle or end of July and will be finalized the report by the end of August or September.

**VI. FINALIZE AGENDA REPORT TO CITY COUNCIL**

Chairperson Wu lead the discussion of the annual report to City Council. The Ad-Hoc Committee met with the departments. Department of Transportation explained that they only have the detailed equity data scores for the safe routes to school projects and the complete streets. They do not have it for the paving project, the paving projects overall have its own equity indicators. Oakland Public Works will need to provide district information for the report. Housing and Community Development will need to provide information on site acquisition program and the accessory dwelling units. It was concluded to have a vote by email to finalize the report. (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 and provide a list of budget approved CIP projects 2) DOT will provide list of budget approved CIP projects and 3) Amanda Fukutome Evaluation of Measure KK investments. HCD will provide a list of approved projects for the December 13, 2021 meeting.
- b. Confirm next meeting: Regular Meeting date and time was scheduled as follows:  
Monday, September 13, 2021 at 5:00PM-7:00PM

**VIII. OPEN FORUM/PUBLIC COMMENT**

No Public Speaker(s)

**IX. ADJOURNMENT**

**MOTION:** Member Danielle J. Harris made a motion to approve; seconded by Member Tia Hicks. Motion passed. The meeting adjourned at 5:45 pm

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



ERIN ROSEMAN, ACTING COMMITTEE SECRETARY

September 13, 2021

DATE

## EXHIBIT B

# Measure KK Evaluation Update

Amanda Fukutome

UC Berkeley

December 13, 2021

# Overview + Timeline

- **Report Draft**

- 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?

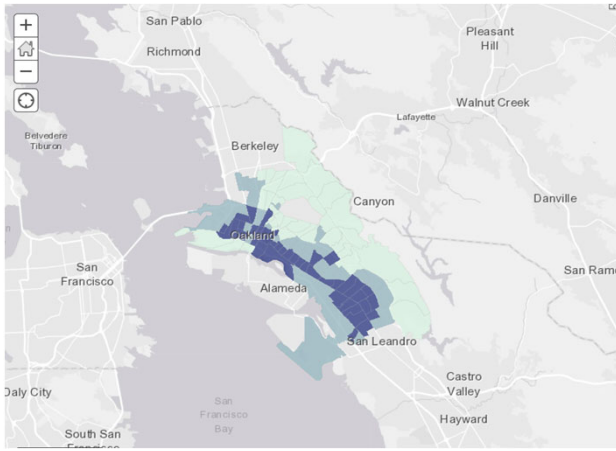
- **Long Term Equity Impacts (approx. 10 years)**

- 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

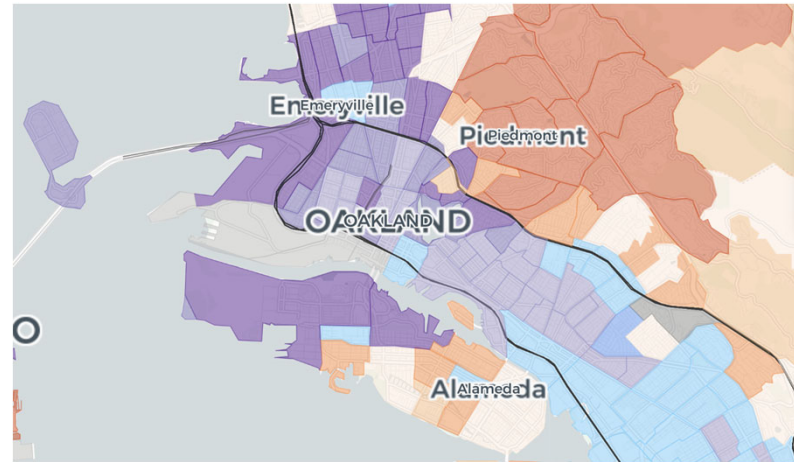
- Is there an equitable distribution of capital projects and spending across the city?
  - Do census tracts with higher vulnerability scores/areas of concern get a higher proportion of capital projects?
- **Defining measures for vulnerability**

# Oakland Equity Index



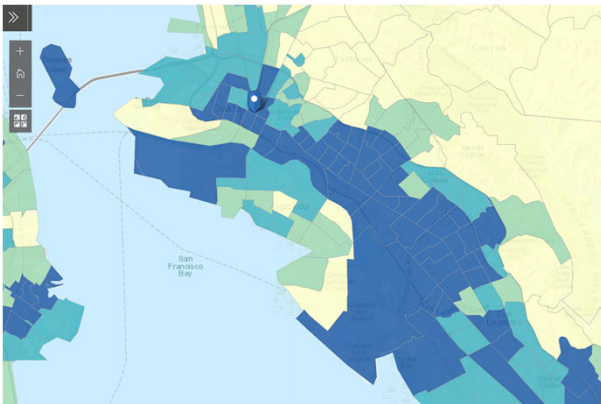
Source: City of Oakland, 2016

# Urban Displacement Project



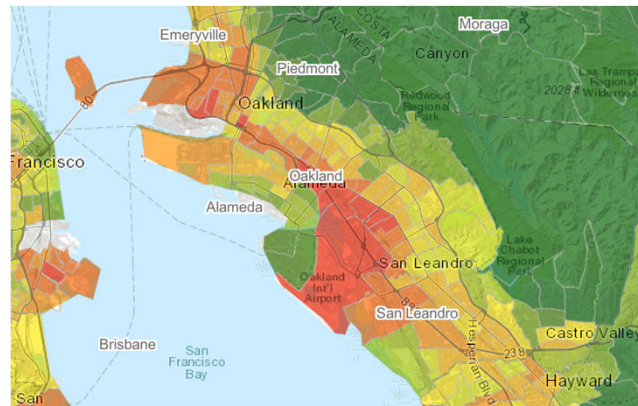
Source: Urban Displacement Project, 2021

# Social Vulnerability Index



Source: CDC, 2018

# CalEnviroScreen



Source: CalEnviroScreen, 2021

## Types of analysis for short-term impacts

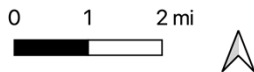
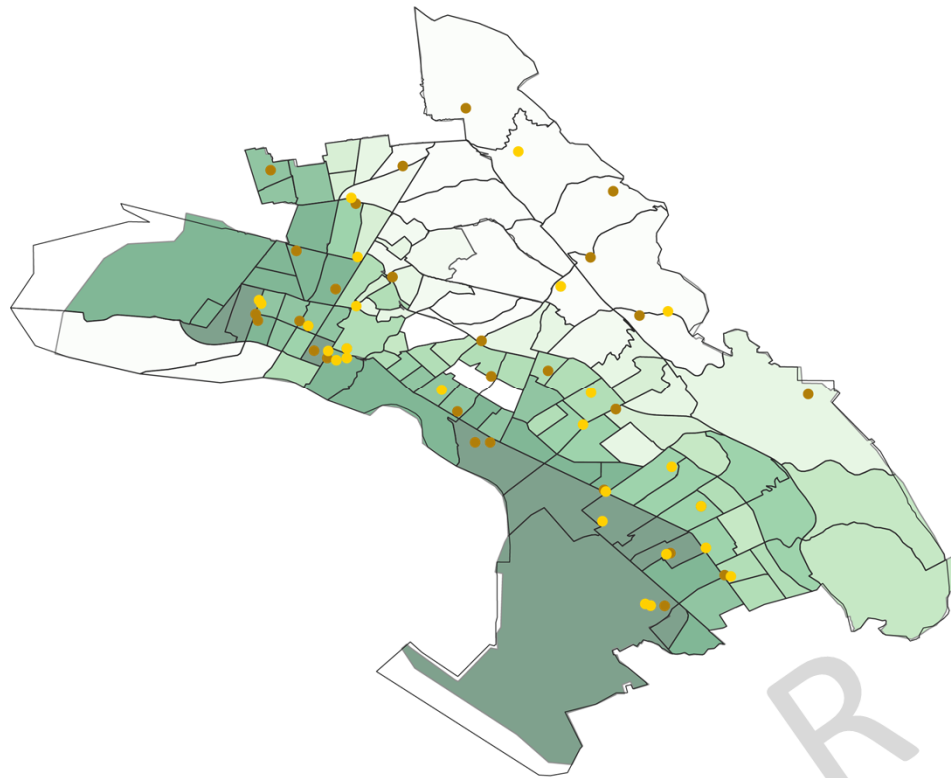
- Spatial/Mapping
- Basic descriptive statistics
- Qualitative (from reports and meetings)



## Short term impacts – spatial analysis

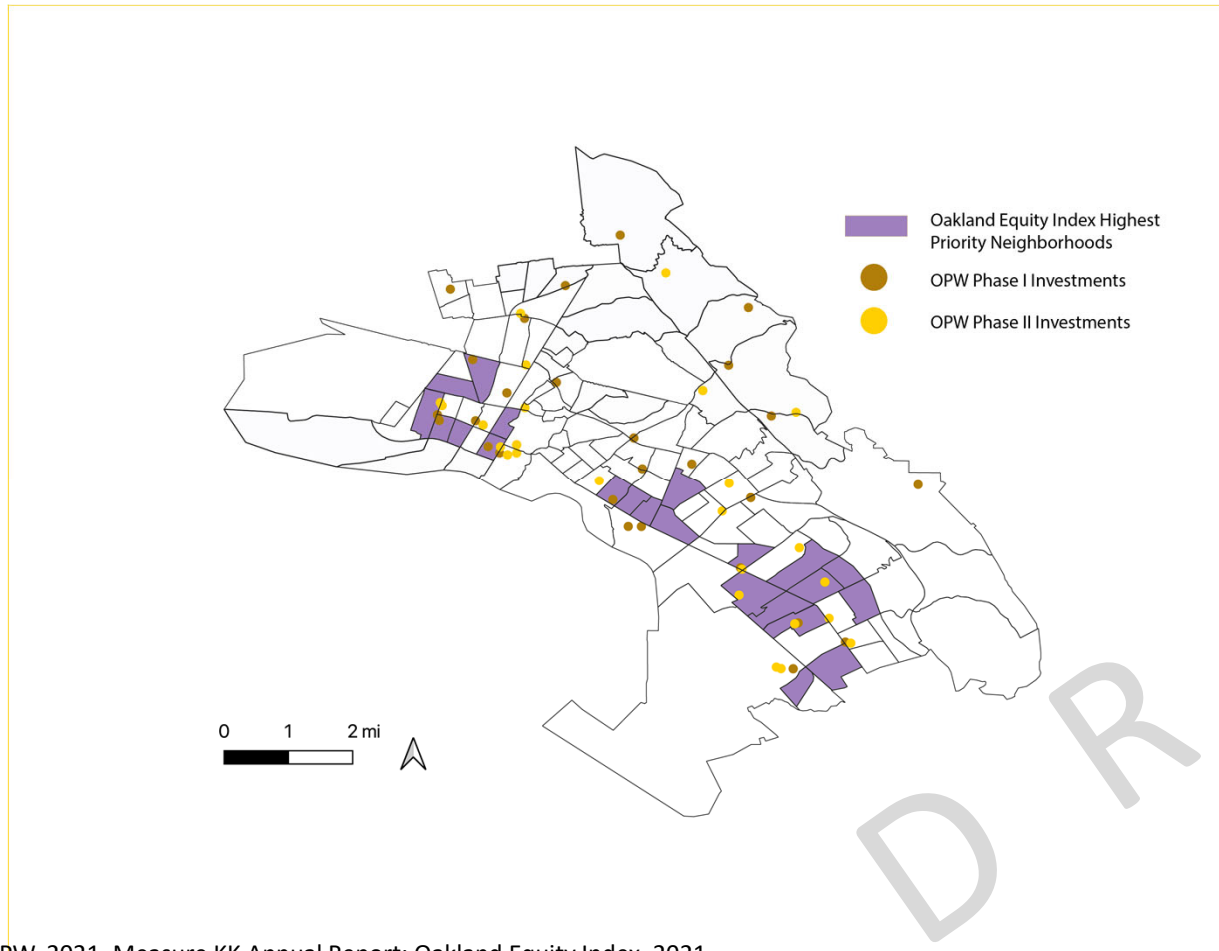
- For each chosen method of scoring:
  - Look to see the number of projects in an area of concern
  - Density of investment in an area of concern
  - Understand what that means in relationship to the concern that the map presents

# Mapping Example – Distribution of OPW Projects (Phase 1 v. Phase 2) Using CalEnviroscreen



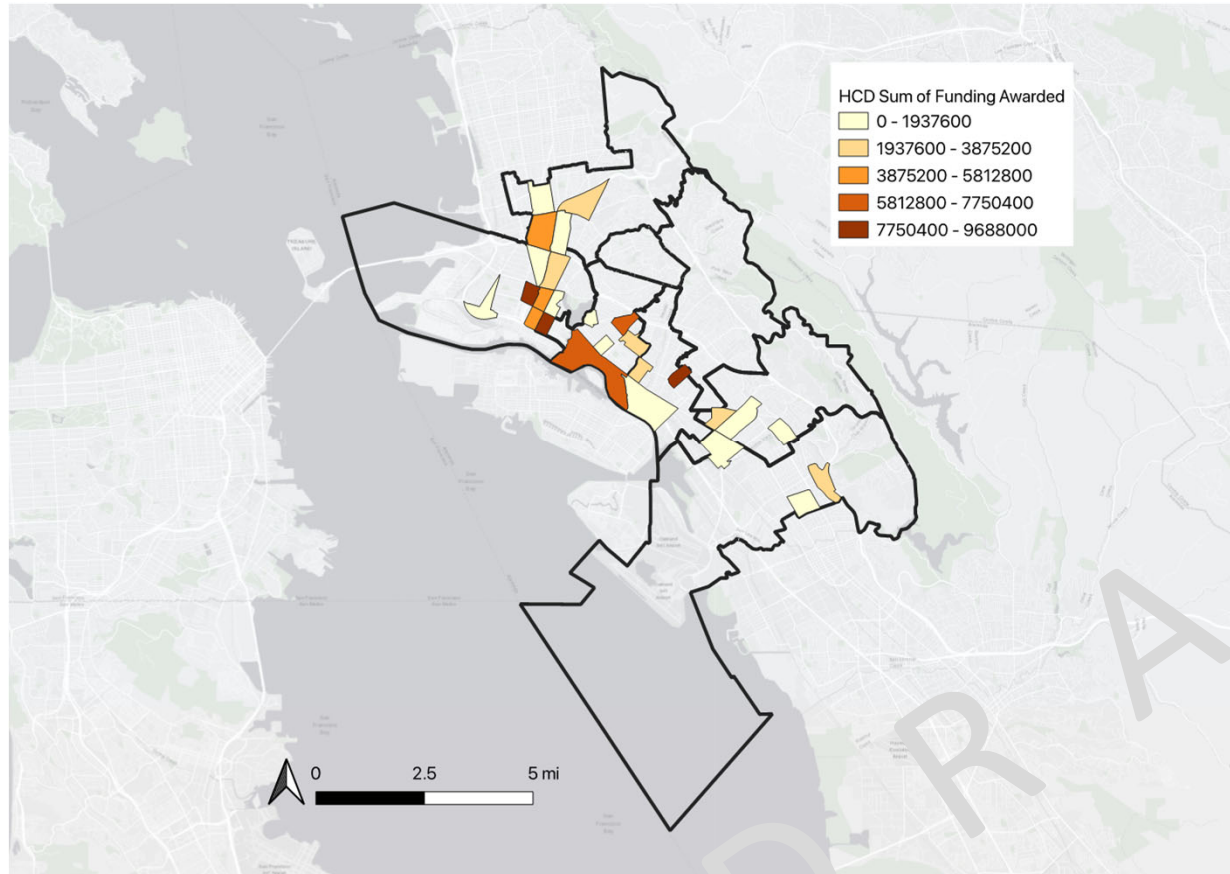
Source: OPW. 2021. Measure KK Annual Report; CalEnviroscreen. 2021.

