

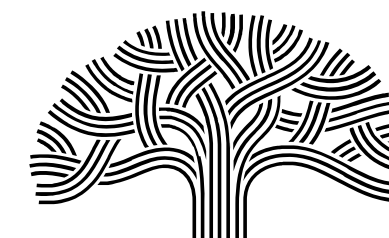
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# Measure U for Transportation and Housing

March 25, 2025  
Public Works & Transportation Committee



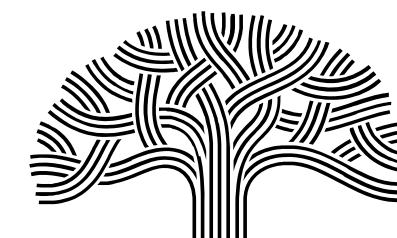
# Transportation Impacts of Delayed Bond Sale



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# OakDOT Capital Budget Overview

- 2016 Measure KK provided \$350M of bonds to DOT
  - Fully spent or encumbered as of Fall 2024
- \$290M of Measure U infrastructure bonds approved in 2022
  - Primary funding for paving and sidewalks
  - Local match for competitive grants (e.g. 14<sup>th</sup> St)
- >\$300M of competitive grants secured in past 5 years
  - 23 new grant applications submitted in 2024
  - >\$50M in applications pending



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# Bonds are critical for OakDOT's capital budget

- While 2022 Measure U guarantees \$290M of bonds to DOT, \$0 of Measure U funds have been received to date
- Fall 2024 bond sale was delayed, so no funds were issued in FY 25
- Typical DOT budget would include \$60M-\$80M in FY26 from a new Measure U sale, plus additional funds to make up for lack of sale in FY 25



# Impacts from Delayed Bond Sale: Paving, Curb Ramps & Sidewalks

As of January 31, 2025:

- No new contract paving projects initiated.
- No new curb ramp and sidewalk construction projects initiated.

Beginning July 1, 2025:

- Reassign paving and curb ramp design staff to grant-funded projects.
- Instead of paving 50+ miles, OakDOT will pave ~10 miles, unless a bond sale takes place.

# Impacts from Delayed Bond Sale: Major Capital Projects and other CIP Programs

## Beginning July 1, 2025:

- Cut or delay capital projects, including delaying the Lakeside Drive/Lake Merritt Complete Streets Project and 42<sup>nd</sup>/High Street Improvements Project
- No new grant-matching commitments can be made even if awarded by external grantors.
- 33% reduction in funding for Bike/Ped Plan Implementation, Traffic Signals, Safe Routes to School/Neighborhood Traffic Calming CIP programs
- 30% reduction in funding for Bridges & Emergency Roadway Repairs
- Freeze 15 full-time vacant positions (engineering, planning, and operations)

