



CITY ATTORNEY'S OFFICE

OAKLAND CITY COUNCIL
RESOLUTION NO. _____ C.M.S.

RESOLUTION IDENTIFYING PROJECTS AUTHORIZED FOR FUNDING WITH PROCEEDS OF CITY OF OAKLAND GENERAL OBLIGATION BONDS (MEASURE U), SERIES 2025B-1 (TAX-EXEMPT), SERIES 2025B-2 (TAXABLE) (SOCIAL BONDS) AND SERIES 2025B-3 (TAXABLE) ISSUED PURSUANT TO THE 2022 AFFORDABLE HOUSING AND INFRASTRUCTURE BOND ORDINANCE (MEASURE U), AND ALLOCATING BOND PROCEEDS FOR THE IDENTIFIED PROJECTS

WHEREAS, the 2022 Affordable Housing and Infrastructure Bond Ordinance, which authorizes the issuance of general obligation bonds in an amount not to exceed \$850,000,000 to fund various City infrastructure and affordable housing projects, was submitted to the voters pursuant to City Council Resolution No. 89314 C.M.S. and approved by at least two-thirds of the qualified voters of the City at the November 8, 2022 General Municipal Election (“Measure U”); and

WHEREAS, concurrent with this Resolution and by separate legislation, the City intends to approve the issuance of City of Oakland General Obligation Bonds (Measure U), Series 2025B-1 (Tax-Exempt), City of Oakland General Obligation Bonds (Measure U), Series B-2 (Taxable) (Social Bonds), and City of Oakland General Obligation Bonds (Measure U), Series 2025B-3 (Taxable) pursuant to Measure U in an amount not to exceed \$300,000,000 (the “Measure U Bonds”); and

WHEREAS, Measure U allows the proceeds of the Measure U Bonds to be used to fund projects and programs related to Affordable Housing Projects, Streets & Road Projects and Facilities Projects; and

WHEREAS, pursuant to Section 3(C) of Measure U, prior to issuance of the Measure U Bonds, the Council must identify how the projects and programs authorized for funding with Measure U bond proceeds 1) address improvements to the City’s existing core capital assets, 2) maintain or decrease the City’s existing operations and maintenance costs, and 3) address social and geographic equity and provide greater benefit to under-served populations and geographic areas of the greatest need; and

WHEREAS, in compliance with Section 3(C) of Measure U, Exhibit A reflects the results of the investigation conducted by the City Administrator of the projects and programs proposed for funding with the Measure U Bonds (the “Measure U Projects”), and identifies how the

Measure U Projects address improvements to the City's existing core capital assets, maintain or decrease the City's existing operations and maintenance costs, and address social and geographic equity and provide greater benefit to under-served populations and geographic areas of the greatest need; and

WHEREAS, in addition to the descriptions and results in Exhibit A, the City performed an extensive analysis of the manner in which the Measure U Projects described in that exhibit address improvements to the City's existing core capital assets, maintain or decrease the City's existing operations and maintenance costs, and address social and geographic equity and provide greater benefit to under-served populations and geographic areas of the greatest need as part of the Capital Improvement Program Prioritization Process adopted pursuant to Resolution No. 87376 C.M.S., and such analysis contributed and was critical to the previous approval of those projects and programs and for their proposed inclusion in this Resolution; and

WHEREAS, the Measure U Projects described in Exhibit A, for the reasons described in that exhibit and as provided by the Capital Improvement Program Prioritization Process meet the criteria established under Section 3(C) of Measure U and are eligible for funding pursuant to Measure U; and

WHEREAS, the requirements of the California Environmental Quality Act ("CEQA"), the CEQA Guidelines as prescribed by the Secretary for Resources, and the provisions of the Environmental Review Regulations of City of Oakland have been satisfied; now, therefore, be it

RESOLVED: That the City Council finds and determines that the foregoing recitals are true and correct and are hereby incorporated herein as findings and determinations of the City Council; and be it

FURTHER RESOLVED: That the City Council hereby identifies the Measure U Projects as set forth in Exhibit A as projects and programs to be included in the issuance of the Measure U Bonds and, as set forth in Exhibit A, how said Measure U Projects 1) address improvements to the City's existing core capital assets, 2) maintain or decrease the City's existing operations and maintenance costs, and 3) address social and geographic equity and provide greater benefit to under-served populations and geographic areas of the greatest need; and be it