# Mapping Example – Distribution of OPW Projects (Phase 1 v. Phase 2) Using Oakland Equity Index



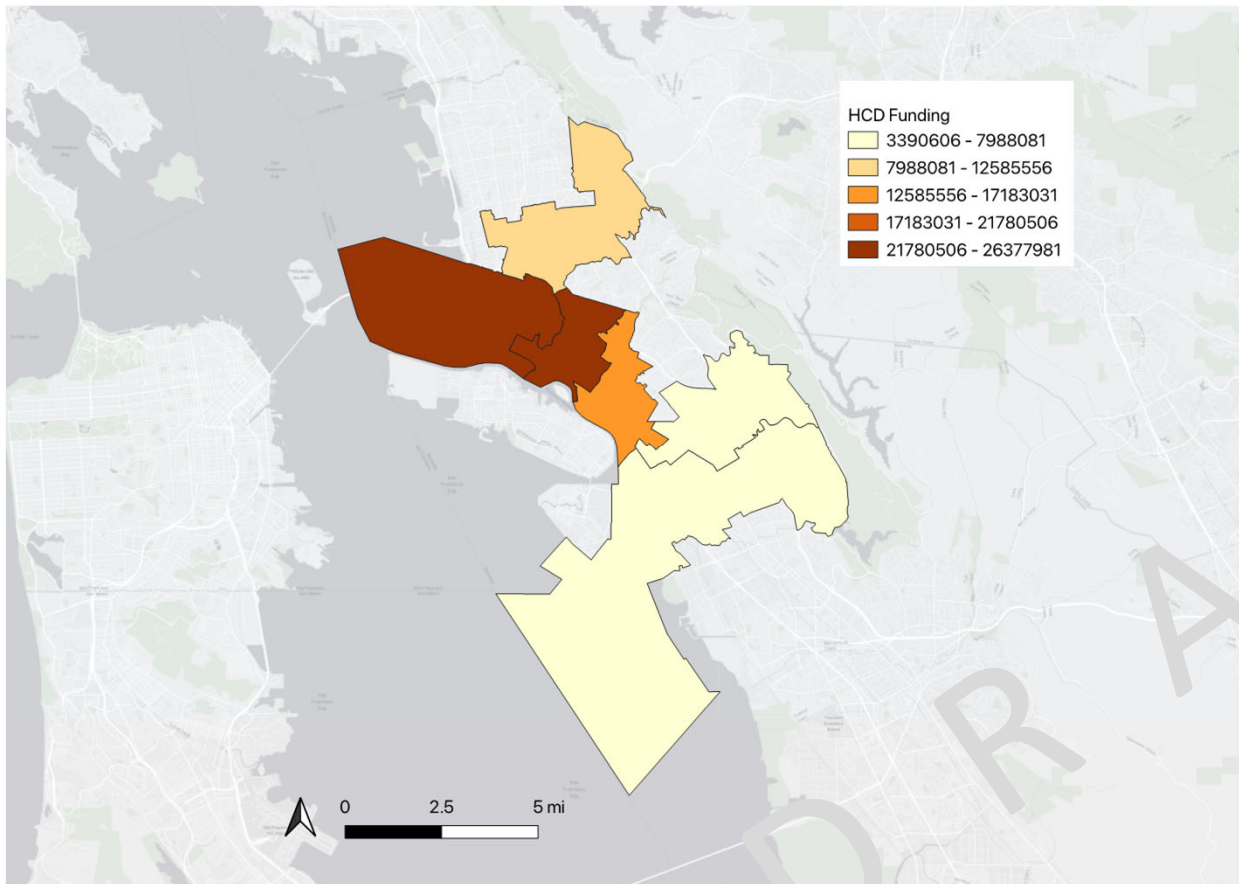
Source: OPW. 2021. Measure KK Annual Report; Oakland Equity Index. 2021.

# Mapping – Distribution of Affordable Housing Funding



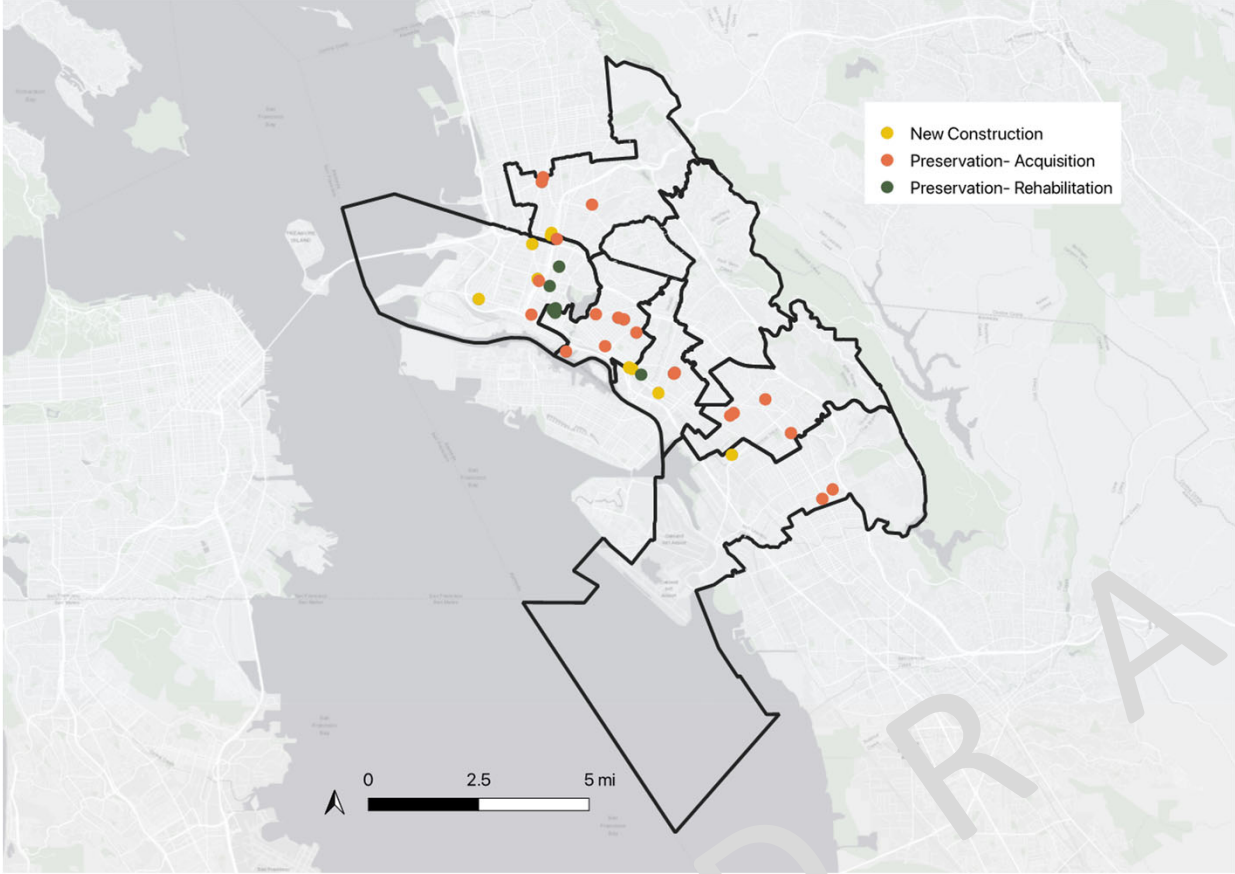
Source: HCD. 2021. Measure KK Annual Report.

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



Source: HCD. 2021. Measure KK Annual Report.

# Mapping – Distribution of Housing by Type



Source: HCD. 2021. Measure KK Annual Report.

# Short term impacts

- Basic descriptive statistics
  - Who is being impacted and how
- Qualitative (from reports and meetings)
  - Contextual information

# Preliminary Findings

- OPW Projects
- DOT Projects
- HCD Projects
- Scoring Criteria



# Progress and Next Steps

- Dec 2021/Jan 2022
  - Finalize draft report and distribute to stakeholders for comment
- Feb 2022
  - Revisions
- March 2022
  - Final report and presentation

# Housing and Community Development Department (HCDD)



CITY OF OAKLAND

Measure KK Oversight Committee

November 2021

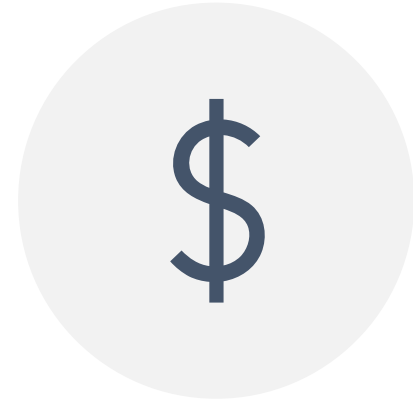
# HCDD Overview



HOUSING STRATEGIC ACTION PLAN  
AND BUDGET 2021-2023



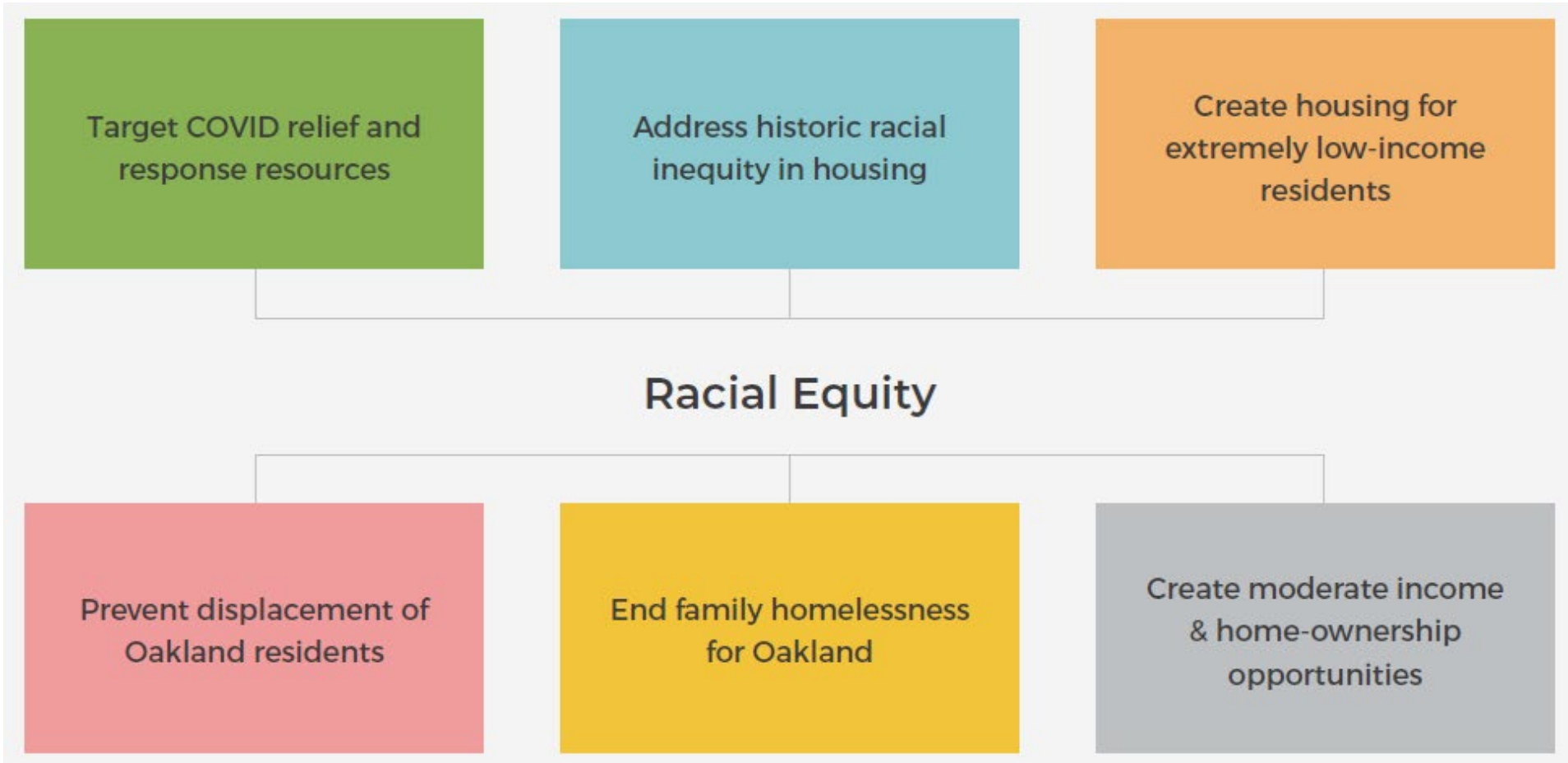
MEASURE KK PROJECT ACTIVITY



UPCOMING NOTICES OF FUNDING  
AVAILABILITY (NOFAS)

# Priorities

The City of Oakland's housing interventions must:



# 3 P's

Protection

Preservation

Production

Affordable Housing Funding – Measure KK  
As of June 30, 2021

<b>Total Funding for Housing (Tranches 1 &amp; 2)</b>	<b>\$100,000,000</b>
Funds Expended	\$66,814,605
Funds Committed/Encumbered	\$32,139,020
Uncommitted Balance Remaining	\$1,046,375

# Affordable Housing - Measure KK – Tranche 1

Project Name	Total Funding	Funds Spent as of 6/30/2021	Funds Committed	Remaining Funds (Uncommitted)	Anticipated Completion Date
1-4 Unit Housing Programs	\$1,500,000	\$1,050,000	\$450,000	\$0	December 2021
Acquisition of Transitional Housing Facility	\$14,000,000	\$11,475,842	\$2,524,158	\$0	June 2022
New Construction	\$6,319,900	\$2,367,424	\$3,952,476	\$0	Varies, January 2020 to April 2023
Housing Rehabilitation & Preservation	\$9,288,000	\$6,338,000	\$2,950,000	\$0	Varies, March 2020 to April 2023
Site Acquisition Program	\$15,649,150	\$15,649,150	\$0	\$0	All funds drawn down
Acquisition & Conversion to Affordable Housing (ACAH)	\$5,342,375	\$3,501,563	\$1,840,812	\$0	June 2022
Accessory Dwelling Units (ADUs)	\$500,000	\$0	\$0	\$500,000	June 2022 (pending reprogramming)
Administration	\$2,400,575	\$2,009,388	\$391,187	\$0	December 2021
Bond Issuer Fee	\$120,000	\$120,000	\$0	\$0	All funds drawn down
<b>Tranche 1 Total</b>	<b>\$55,120,000</b>	<b>\$42,511,366</b>	<b>\$12,108,634</b>	<b>\$500,000</b>	

# Affordable Housing - Measure KK – Tranche 2

Project Name	Total Funding	Funds Spent as of 6/30/2021	Funds Committed	Remaining Funds (Uncommitted)	Anticipated Completion Date
Acquisition of Transitional Housing Facility	\$1,000,000	\$0	\$1,000,000	\$0	June 2022
Housing Rehabilitation & Preservation	\$16,342,375	\$10,127,174	\$5,668,826	\$546,375	Varies, March 2020 to April 2023
Acquisition & Conversion to Affordable Housing (ACAH)	\$25,058,200	\$14,164,055	\$10,894,145	\$0	June 2022
Administration	\$2,479,425	\$12,099	\$2,467,416	\$0	April 2023
<b>Tranche 2 Total</b>	<b>\$44,880,000</b>	<b>\$24,303,328</b>	<b>\$20,030,387</b>	<b>\$546,375</b>	



# Rehabilitation of Existing Affordable Funded by Measure KK

Project Name	Developer	Affordable Units
Empyrean Tower	Resources for Community Development	65
Frank G Mar Apartments	East Bay Asian Local Development Corp.	119
Fruitvale Studios	Allied Housing	24
Hamilton Apartments	Mercy Housing California	92
Harp Plaza	Community Housing Development Corporation	19
Mark Twain Homes	MPHHOMES	101
<b>Total Rehabilitation Units</b>		<b>420</b>