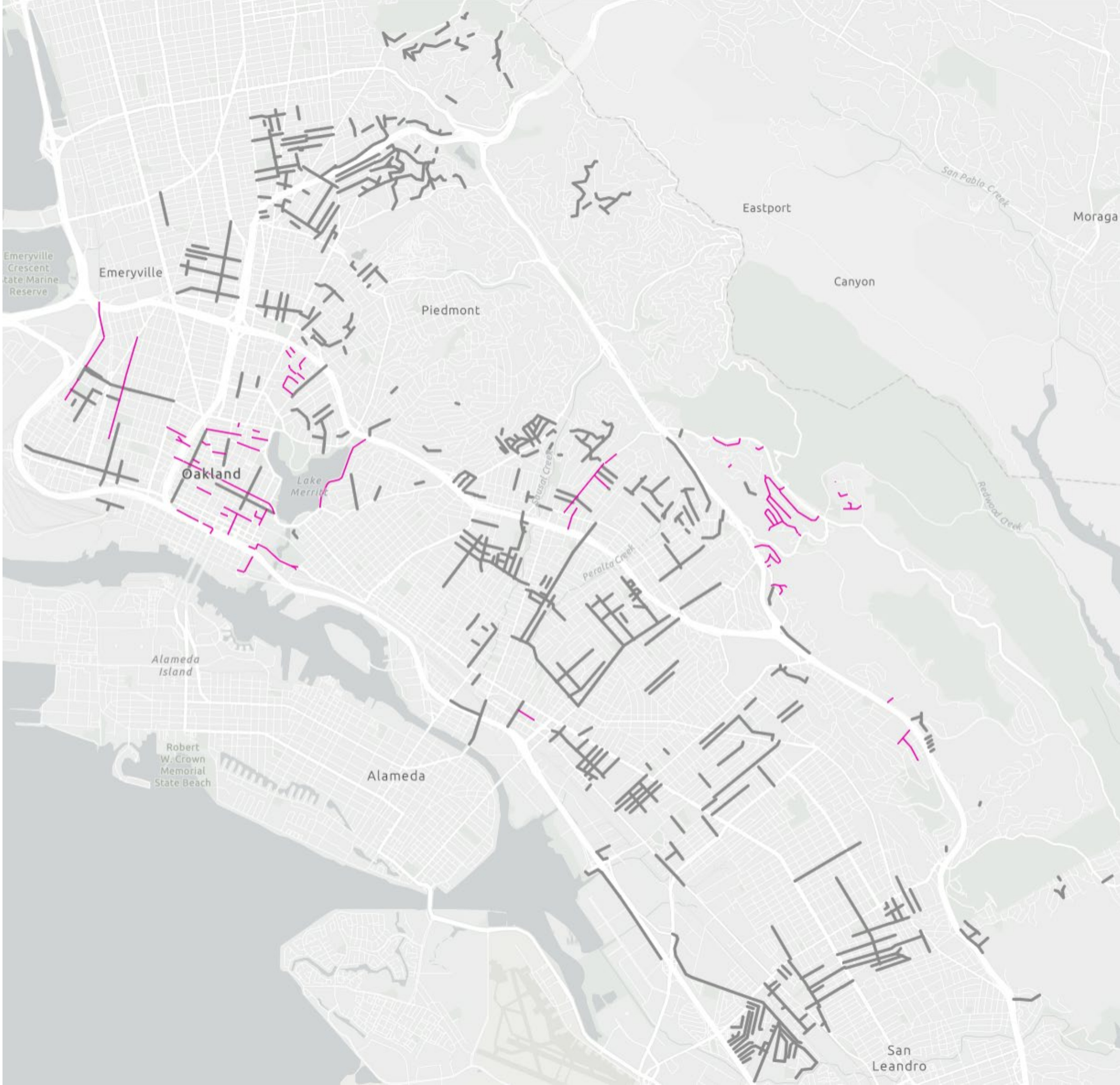
# 5-Year Paving Plan

# Paving completed to date and currently in construction (March 2025)

**Paved Streets**  
——

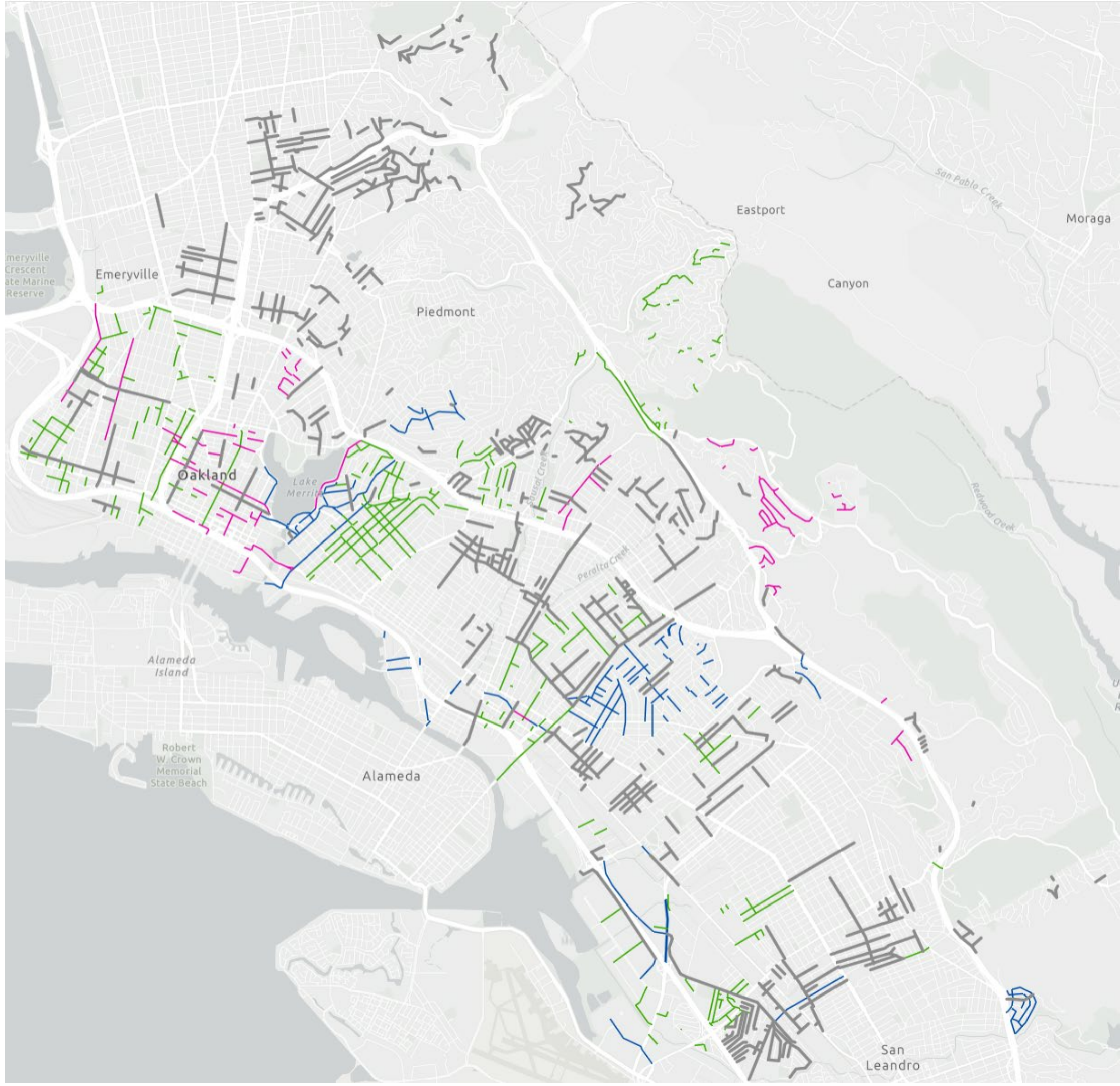
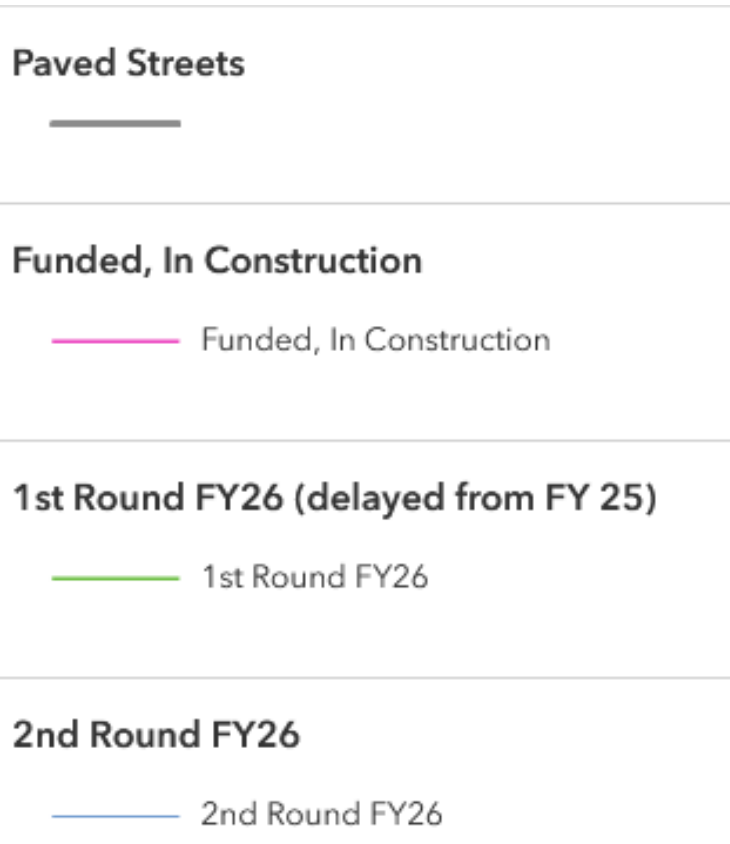
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**Funded, In Construction**  
—— Funded, In Construction



# 5-Year Paving Plan Planned paving with bond sale (\$80M for transportation)\*

\*\$66M for paving and \$14M for grants/other DOT capital programs. 1st Round FY 26 and future to commence as soon as bonds arrive.