FURTHER RESOLVED: If any Measure U Projects set forth in Exhibit A are unable to proceed or if surplus funds remain after the Measure U Projects set forth in Exhibit A are completed, the City Administrator is authorized to allocate funding to projects or programs eligible for Measure U funding as set forth in Exhibit B, a list of alternative projects and programs that received the highest scores according to the City's Capital Improvement Program Prioritization Process adopted pursuant to Resolution No. 87376 C.M.S. (the "Alternative Measure U Projects"), and may, upon complying with the requirements of Section 3(C) of Measure U and any other applicable law, make such Alternative Measure U Projects eligible for funding from the issuance of the Measure U Bonds; and be it

FURTHER RESOLVED: That the City Administrator may adjust the Measure U funding allocations described within Exhibit A and Exhibit B as between each individual exhibit and may transfer funding allocations between exhibits, to meet demand, to meet community needs, to timely

expend funds, to cover the cost of issuance of the Measure U Bonds, and to allocate Measure U Bond proceeds to cover appropriate staff costs; and be it

FURTHER RESOLVED: That, to the extent allowed by law, each of the Measure U Projects or the Alternative Measure U Projects identified in Exhibit A and Exhibit B, respectively, shall comply with the requirements of Oakland Public Art Ordinance Nos. 11086 C.M.S. and 13562 C.M.S., except to the extent the City Council determines by resolution to exclude one or more such capital improvements projects pursuant to a request of the City Administrator, pursuant to Ordinance No. 13562 C.M.S.; and be it

FURTHER RESOLVED: That the City Council has independently reviewed and considered this Resolution, and the Council finds and determines, based on information provided in the agenda report accompanying this Resolution, that this action complies with CEQA because it is exempt from CEQA pursuant to Section 15183 (projects consistent with community plan or zoning), Section 15378 (not a project), Section 15301 (minor alterations to existing facilities), Section 15303 (new construction of small structures), Section 15061(b)(3) (no significant effect on the environment), and Section 15302 (replacement or reconstruction of existing structures).

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - BROWN, FIFE, GALLO, HOUSTON, RAMACHANDRAN, UNGER, WANG, AND
PRESIDENT JENKINS

NOES –

ABSENT –

ABSTENTION –

ATTEST: _____
ASHA REED
City Clerk and Clerk of the Council of the
City of Oakland, California

3437504/ARM

EXHIBIT A

Fund	Dept.	Project/Program	Budget FY2025/26	Affordable Housing, Transportation, or Facilities?	Social & Geographical Equity	Improvements to Assets: extend the useful life of facilities/assets and increase the program usability	O&M reduction or neutral
Measure U	OPW	Economic Development					
		Oakland Ice Center Refrigeration System and Related Improvements	10,000,000	Facilities	This improvement is in a medium priority neighborhood per OakDOT's geographic equity toolbox.	This improvement extends the useful life of the Ice Center and its programs, as absent the improvement, the refrigeration system will cease to function in the next couple years.	Reduction. The project includes a lease agreement for the Ice Center, which will reduce the City's O&M costs and create new rental revenue for the City.
	OPW	Library					
		Oakland Tool Lending Library at Temescal Library	1,500,000	Facilities	This improvement is in a low priority neighborhood per OakDOT's geographic equity toolbox.	These improvements provide additional dedicated space to the tool lending program, allowing it to serve more residents and with a higher quality experience.	Reduction.
	OPW	Parks and Recreation/Human Services					
		Brookdale Recreation Center Expansion & Park Improvements	3,000,000	Facilities	This improvement is in a medium priority neighborhood per OakDOT's geographic equity toolbox.	The park improvements and recreation center expansion shall extend the useful life of the elements at the park, increase park programming, and make park access code compliant	Reduce operations costs.