Rehab Project  
Highlight:  
**Empyrean Hotel**

65 Affordable Units  
20% - 60% AMI,  
including 7 Permanent  
Supportive Housing units  
(Homeless)

\$4.688M Measure KK  
(\$9.51M City funds)  
\$77.4M Total Dev Cost

Completion Date:  
December 2020



# New Construction Funded by Measure KK

Project Name	Developer	Affordable Units
3268 San Pablo	Satellite Affordable Housing Associates	51
7th & Campbell	Oakland & The World, Inc./MPI/McCormack Baron	79
Ancora Place	Satellite Affordable Housing Associates	77
Aurora Apartments (aka MacArthur Apartments)	Affirmed Housing	44
Camino 23	Satellite Affordable Housing Associates	37
Coliseum Place	Resources for Community Development	59
Fruitvale Transit Village II-B	BRIDGE Housing Corporation	181
Longfellow Corner (aka 3801 MLK Family Housing)	Resources for Community Development	77
Nova Apartments (aka Oak Hill)	Affirmed Housing	57
West Grand & Brush	East Bay Asian Local Development Corp	59
<b>Total New Construction Units</b>		<b>721</b>

New Construction Project Highlight:  
**Camino 23**

36 Affordable Units

20% - 50% AMI (including 5 units for  
persons with HIV/AIDS)

\$100,000 Measure KK (\$1.25M City funds)

\$25.33M Total Development Cost

Completion Date: November 2019



# New Construction NOFA

## New Construction NOFA Project Guidelines

Minimum Project Size

10 units (fewer units if ownership)

Usual Project Size

Rental: 40 – 100 units

Funding

Rental: Max 40% of Total Dev Cost  
Ownership: Max 50% of Total Dev Costs

No official loan maximum

Affordability Levels

Rental: ELI – LI (<60% of Area Median Income)

Ownership: LI – Moderate Income (60-120% AMI)

# New Construction NOFA

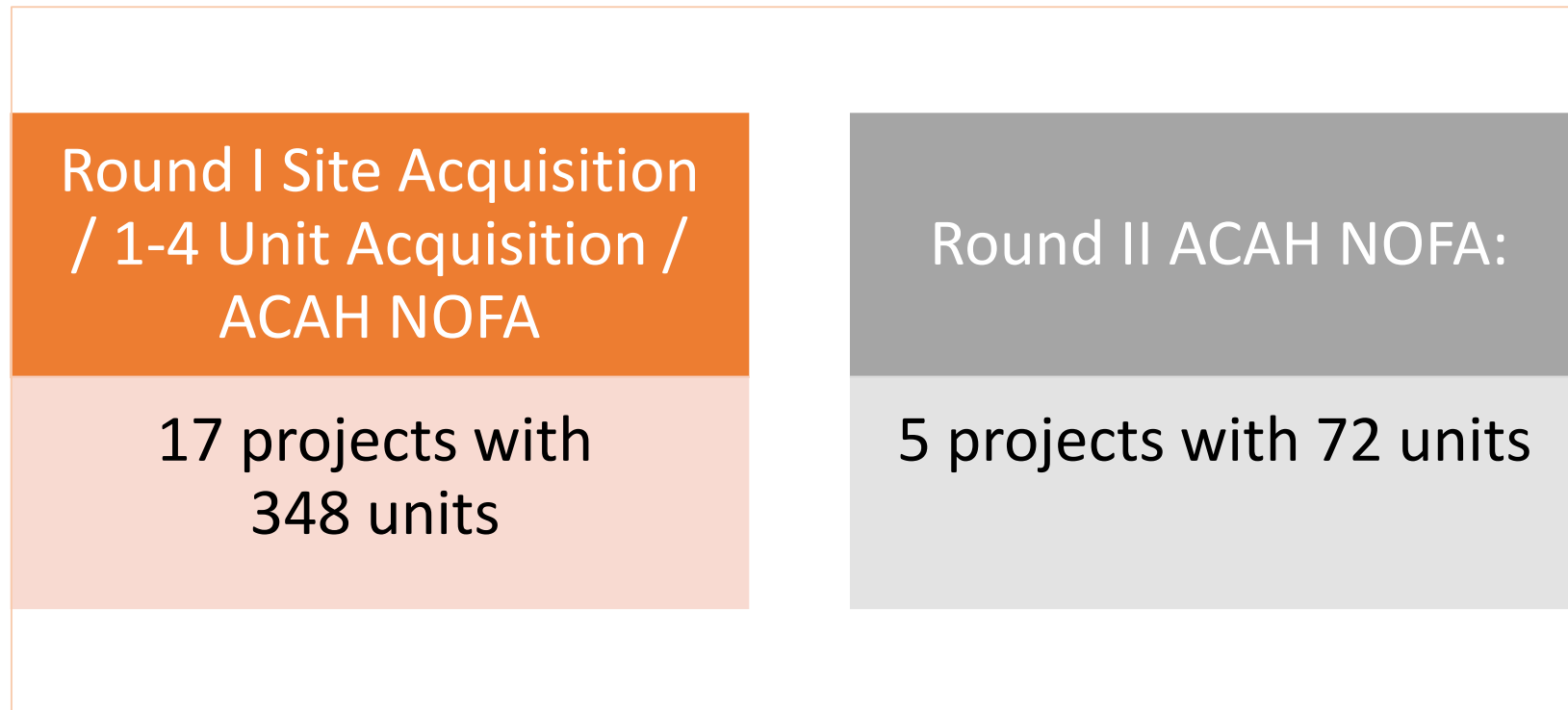
New Construction NOFA Scoring	
Special Consideration and/or Points Awarded	Financial Leveraging Development Experience Geographic Equity Bedroom Size Permanent Supportive Housing/Homeless Special Needs Sustainability
Other Considerations	City Council Approval Required  Must choose ownership or rental upfront

# New Construction NOFA

Equity Scoring Changes 2021	
Geographic Equity	Changed to prioritize areas that are susceptible to/experiencing displacement and gentrification (per Urban Displacement Project)
Developer Experience and Capacity	Points increased - and awarded to projects that include an “emerging developer,” as part of the development team, particularly if they permit the emerging developer to purchase at the end of tax credit compliance period

Note: The Fall 2021 New Construction NOFA will not be Measure KK-funded. However, the equity analysis done as part of the Measure KK funding deployment has guided these modifications.

# Acquisition & Conversion to Affordable Housing (ACAH) Funded by Measure KK





## ACAH Project Highlight: 8<sup>th</sup> Street – Housing Consortium of the East Bay

- 39 Affordable Units
- 30-60% AMI (10 Permanent Supportive Housing units)
- \$5M Measure KK
- \$5M Total Development Costs
- Acquisition Date: October 2020



# Acquisition and Conversion to Affordable Housing (ACAH) Funded by Measure KK

Project Name	Developer/Project Sponsor	Affordable Units
10320 Mac Arthur Blvd Project	Richmond Neighborhood Housing Services	17
10th Ave Eastlake*	East Bay Asian Local Development Corp.	35
1432 12th Avenue Cooperative	Bay Area Community Land Trust	7
2000 36th Avenue	The Spanish Speaking Unity Council	55
285 Newton Avenue	Bay Area Community Land Trust	9
3 SF Homes	Oakland Community Land Trust	3
36th Avenue Apartments	The Spanish Speaking Unity Council	25
524-530 8th Street	Housing Consortium of the East Bay	39
6106-6108 Hilton St.	Northern California Land Trust (NCLT)	16
6470 MacArthur Blvd	Oakland Community Land Trust (OakCLT)	2
789 61st Street	Northern California Land Trust (NCLT)	6
Garrett Cooperatives Homes	Northern Community Land Trust	1
Highland Palms*	East Bay Asian Local Development Corp.	23
Shadetree	Bay Area Community Land Trust/SHADE	23
Harvest House	Oakland Community Land Trust	1
E24 Community Studios*	Oakland Community Land Trust	7
OakCLT Scattered Site	Oakland Community Land Trust	3

# Acquisition and Conversion to Affordable Housing (ACAH) NOFA

ACAH NOFA Project Guidelines	
Minimum Project Size	1+ (25 unit max for coops/CLTs)
Usual Project Size	1-40 units
Funding	Range of \$150K - \$300K/unit Maximum Loans: \$3.75 million (Coop/CLT) \$5 million (General Developer Pool)
Affordability Levels	Rental: ELI – LI (30 – 80% of AMI) Ownership: Moderate Income (80% of AMI)

# Acquisition and Conversion to Affordable Housing (ACAH) NOFA

ACAH NOFA Scoring	
Scoring	Focus on anti-displacement strategies and serving vulnerable tenant populations
Special Considerations	Authorized for over-the-counter awards, but must return to Council for loan authority
	Set-aside for Cooperatives and Community Land Trusts
	Site control requirements more relaxed than NC NOFA

# Transitional Housing and Homekey

<b>Project Name</b>	<b>Project Type</b>	<b>Developer</b>	<b>Affordable Units</b>
Clifton Hall	Family Shelter & Perm Senior Homeless Housing	City of Oakland Operators: EOCP & SAHA	20 family shelter, 41 perm senior
Inn at Temescal	Perm Housing for Homeless Veterans	Danco and Operation Dignity	21 perm veterans
The Holland	Rapid Re-Housing Facility	City of Oakland Operator: BACS	70
Total Transitional Housing and Homekey Units			

Homekey Project Highlight:  
**Clifton Hall**

20 Family Shelter Units, 41 Homeless Senior Units  
\$3,417,000 Measure KK Grant  
\$15,788,000 Total Development Cost  
100% Occupancy by mid-December 2021



# City of Oakland Homekey NOFA



City of Oakland Homekey RFP responses due Nov. 18, 2021



Proposals to go to Dec. 21, 2021 Council

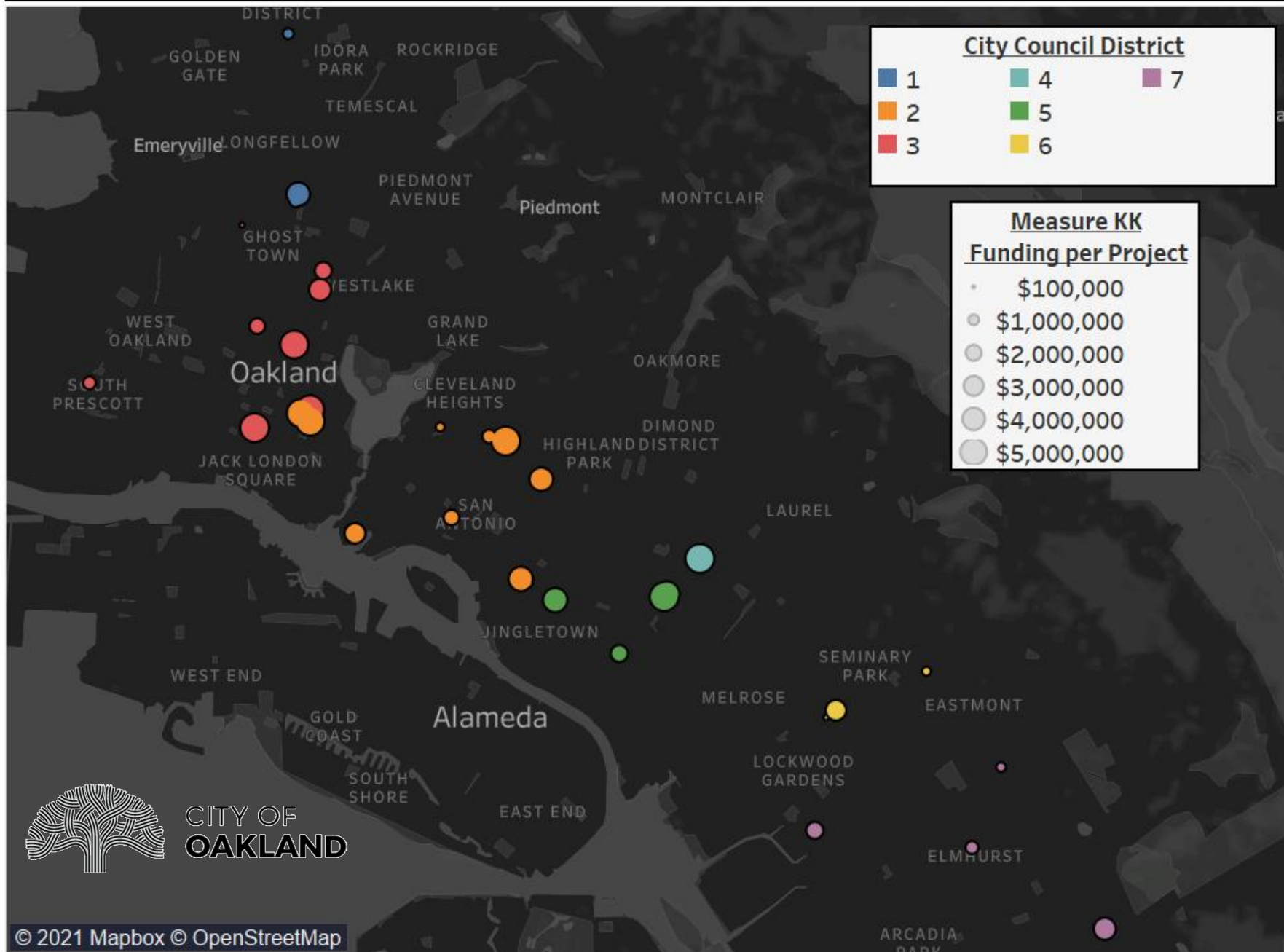


Application to State Homekey NOFA in early Jan-22



Remaining Measure KK Transitional Housing and ADU funds may provide local match to Oakland Homekey projects

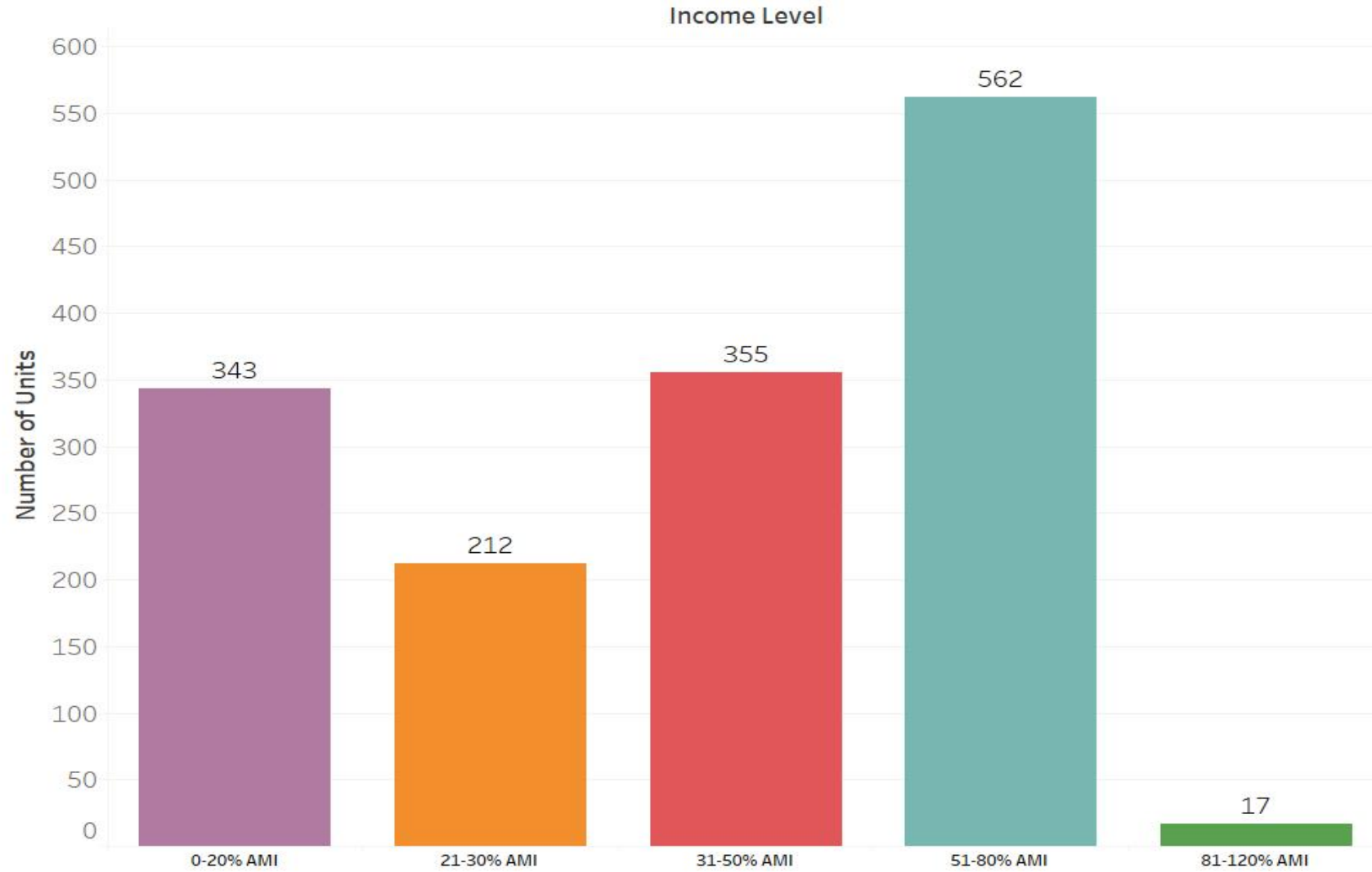
# Oakland Measure KK Project Funding by Council District







## Measure KK-Funded Units by Income Level





## Demographics Served – ACAH Projects

- **24 units** are occupied with people living with **HIV** or **AIDS**
- **12 units** are occupied by **formerly unhoused individuals**
- **363 units** are permanently supportive housing
- Tenants organized prior to purchase at **7 properties**.
- Tenants were at high risk of displacement at least **8 of the purchased properties**.
- **10 properties were acquired by Limited Equity Housing Cooperatives** (e.g. community land trusts), or will be operated as permanently affordable supportive housing.