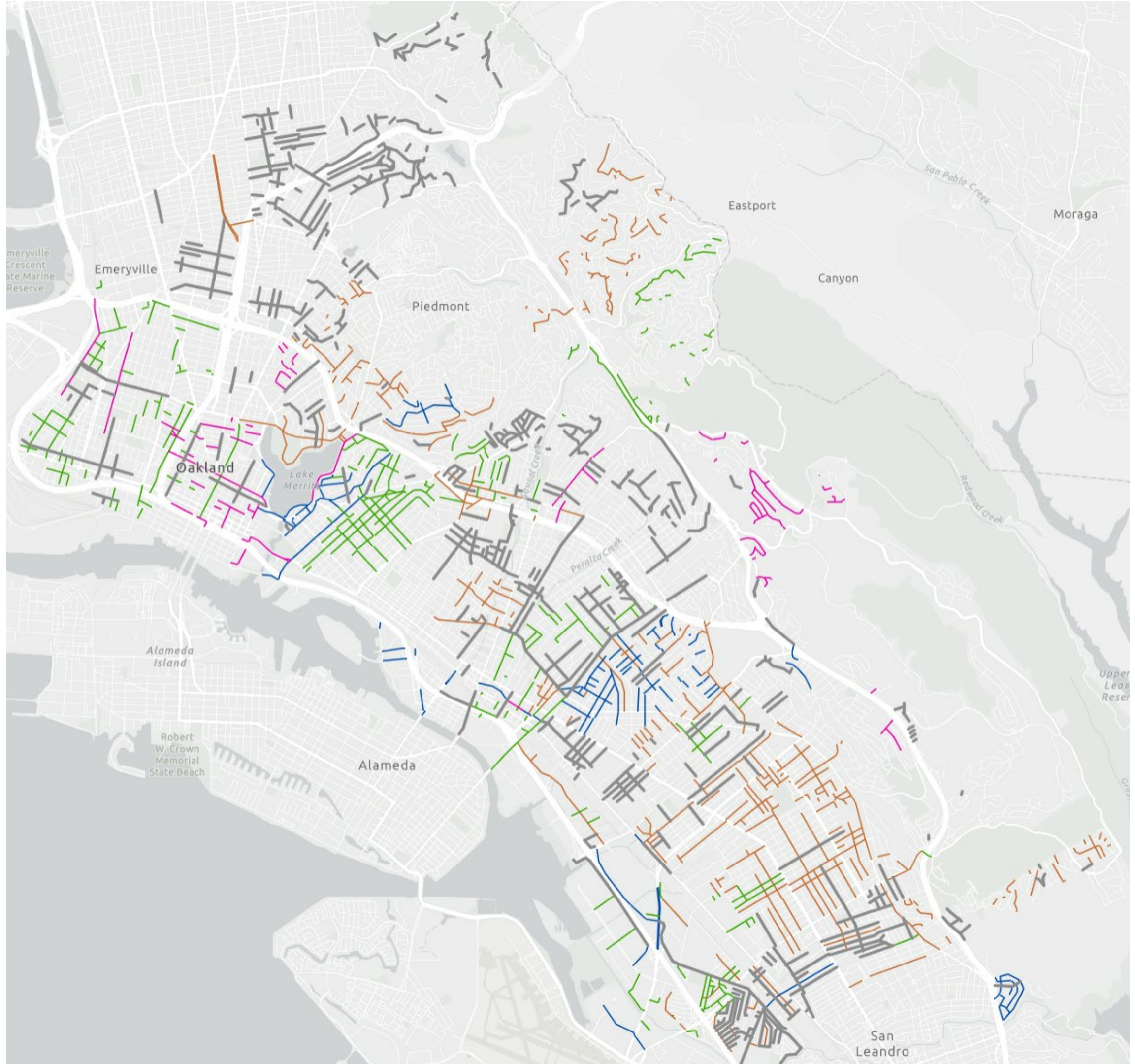




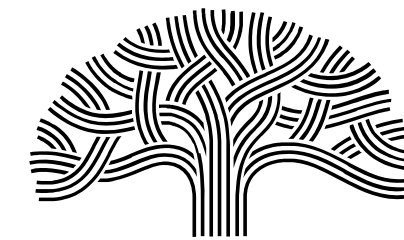
# 5-Year Paving Plan Planned paving with bond sale (\$133M for transportation)\*