# Race/Ethnicity of Households of Measure KK-Funded Units

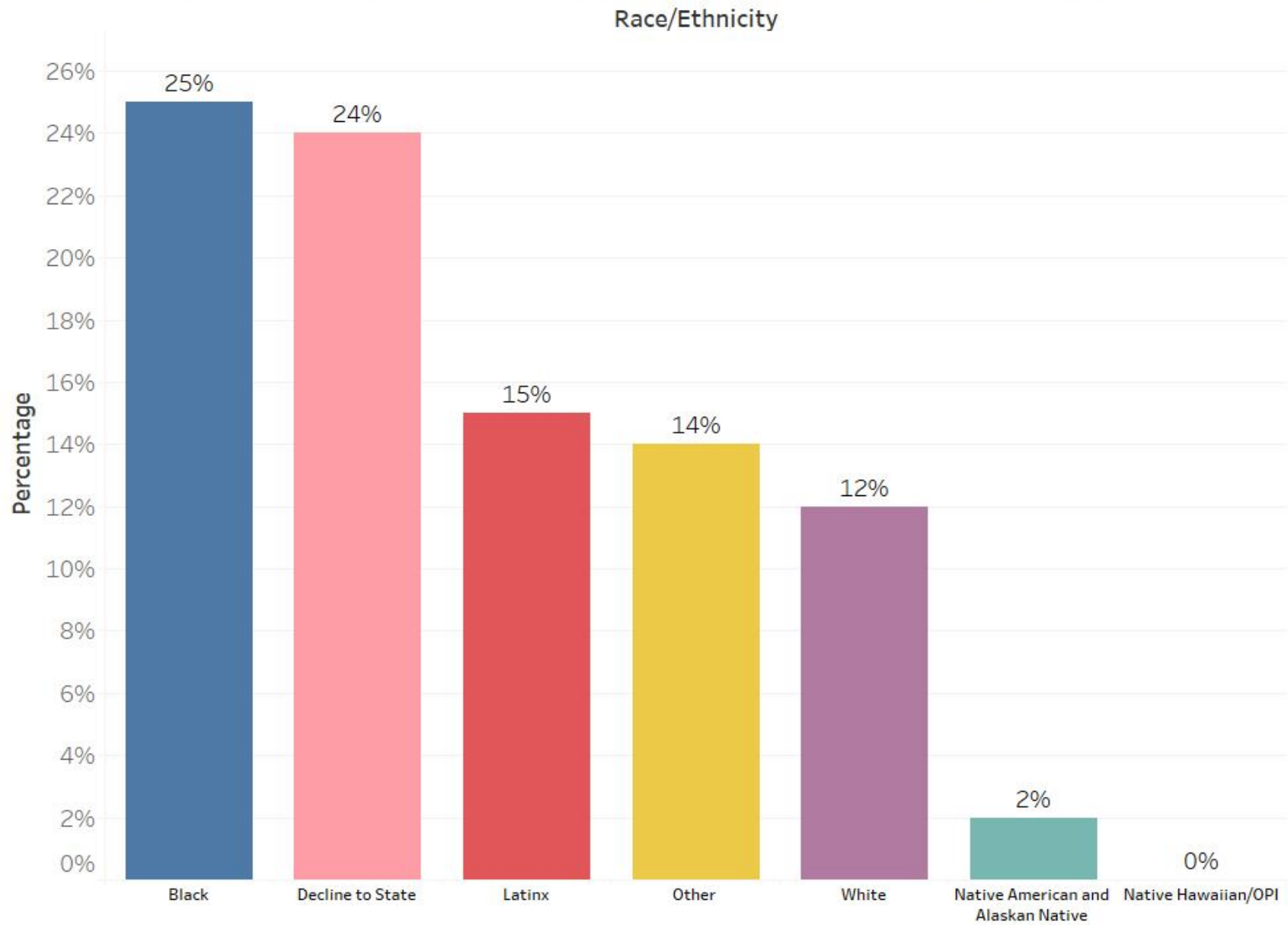


EXHIBIT D

# 3YP Update + Next Paving Plan



# Quick Definitions

## Pavement Condition Index (PCI)

A grade that describes the condition of a street on a scale of 0 to 100. Anything between 0-50 is a street in poor condition. 100 is a brand new street.

## Planning Area

A simple way of referring to different parts of Oakland:

- Central East Oakland
- Coliseum/Airport
- Downtown
- East Oakland Hills
- Eastlake/Fruitvale
- Glenview/Redwood Heights
- North Oakland Hills
- North Oakland/Adams Point
- West Oakland

# Quick Definitions

## Underserved Populations

Populations and communities that have experienced historic or current disparities.

This definition includes **people of color, low-income households, people with disabilities, households with severe rent burden, people with limited English proficiency, and youth/seniors.**

## Equity

**Equity is a goal.** It means that your identity has no detrimental effect on the distribution of resources, opportunities, and outcomes for our City's residents. **To achieve equity, we prioritize the needs of underserved populations.**

# Paving Basics

## Pavement Condition Index (PCI)

- A numeric grade that scores the condition of street on a scale of 0 to 100.

0

50

70

90 100

Poor

Fair

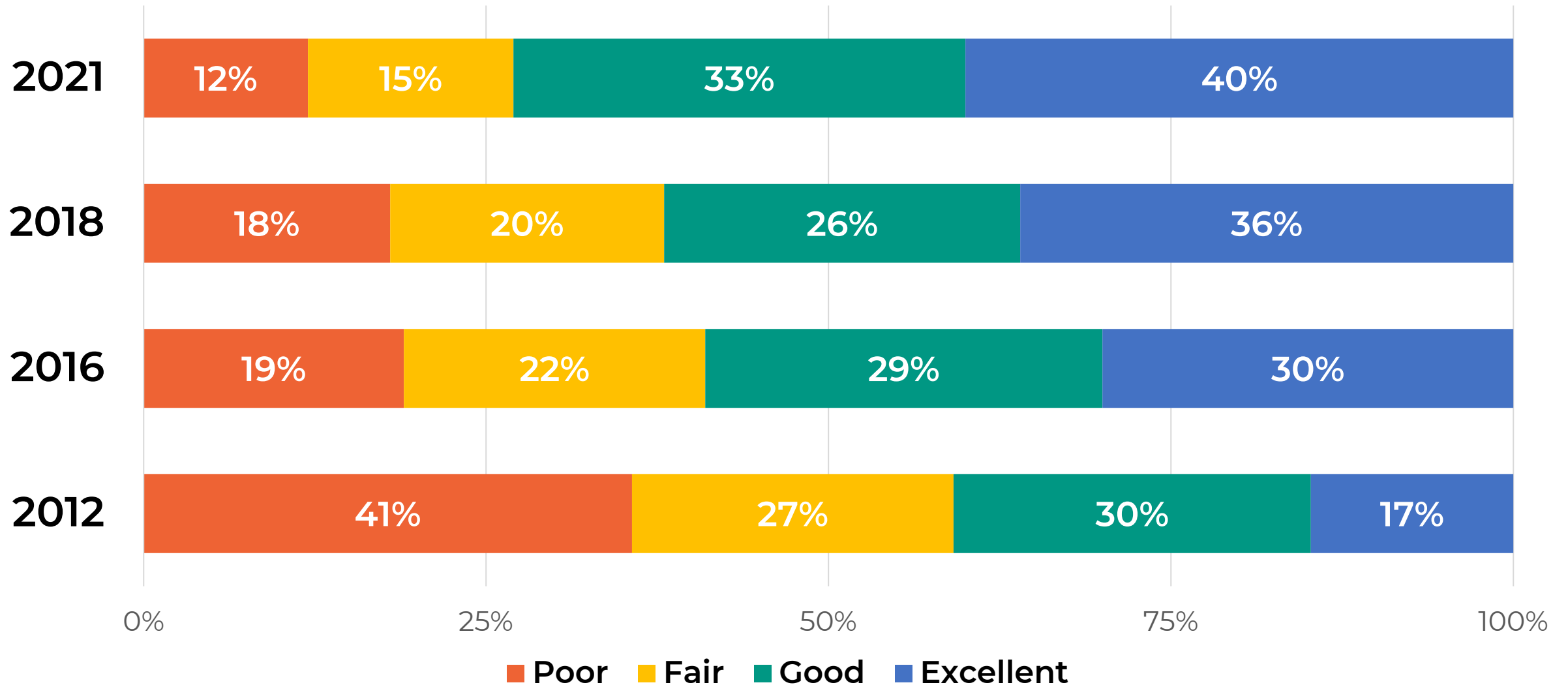
Good

Brand  
New

# Current Conditions

## Major Streets Continue to Improve

- Nearly  $\frac{3}{4}$  of major streets are in good or excellent condition
- Examples: MacArthur Blvd, Telegraph Ave

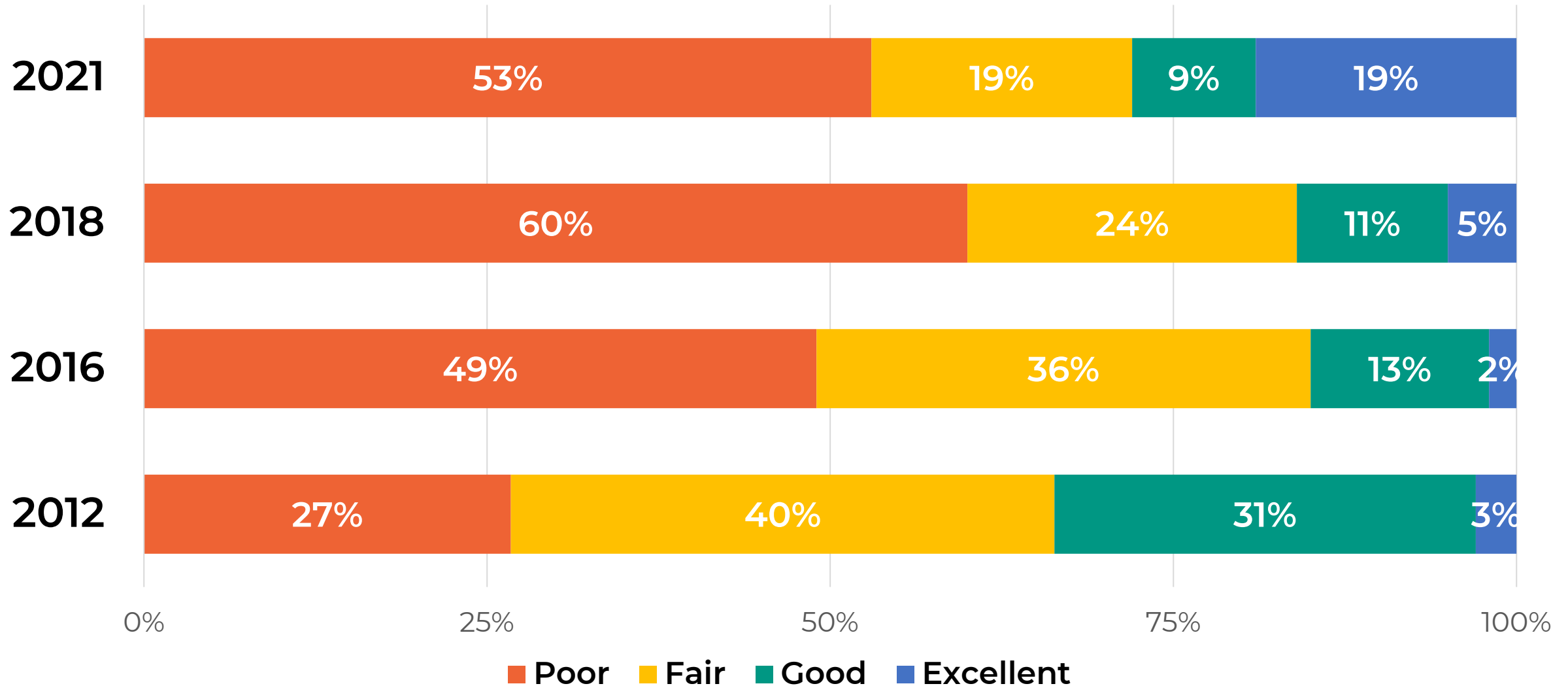




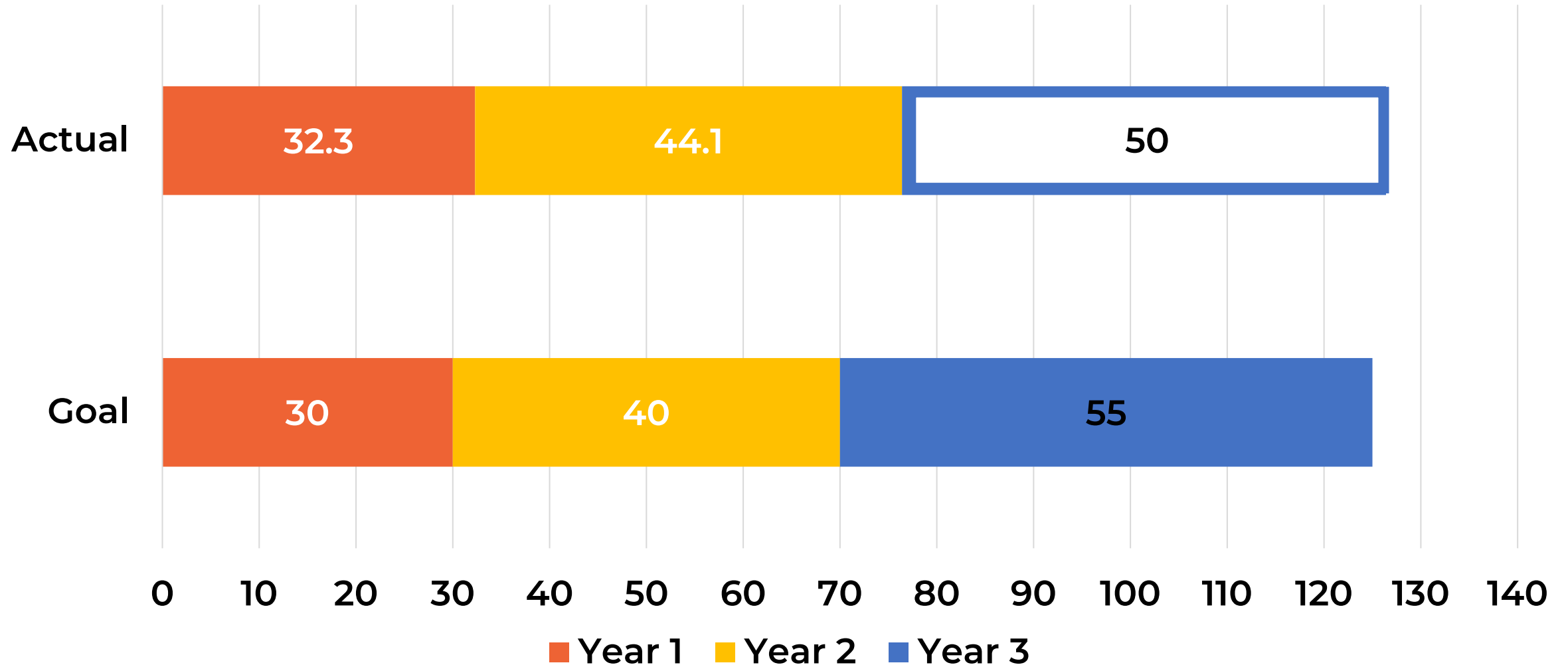
# Current Conditions

## Local Streets Turned the Corner

- A quarter of local streets are now in Good or Excellent condition
- Reduction in share of streets in poor condition for the first time in 10 years



# 2019 3-Year Plan Exceeded Goals



# Evaluating the 2019 3-Year Plan

## THE BAY LINK

News, Views and Analysis from the Metropolitan Transportation Commission and the Association of Bay Area Governments



METROPOLITAN  
TRANSPORTATION  
COMMISSION



Association of  
Bay Area  
Governments

HOME

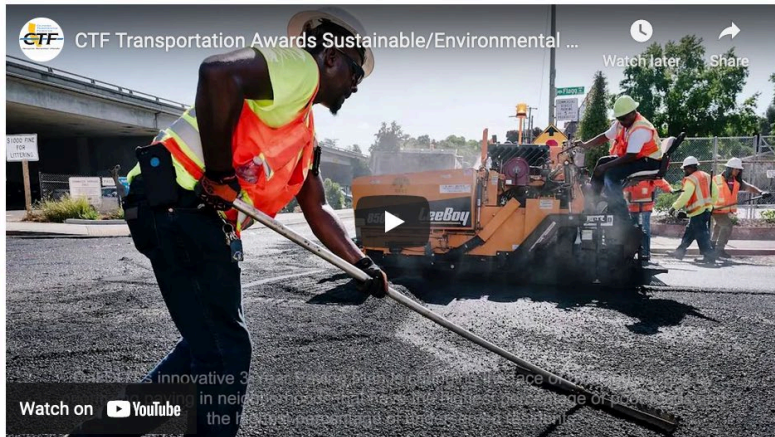
ABOUT

CONTACT

### TRANSPORTATION

## Oakland paving plan wins California Transportation Foundation award

JULY 9, 2020



Oakland's 2019 3-Year Paving Plan [has](#) won the California Transportation Foundation Sustainable/Environmental Enhancement Project of the Year.

Until now, Oakland has only been able to prioritize a handful of major streets for repaving due to limited funds. But with Oakland's Infrastructure Bond (Measure KK) and guaranteed gas tax revenues (Senate Bill 1), the city can increase paving on neighborhood streets, while still keeping major roads in good condition.

Following policy direction from City Council, staff developed a plan that incorporates equity, street

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### RECENT POSTS

**Transit operators rolling out big September discounts and free rides**  
August 31, 2021

**BART offers 50% off all Clipper fares in September**  
August 30, 2021

**Federal Railroad Administration to offer \$362 million in grants**  
August 27, 2021

**Report: Bay Area sees apartment construction despite pandemic**  
August 26, 2021

**Feds: Air traffic creeps toward pre-pandemic levels**  
August 25, 2021

### HEADLINES

## DATA-SMART CITY SOLUTIONS

HARVARD Kennedy School  
ASH CENTER  
for Democratic Governance  
and Innovation



INFRASTRUCTURE

EQUITY IN URBAN IMPROVEMENTS: OAKLAND'S G...

## Equity in Urban Improvements: Oakland's Great Pave



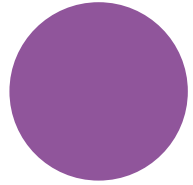
BY BETSY GARDNER • JULY 15, 2021

Oakland, California has long fought against gentrification, and for racial equity, but it has rapidly become **one of the most gentrified areas of the country**, with limited housing availability and a high cost of living. These changes have **particularly impacted folks of color in the city**, an issue that city leaders are working hard to combat.

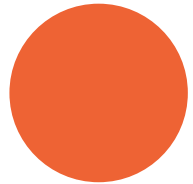
One of the ways that the city is addressing these challenges is through the **Department of Race and Equity**, launched in 2016 to work with city departments "to create a city where our diversity is maintained, racial disparities have been eliminated and racial equity has been achieved." The Race and Equity team consistently uses community engagement and data mapping to discover and track inequalities in the city. The Oakland Department of Transportation (OakDOT)



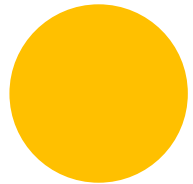
# 2022 Paving Plan



Develop **5 year street list** and **10-year capital plan** to improve and maintain Oakland's streets



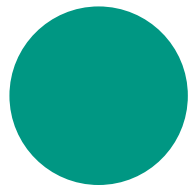
Deliver **\$300M+ in paving construction**



**Rehabilitate and maintain local streets** to improve neighborhood quality of life



**Identify staffing and capital facilities** needs to sustain long-term in-house program



**Anticipate a second bond measure** and identify consequences of failed measure

300M

## Major Streets

75M

Program funds **citywide** to keep major streets in **good condition**

Prioritize individual streets by **street condition** and **traffic safety history**

PCI Goal

72



75

## Local Streets

225M

Program funds in nine planning areas by **equity** and **street condition**

Prioritize individual streets by **street condition, equity,** and **park proximity**

PCI Goal

50

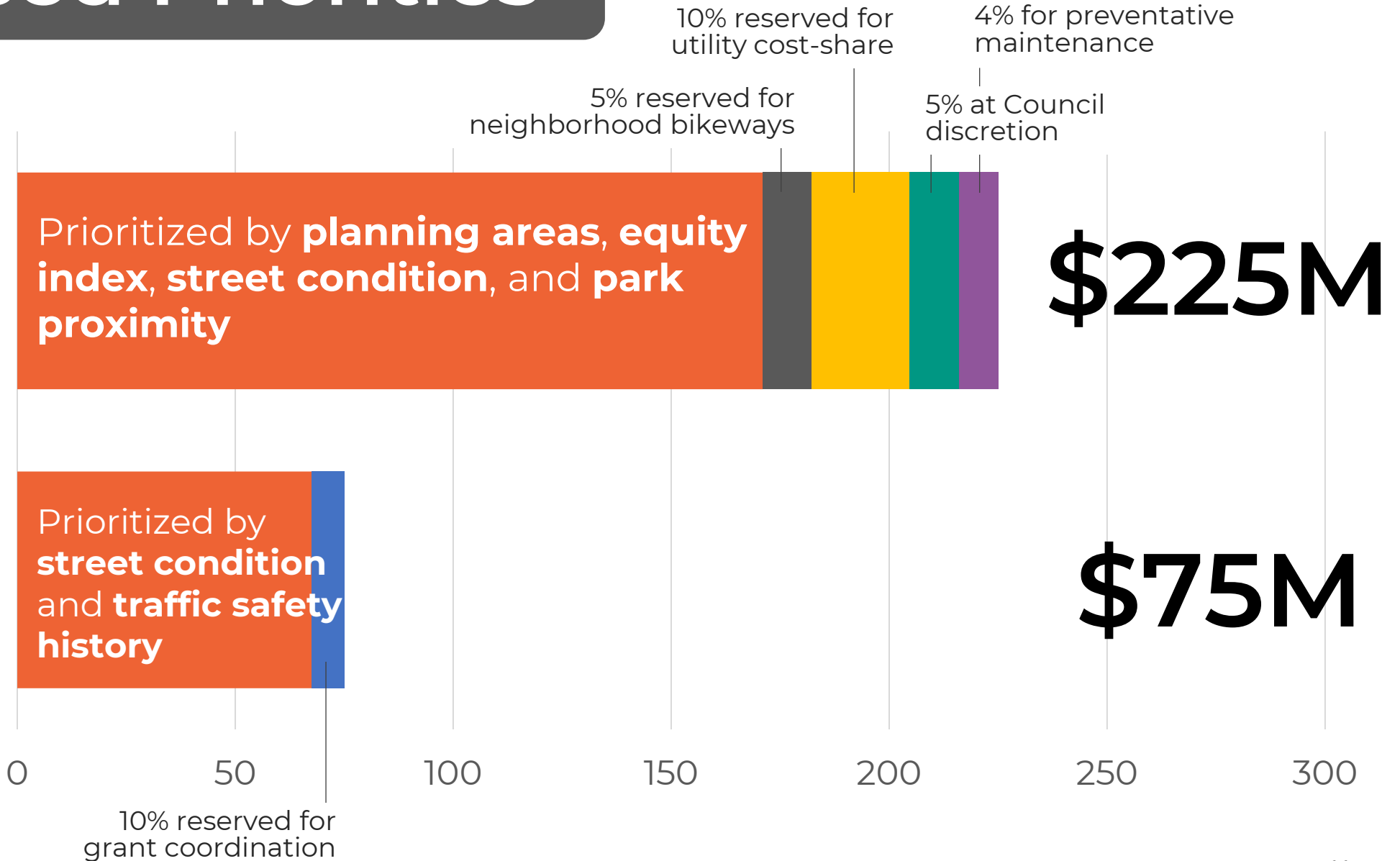


61

# Proposed Priorities

## Local Streets

Prioritized by **planning areas, equity index, street condition, and park proximity**



## Major Streets

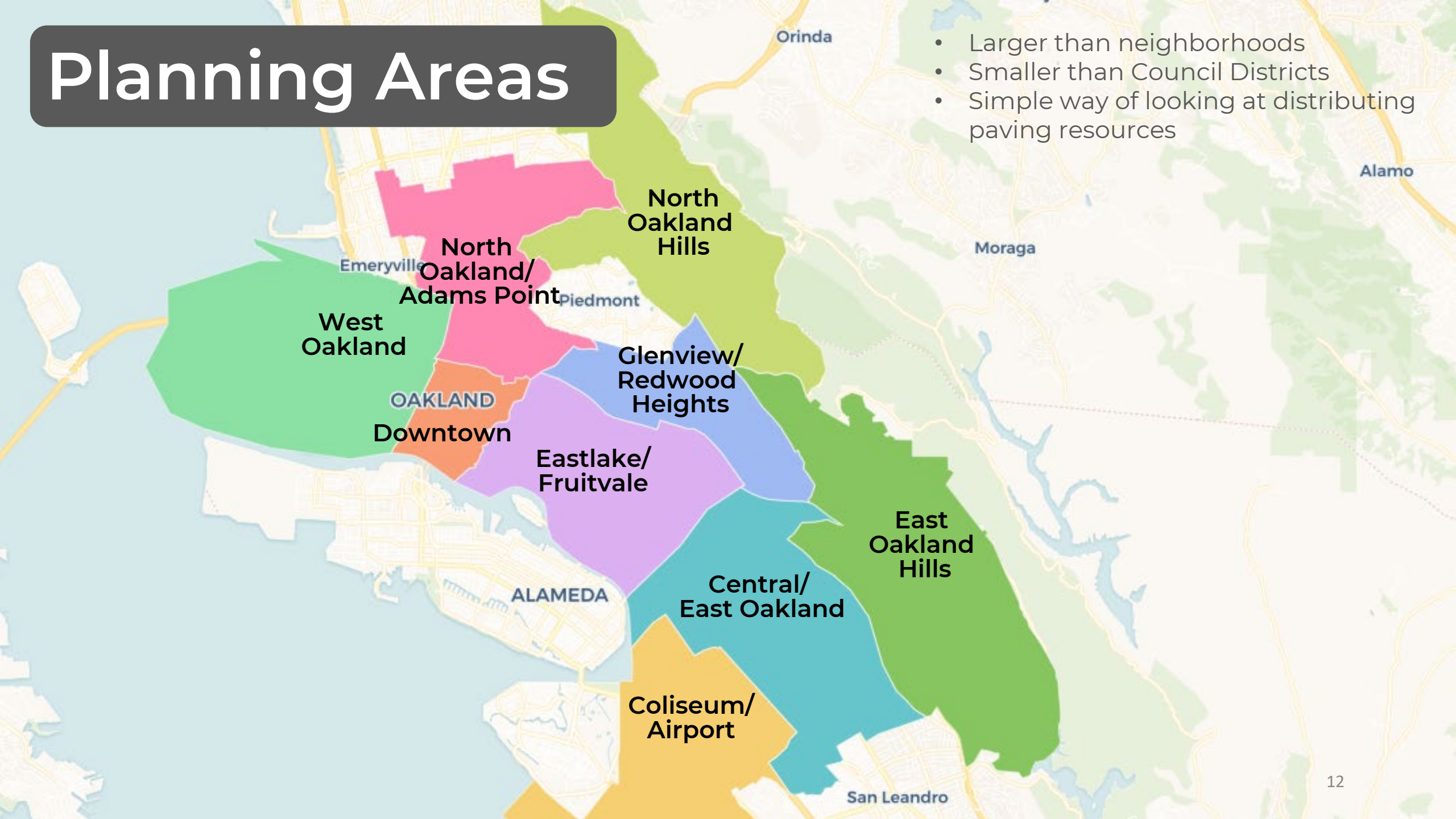
Prioritized by **street condition and traffic safety history**

**\$225M**

**\$75M**

# Planning Areas

- Larger than neighborhoods
- Smaller than Council Districts
- Simple way of looking at distributing paving resources



# Planning Areas

- Use Planning Areas to identify **Local Streets** needs based on **street condition**, **population density**, and **equity factors**.

	Pop.	Total Street Miles	Median Income	Avg Street Slope	% People of Color	% Low Income
Central / East Oakland	101,611	165	\$54k	1.3%	93%	48%
Coliseum / Airport	4,687	20	\$47k	2.1%	98%	51%
Downtown	19,410	40	\$57k	1.2%	75%	49%
East Oakland Hills	31,704	98	\$101k	5.1%	72%	26%
Eastlake / Fruitvale	100,503	134	\$50k	2.1%	83%	46%
Glenview/Redwood Heights	31,911	78	\$122k	4.7%	47%	18%
North Oakland Hills	24,950	110	\$191k	7.6%	31%	11%
North Oakland / Adams Point	81,976	126	\$83k	2.1%	48%	29%
West Oakland	27,641	60	\$58k	2.1%	74%	48%
Citywide	424,393	830	\$66k	3.2%	71%	37%



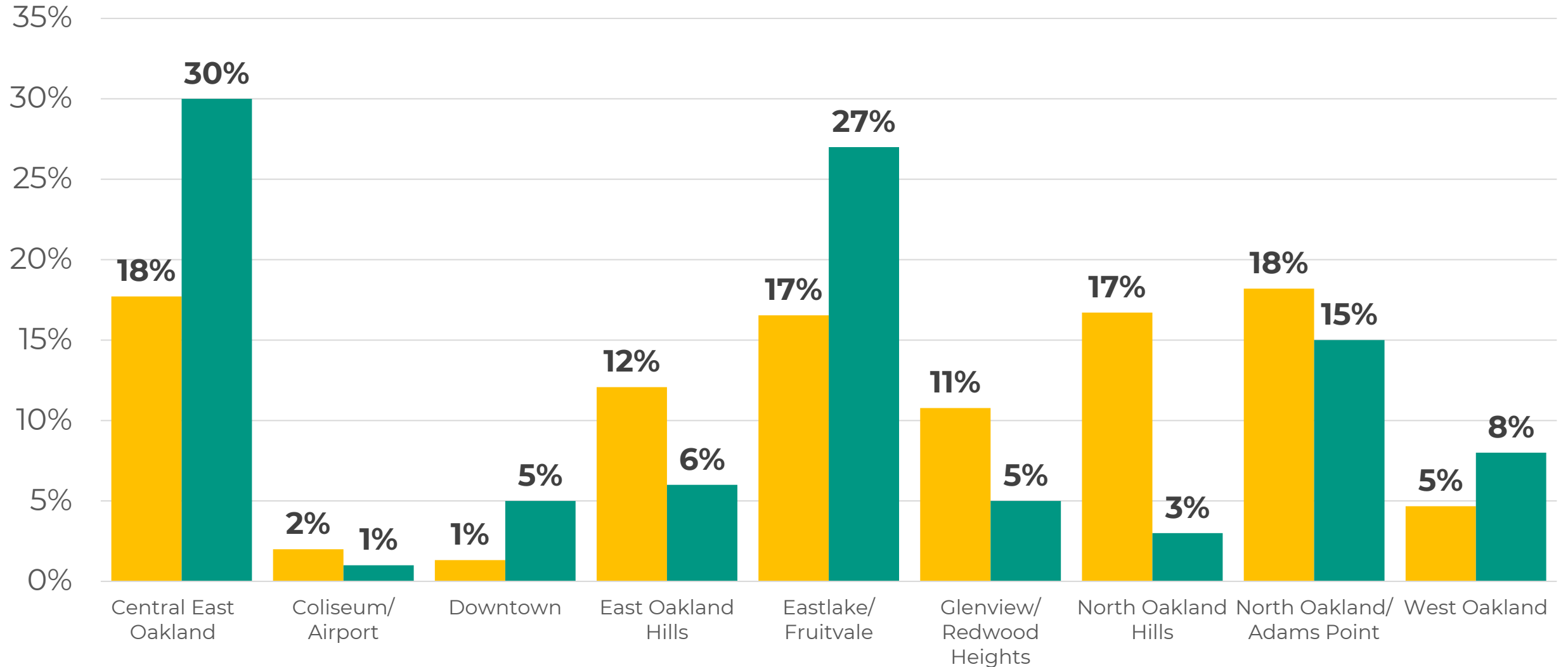
# Planning Areas

- Use Planning Areas to identify **Local Streets** needs based on **street condition**, **population density**, and **equity factors**.