\*\$119M for paving and \$14M for grants/other DOT capital programs

- Paved Streets**  
—
- Funded, In Construction**  
— Funded, In Construction
- 1st Round FY26 (delayed from FY 25)**  
— 1st Round FY26
- 2nd Round FY26**  
— 2nd Round FY26
- 3rd Round FY26**  
— 3rd Round FY26



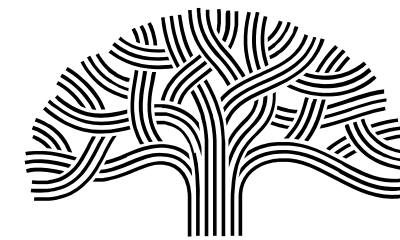
# Housing Impacts of Delayed Bond Sale



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# HCD's Capital Budget

- \$141.6 million in HCD's FY 2024-25 mid-cycle budget
  - Of this, \$130 million second tranche Measure U
  - Additional \$10 million in Measure U authorized by Council in December 2024
- These funds have been committed to 9 projects
  - They contain **922 affordable homes**
  - Of these, **382 are reserved for homeless/special needs residents**
- These funds also include \$30 million for the Acquisition and Conversion to Affordable Housing (ACAH) Program, \$21 million for the Rapid Response Homeless Housing Program (R2H2), and \$7 million for the Preservation NOFA



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# Current Tax Credit Applicants



Residences at Liberation Park



Mandela Station Affordable



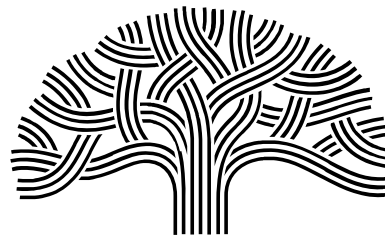
The Eliza



34th & San Pablo Ave.



2700 International Blvd.

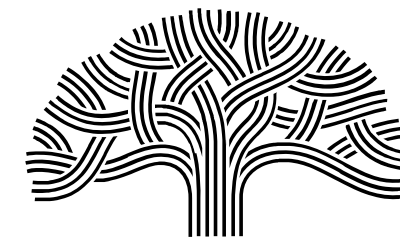


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# Housing Impacts Without Bond Sale

- If projects win tax credits, the City may not be able to meet funding commitment
- Immediate consequences could include:
  - Projects return tax credits/ cannot move forward
  - Severe penalties to affordable housing developer

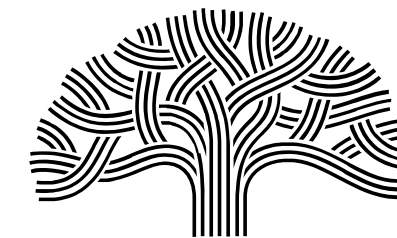
In the long run, this would deter affordable housing developers from working in Oakland, reducing the quantity and quality of applications Oakland receives



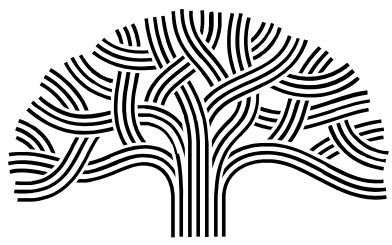
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# Housing Impacts Without Bond Sale

- Additional consequences include:
  - 125-unit Extended Stay American Project unable to convert to permanent housing
  - Delays to Rapid Response Homeless Housing (R2H2) program
  - Potential need to return State Homekey Awards if timeliness not met
  - Negative impact- delays on implementation of Acquisition and Conversion to Affordable Housing (ACAH) Program
  - Delayed issuance of RFP for rehab of existing affordable housing
- Project delays could lead to significant cost increases, permanently reducing the number of affordable homes the City can fund



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Thank you!