	Pop.	Citywide Share of Underserved Pop.	Citywide Share of Local Street Miles (PCI < 50)	Local Streets Avg PCI	People Per Local Street Mile (PCI < 50)
Central / East Oakland	101,611	30%	18%	51	1,452
Coliseum / Airport	4,687	1%	2%	49	670
Downtown	19,410	5%	1%	61	2,773
East Oakland Hills	31,704	6%	12%	52	773
Eastlake / Fruitvale	100,503	27%	17%	47	1,675
Glenview/Redwood Heights	31,911	5%	11%	50	840
North Oakland Hills	24,950	3%	17%	49	409
North Oakland / Adams Point	81,976	15%	18%	48	1,224
West Oakland	27,641	8%	5%	57	1,728
Citywide	424,393			52	1,156

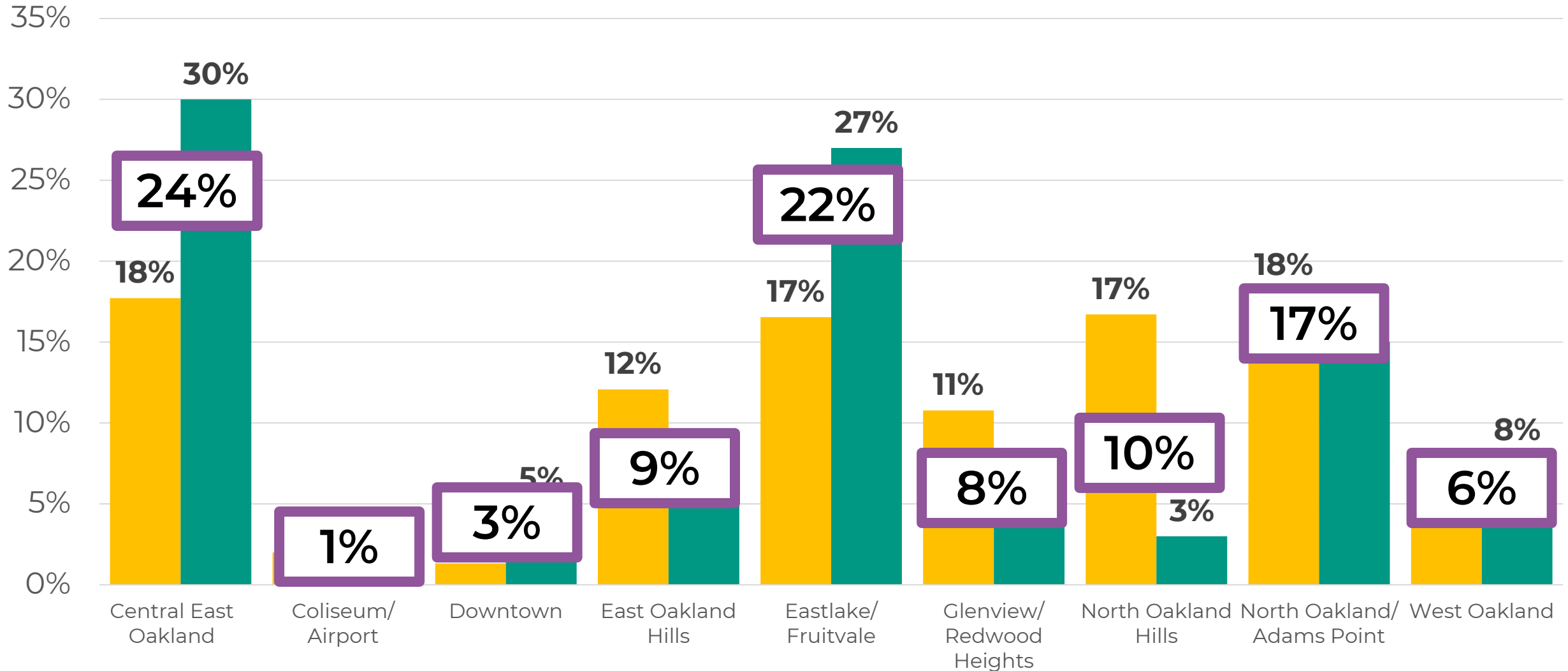
# Street Condition & Equity

- Share of Local Streets in Poor Condition
- Share of Underserved Populations

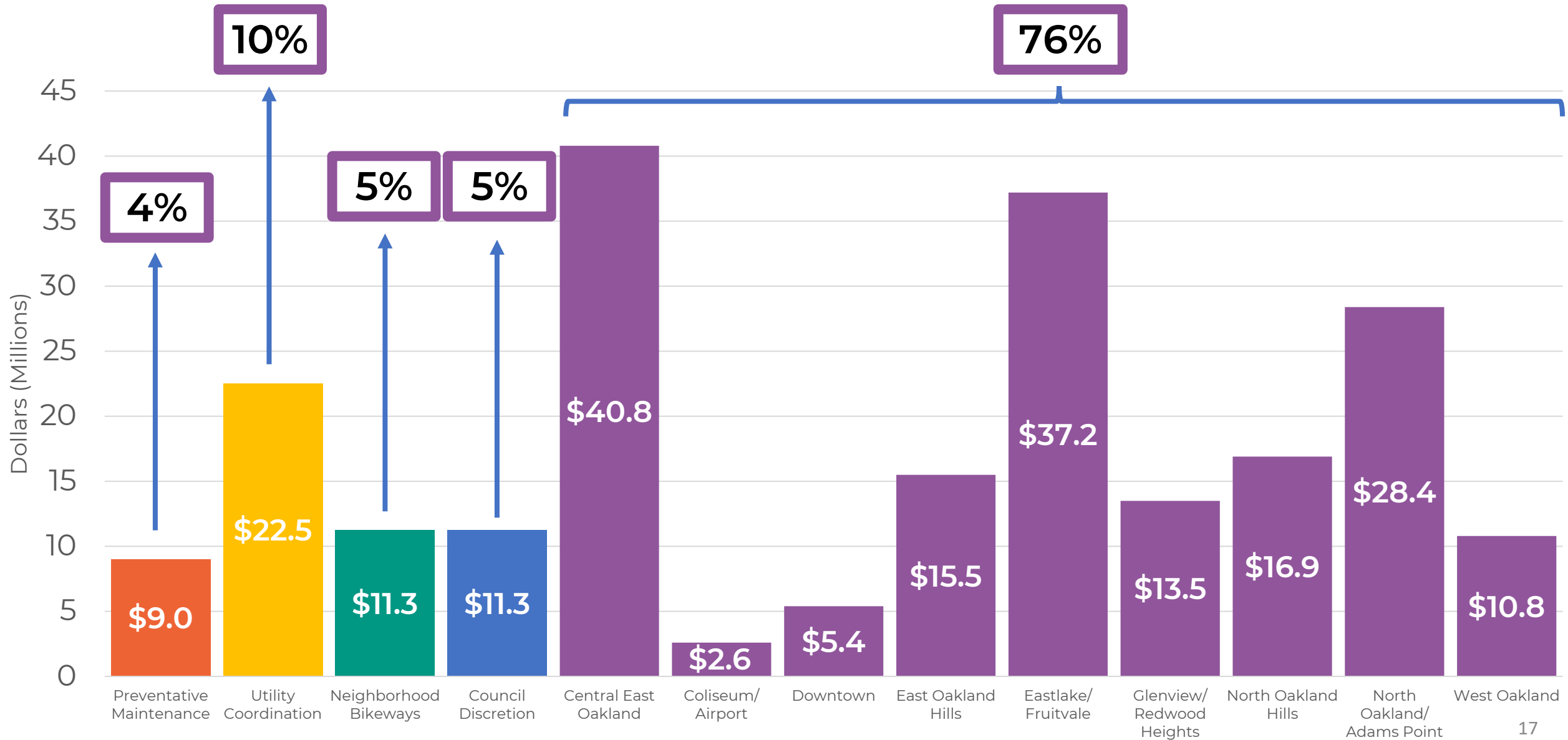


# Funding By Planning Area

- Distribute funding for local streets by the share of underserved populations and share of local street miles in poor condition



# Proposed Local Streets Funding



# Local Streets Prioritization

## Local Streets

225M

Program funds in nine planning areas by **equity** and **street condition**

Prioritize individual streets by **street condition, equity, and park proximity**

PCI Goal

50



61

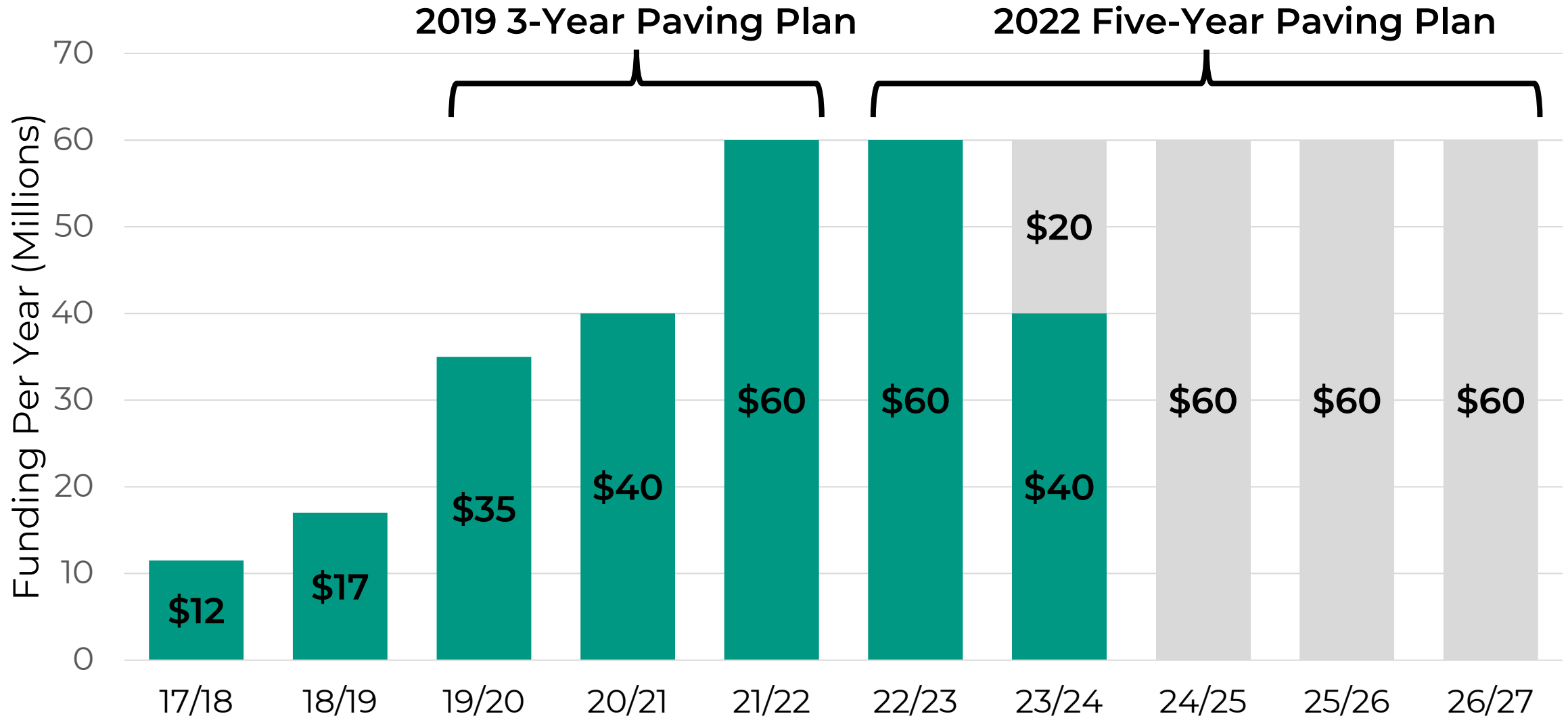
## How We Prioritized Local Streets:

- Use the dollar amount by planning area
- Estimate cost of all streets
- Add streets in poor condition near parks
- Add streets in poor condition until dollar target is met
- **Reserve 4% of program budget for local streets preventative maintenance**

# Plan Funding

## Takeaway:

- 2016 Measure KK Bond only partially funds this plan
- New bond measure or extension of Measure KK needed to complete majority of 2022 5YP



# Plan Timeline

(2021 Data  
Public Release)

Draft Plan to  
PWC + Council



Community engagement  
Online open house, city  
commissions & NCPCs

# ATTACHEMENT C

## Measure KK Evaluation Draft



Amanda Fukutome, MCP



# Background

- **Short Term Equity Impacts**
  - 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 and long term equity impacts**

# Evaluation Structure

**This evaluation is divided into the following sections:**

(1) Report Methods and Limitations

(2) Oakland Public Works

(3) Department of Transportation

(4) Housing and Community Development

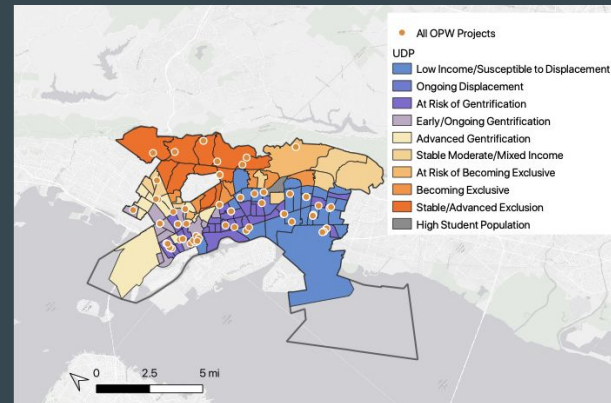
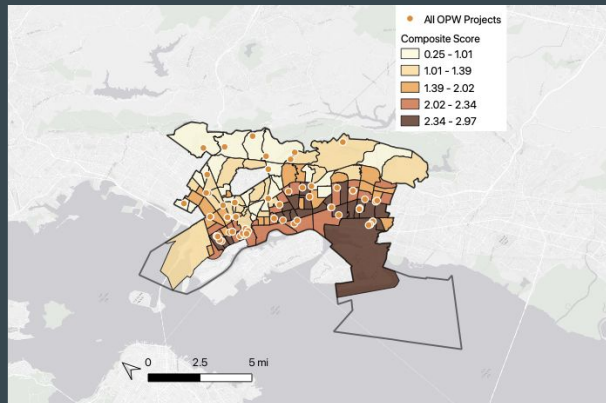
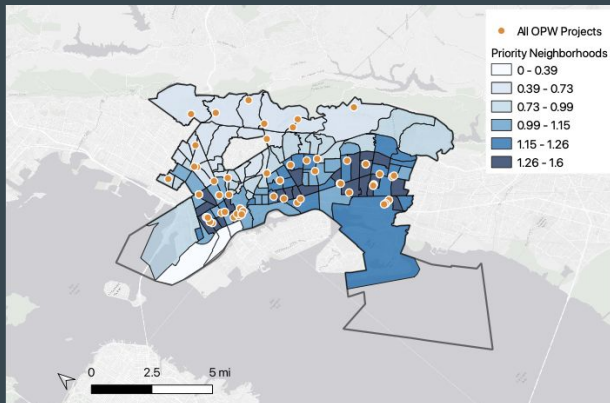
(5) Summary

(6) Future Evaluations

# Report Methods

- Defining Areas of Priority- OEI Priority Neighborhoods and Composite Score Priority Neighborhoods
- Sources of Data
  - Internal data- e.g. department data and meetings
  - Public data- e.g. Urban Displacement Project, Social Vulnerability Index, CalEnviroScreen, American Community Survey
- Limitations
  - Dates of data/changes in the future
  - Missing addresses
  - Projects with multiple locations or overlapping geographies

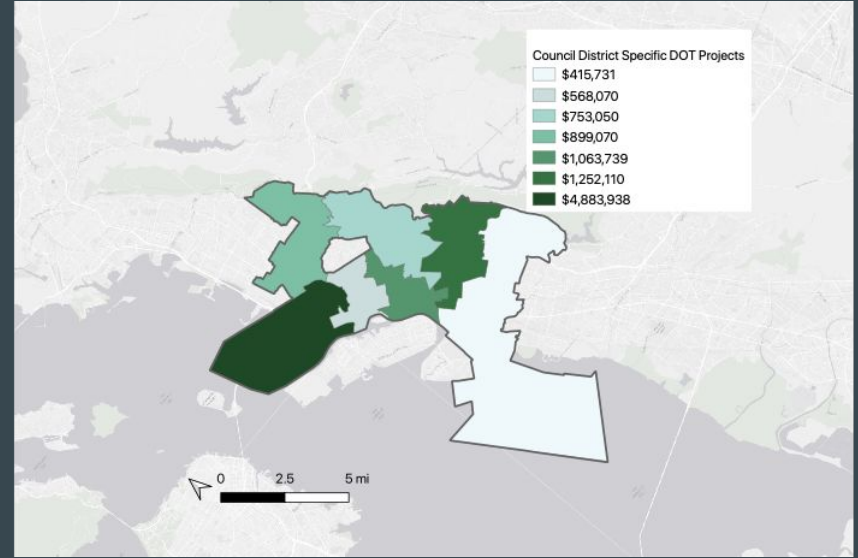
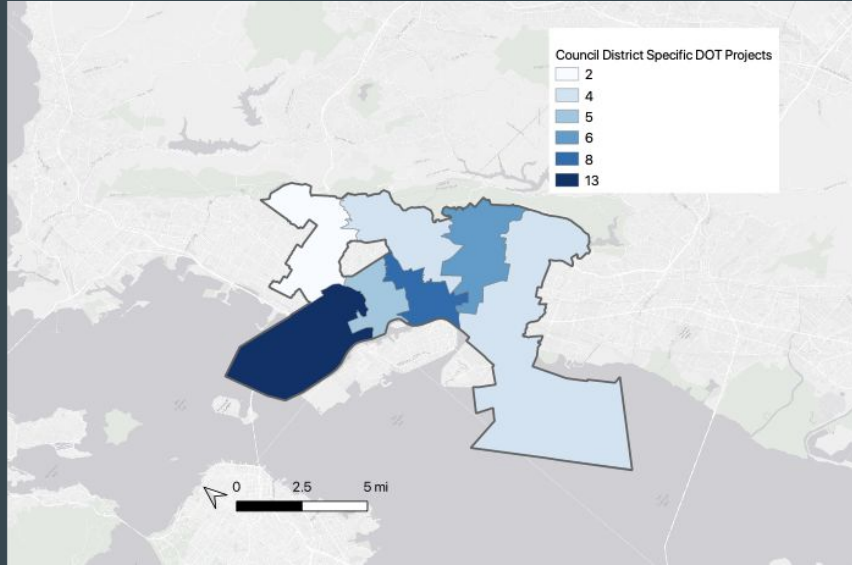
# Oakland Public Works (OPW)



# Oakland Public Works (OPW)

- Highest and high priority neighborhoods received the most number of projects and the most funding for projects
- Typologies that are susceptible to displacement and at risk of gentrification received the highest number of projects and the most funding for projects
- CIP prioritization process supported 1) the identification of projects in a geographically equitable way and 2) funding need over funding leverage

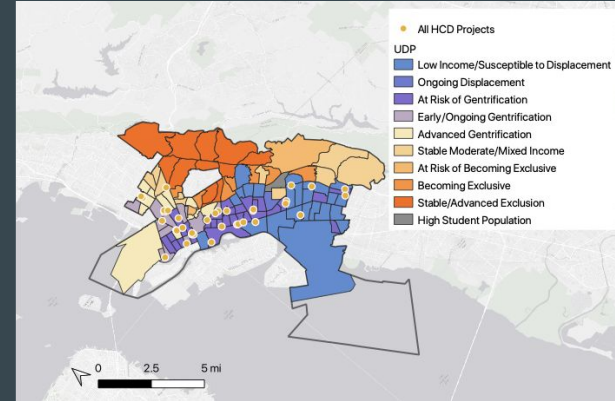
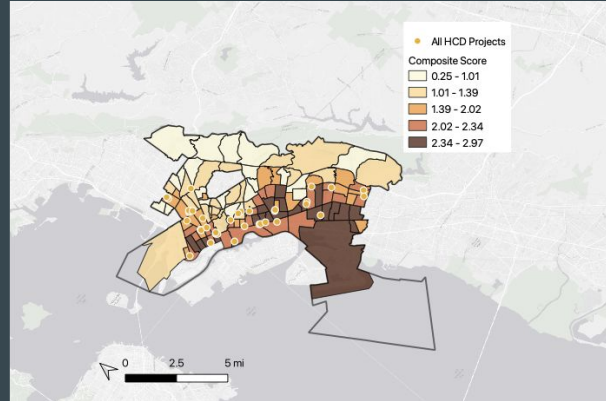
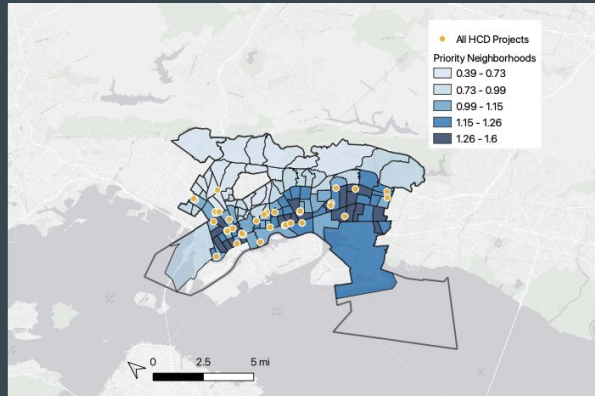
# Oakland Department of Transportation (OakDOT)



# Department of Transportation (OakDOT)

- Prioritized the paving of major streets and other corridors in vulnerable areas, particularly East and West Oakland
- Ensured that Measure KK transportation dollars were equitably distributed between the Flatlands and Hills, with far more funding going towards the Flatlands than the Hills (the top three funded Council Districts represented West, Central, and East Oakland)
- CIP prioritization process supported the identification of projects in a geographically equitable way

# Housing and Community Development (HCD)





# Housing and Community Development (HCD)

- Constructed, acquired, and rehabbed a high number of low and extremely-low income units
- Supported high proportions of people of color
- Helped stabilize neighborhoods classified as high and highest priority by performing a high number of acquisitions and rehabs in those neighborhoods
- Made a large push to increase housing stock in neighborhoods that were classified as early/ongoing gentrification, low income/susceptible to displacement, and at risk of gentrification typologies

# Summary and Future Evaluations

## FUTURE EVALUATIONS

Future evaluations should be conducted to determine the medium and long term impacts of the project. Suggestions for these evaluations are listed below:

### Medium Term Evaluation:

*Are there measurable impacts in neighborhoods/among stakeholders?*

*What types of affordable housing investments are being made, how are they distributed and how do they interact with capital/street improvements?*

- **How have the investments impacted lower income neighborhoods and their residents?**
  - Are the originally targeted residents benefiting from the improvements?
    - What do area demographics tell us about neighborhood stability?
      - Are the same residents still there?
      - How have the demographics shifted from five years ago?
  - **What is the usage rate (pre and post) for facilities funded by KK funds?**
    - How much are facilities being used (increased usage)?
    - Who is using the facilities (pre and post)?
- **Incorporate qualitative data**
  - Interviews
  - Focus Groups
  - Photovoice- particularly among younger demographic
- **Investigate neighborhoods with the highest amounts of Measure KK funding (priority neighborhoods)**
  - Is there a distinction between the neighborhoods now and when Measure KK funds were implemented?
  - Have there been any demographic changes in these neighborhoods or is the population relatively stable?
- **Economic Impacts**
  - Additional revenue generated in the neighborhood?
  - Are there additional neighborhood investments/growth correlated with Measure KK projects?
- **How do new/rehabbed housing units interact with other anti-displacement and affordable housing initiatives?**
  - Evaluation of effectiveness of investing in new affordable housing development vs rehabbing housing

### Long-Term Evaluation of Social Equity Impacts

*Have there been measurable increases in social equity and any adverse impacts to low-income communities of color from Measure KK funded projects?*

- **Perceptions of Investments**
  - Survey that measures impact and use
- **Have Investments been connected with other Investments and other Infrastructure/transportation/economic development projects? Were these standalone one-off projects or were they connected to a larger goal?**
  - Were neighborhoods with projects that emphasized "connection" to other goals create larger neighborhood impacts? If so, were these "good" impacts or "bad" impacts (i.e. displacement)?
- **How to understand why Investments were foundational in neighborhood change?**
  - Qualitative data collected from neighborhood residents and city staff
  - Studying pre and post intervention statistics around crime, economy, individual outcomes
- **Have the Investments contributed to increasing social equity?**
  - Have equity gaps among residents in vulnerable neighborhoods improved?
  - Educational attainment
  - Poverty
  - Income
  - Health
  - Economic development (revenue generation)
  - Access to social infrastructure and facilities
  - Access to neighborhood amenities
  - Access to park and open space
  - Feelings and perceptions of safety
  - Violent crime density analysis
- **Is there a lower rental housing cost burden?**
- **Is there a narrowing of the racial wealth gap?**
- **Is there a narrowing of the unemployment rate?**
- **How have Investments worked in concert with other funding and programs to contribute to increasing social equity?**
- **How have the Investments impacted the displacement of low-income communities and communities of color?**
  - How have neighborhood demographics changed (descriptive statistics)?
  - American Community Survey data
  - Change in cost of rents
  - Change in home values
  - Anecdotal/qualitative data
- **Spatial mapping of demographics and change over time**
- **Gentrification mapping analysis**
  - Urban Displacement Project

# Timeline

- Ask for comments in the next 1-2 weeks (email: [a.fukutome@berkeley.edu](mailto:a.fukutome@berkeley.edu))
  - Unfortunately, I cannot make very large edits/additions at this time, but can incorporate suggestions into a future considerations section
- Makes revisions before next meeting in June for final presentation

ATTACHMENT D

Measure KK Annual Reporting Proposal

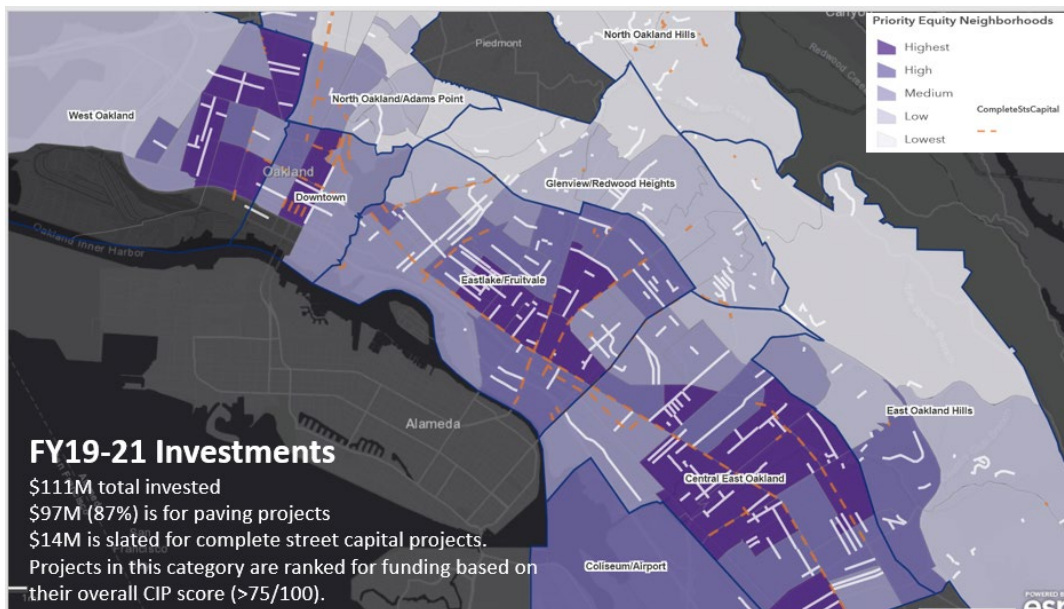
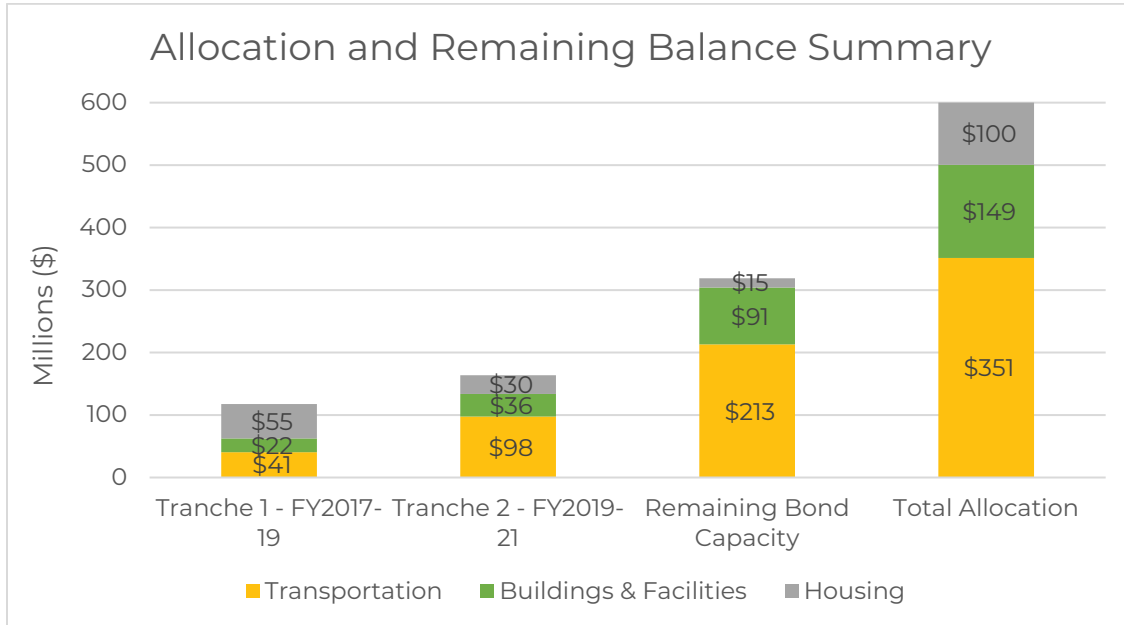


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Supplemental Project Information – Scopes, Schedules, Budgets ..... 5
Maps of Capital Projects ..... 7
Questionnaire (specific questions as requested from Measure KK committee) ..... 8

## Measure KK Tranches 1 and 2 Impact

[Placeholder for narrative/text, highlighting total # of Measure KK funded projects and other key statistics]



## Funding and Expenditures Summary by Program

[Placeholder for narrative/text]

PROGRAM	FUNDING ALLOCATED (5330 + 5332)	Total Spent to Date (5330 + 5332)	FY 20-21 Encumbered	FY 21-22 Encumbered
Paving Program	\$ 125,865,300	\$ 94,903,442	\$ 31,056,514	\$ 6,018,296
Complete Streets Capital	\$ 18,230,000	\$ 7,285,851	\$ 4,117,932	\$ 708,639
ADA Curb Ramps	\$ 7,600,000	\$ 5,910,171	\$ 643,302	\$ 151,774
Sidewalk Repairs	\$ 4,000,000	\$ 4,253,298	\$ 530,170	\$ -
Neighborhood Traffic Safety/Safe Routes To School	\$ 3,500,000	\$ 1,669,904	\$ 1,339,037	\$ 1,180,171
<b>TOTAL</b>	<b>\$ 159,195,300</b>	<b>\$ 114,022,666</b>	<b>\$ 37,686,955</b>	<b>\$ 8,058,879</b>

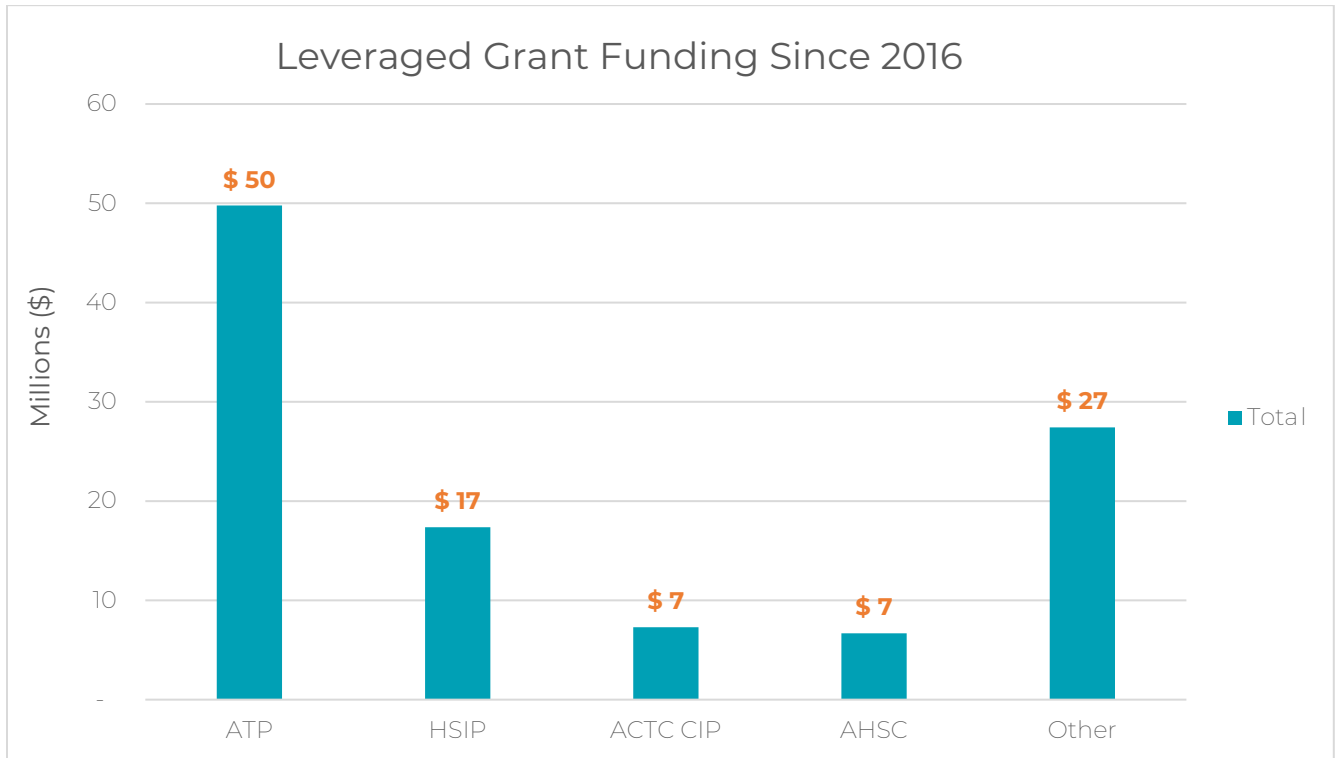
  

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## Leveraged Funding

[Placeholder for narrative/text]



## Examples of Measure KK-funded Projects

High scoring CIP projects with grant funding and matching KK funding

### Bancroft Avenue Trail

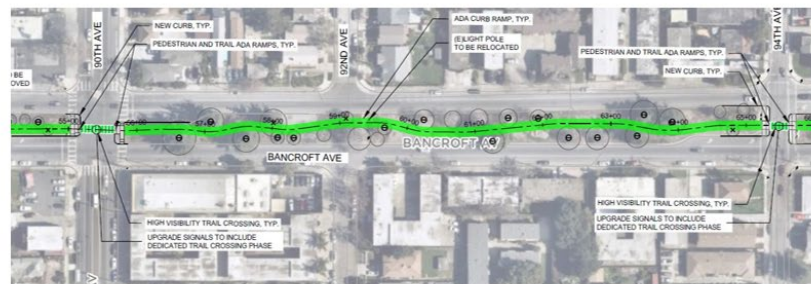
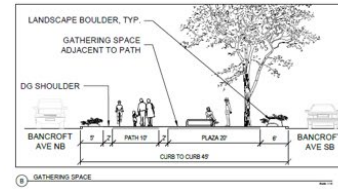
#### Outreach to-date

- August 8, 2019 - CBO Deep Dive/Listening Session
- August 16, 2019 - CBO Deep Dive/Listening Session
- October 24, 2019 - CBO Deep Dive/Listening Session
- December 19, 2019 - CBO Deep Dive/Listening Session
- February 29, 2020 - Bancroft Ave Mobile Pop-up @ 78th Ave
- June 2020 - 1:1 meetings (CBO facilitated)
- July 25, 2020 - Residential focus group

#### Next steps

- Continued outreach and design through East Oakland Mobility Action Plan (EOMAP)

<https://www.oaklandca.gov/projects/eastoakmap>



### 73rd Avenue Active Routes to Transit

#### Outreach to-date

- Fall 2019 - four CBO Deep Dive/Listening Sessions
- July 18, 2020 - 73rd Ave Mobile Pop-up @ Eastmont Transit Center
- June 2020 - 1:1 meetings (CBO facilitated)
- July 25, 2020 - Residential focus group
- July 17, 2020 - present - Online engagement via website and social media promoting 73rd Ave. survey (~240 responses to-date)

#### Next steps

- Continued outreach and design through East Oakland Mobility Action Plan (EOMAP) to gather input on lived experience and community needs

<https://www.oaklandca.gov/projects/73rd-avenue-active-routes-to-transit>



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## Supplemental Project Information – Scopes, Schedules, Budgets (OakDOT)

OakDOT - Major Capital Projects Database									
Includes Complete Streets Capital, Bridge Safety, Safe Routes to School, Named Planning Projects. Does not capture paving, neighborhood traffic safety.									
PROJECT	CIP PROGRAM	CIP Score	Phase	Total Funding	FUNDTYPE	DESC_	Construction Start	Completion Date	
East Oakland Mobility Action Plan	Community Transportation	94.00	Plan	\$ 350,000	ACTC CIP (regional), B/BB (local)	Conduct community engagement to identify priorities and create concept designs for improvements that can provide safe mobility through East Oakland	N/A	Winter 2021	
Lower Park Blvd Complete Streets	Paving	89.50	Construction	TBD	KK (local)	Pave portions of Park Blvd, E 18th St, and 3rd Ave and change the roadway striping to improve traffic safety, access, and mobility for people walking, biking, riding the bus, and driving	Spring 2020	Spring 2021	
ATP 14th St Safety Project	Complete Streets Capital	89.25	Design	\$ 18,837,000	ATP (state), KK (local)	14th St between Brush St and Oak St, project will reduce lanes from 4 to 2, add Class IV bike lanes separated from traffic; install bus boarding islands, pedestrian refuges, and green stormwater infrastructure; improve signals and pedestrian crossings.14t	Spring 2023	Fall 2025	
East Oakland Sustainable Access to MLK Jr Shoreline	Community Transportation	89.00	Plan	\$ 184,754	STEP (state)	Planning study of clean air mobility options that will enhance access to the Martin Luther King Jr. Shoreline as identified in the East Oakland Neighborhoods Initiative, Resilient by Design Estuary Common Plan, and East Oakland Mobility Action Plan.	N/A	TBD	
HSIP7 MARKET ST AND SAN PABLO AVE (VARIOUS LOCATIONS)	Complete Streets Capital	88.50	Construction	\$ 1,584,300	HSIP (state), B (local), KK (local)	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. HSIP7-04-015.	Winter 2020	Winter 2022	
LAMMPS PHASE 1 (LAUREL ACCESS TO MILLS MAXWELL PARK SEMINARY)	Complete Streets Capital	86.00	Completed	\$ 9,239,000	ATP, ACTC, KK	Multi-use path between High St & Richards Rd.	N/A	3/22/2021	
Bancroft Greenway	Complete Streets Capital	85.50	N/A	TBD (pending ATP)	TBD (pending ATP augmentation)	Reactivate the central median on Bancroft Ave from 73rd St to 106th St, including potentially widening the median and re-landscaping it to accommodate a multi-use bicycle and pedestrian path, while also providing accessible open green space	N/A	TBD	
East Oakland Neighborhood Initiative (EONI) Transportation Improvements	Community Transportation	84.25	Plan	\$ 50,000	N/A	Planning and design of transportation projects recommended in the East Oakland Neighborhoods Initiative, a partnership between the Oakland's Planning Bureau and 12 community-based organizations focused on equity-based planning for Deep East Oakland.	N/A	TBD	
HSIP8 BANCROFT AVE	Complete Streets Capital	84.00	Construction	\$ 4,770,709	HSIP (state), B/BB (local), KK (local)	Install crosswalk enhancements, pedestrian countdowns, HAWKs, RRFBs, signal upgrades and modifications, landscape median, signing, striping, markings. H8-04-013	Summer 2021	Winter 2023	
Grand Avenue Mobility Plan Implementation	Complete Streets Capital	83.70	Plan	\$ 642,650	Caltrans Sustainable Communities (st	The Grand Ave corridor is undergoing robust engagement to envision the future of the corridor and address transportation challenges. The implementation plan will make improvements to transit, walking, and biking without impeding goods movement.	N/A	TBD	
West Oakland Industrial Streets (rail removal)	Complete Streets Capital	82.75	Plan	\$ 150,000	KK (local)	Upgrade streets in West Oakland to complete streets, consistent with the West Oakland Specific Plan, including the removal of inactive railroad tracks, road diets, repaving, street lighting, landscaping, pedestrian and bike improvements.	TBD	TBD	



## Supplemental Project Information – Scopes, Schedules, Budgets (OPW – placeholder)

*[Placeholder for OPW]*

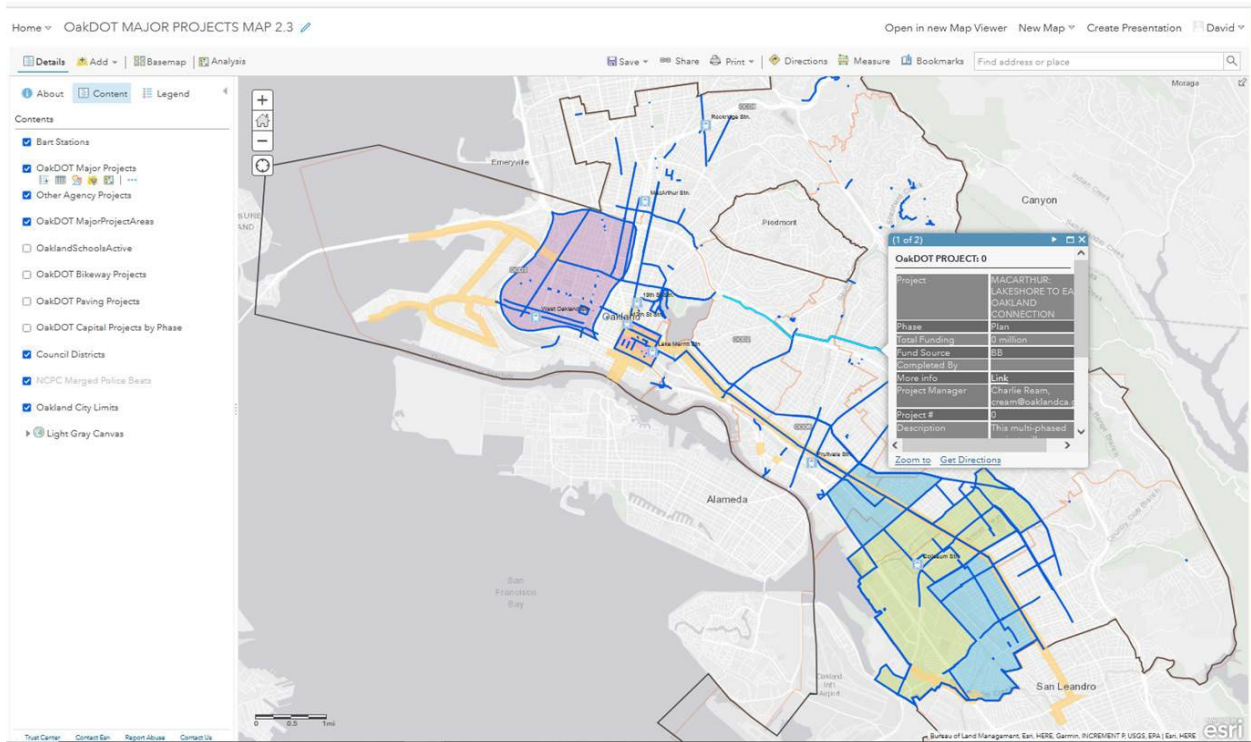


# Maps of Capital Projects

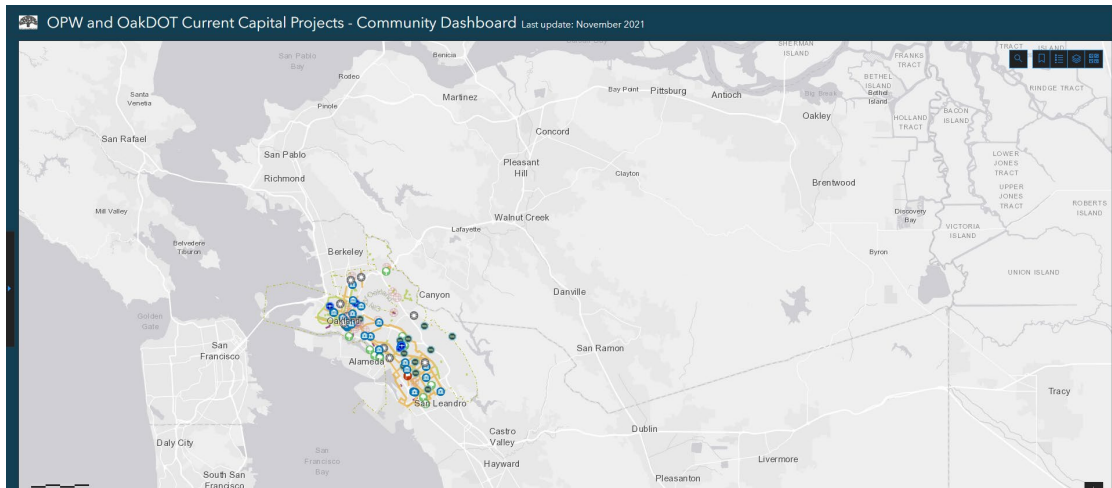
[OakDOT Major Projects Online Map](#)

[OPW Public Dashboard Map](#)

[CIP Information and Maps](#)



<https://www.arcgis.com/home/webmap/viewer.html?webmap=d17d586b9a5a4c529d3951a5d239e47f&extent=-122.4014,37.7246,-122.0818,37.8467>



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**Questionnaire (specific questions as requested from Measure KK committee)**