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Measure U	OPW	Caldecott Trailhead Improvements	2,850,000	Facilities	This improvement is in a low priority neighborhood per OakDOT's geographic equity toolbox.	The improvements will improve access and accessibility of the parking lot and connection to trail.	Minimal.
		East Oakland Senior Center Renovation	2,000,000	Facilities	This improvement is in a highest priority neighborhood per OakDOT's geographic equity toolbox.	The senior center renovation will extend the useful life of this building and improve the experience of building users.	Reduce operational costs.
		San Antonio Park	1,850,000	Facilities	This improvement is in a high priority neighborhood per OakDOT's geographic equity toolbox.	The park improvements will extend the useful life of these park assets, and improve the experience of park users.	Reduce operational costs.
		Watershed & Other City Facilities					
		Empire Road Storm Drain Improvement (Project #1007056	1,443,750	Facilities	These projects are in a high priority neighborhood per OakDOT's geographic equity toolbox.	These projects improve public safety by increasing the capacity of the storm drainage system to handle flooding.	Reduction. Fewer flooding incidents after the improvements will reduce the return of storm drainage maintenance staff to this location to respond to flooding calls.
		High Street Storm Drainage Improvements (Project #1008055)	1,113,281	Facilities			

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Measure U	OPW	Museum Collection Center Seismic Improvement (Project #1004861)	1,999,885	Facilities	The Oakland Museum serves all of Oakland.	These improvements extend the useful life of this City-owned asset by making it more likely to endure a future seismic event.	Minimal.	
		OPW Measure U FY 2025/26 Subtotal	\$25,756,916					
	DOT	Transportation Programs (Projects funded through DOT Programs)						
		Bridge Rehabilitation Program	1,000,000	Transportation	This program's overall focus is on the safety and maintenance of existing roadway and structures. While this program is primarily driven by asset condition instead of geographic equity, it is part of the City's required work to maintain safe structures.	Bridge repair projects improve the useful life and seismic resiliency of existing city assets	Reduction: Bridge rehabilitation work reduces maintenance costs such as repair of deck surface cracks and joints.	

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		Citywide Street Resurfacing	50,500,000	Transportation	The City's Paving Plan dedicates the majority of funding to local streets, prioritizing paving locations with equal weight to equity and street condition. Poor pavement condition disproportionately impacts high priority populations in regard to mobility, safety, and economic security. For example, the costs of damage to vehicles/bicycles due to potholes has a greater impact on people with low to no incomes. Potholes also pose a greater safety risk to bicyclists and pedestrians.	Pavement useful life is tracked according to the Pavement Condition Index (PCI) standard. Investing in paving improves PCI and prevents further deterioration and potential damage to vehicles from potholes	Reduction. Repaving streets reduces ongoing costs for short-term maintenance (i.e. filling potholes).

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Measure U	DOT	Complete Streets Capital Program	13,000,000	Transportation	The City's prioritization tool places social and geographic equity as the top consideration when determining which capital projects to fund. Complete Streets Capital projects deliver infrastructure improvements-- supporting access by bus, bike, on foot, in a wheelchair or stroller, or in a car--in high priority equity neighborhoods based on the OakDOT Geographic Equity Toolbox.	Complete Streets Capital projects typically upgrade and/or replace existing city infrastructure, including traffic signals, curb ramps, sidewalks, and roadway surfaces, thus extending the useful life of existing assets and improving overall mobility of the transportation system	Complete Street improvements include a mixture of new pedestrian, bicycle, traffic safety infrastructure, and greening or other street amenities, as well as upgrades to existing facilities. While new infrastructure may increase maintenance costs, extending the useful life of existing assets can decrease maintenance costs.
		Curb Ramps Program	9,500,000	Transportation	Bringing City sidewalks/curb ramps up to current ADA standards increases safety and accessibility, especially for people with disabilities.	Curb ramp reconstruction and the addition of new curb ramps improves the walking and rolling environment for people using the City's transportation system.	Neutral. No additional operating impacts identified at this time. This program brings City curb ramps up to current ADA standards.
		Emergency Roadway Reconstruction	3,000,000	Transportation	Emergency roadway reconstruction helps to minimize severe weather impacts for all Oaklanders, especially priority communities which are more vulnerable to the negative impacts of collapsed roadways, sinkhole rehabilitation, and landslides.	This program will extend the useful life of roadways by reconstructing collapsed roadways and constructing retaining walls.	Minimal impacts. Emergency roadway reconstruction may reduce future maintenance costs.

Fund	Dept.	Project/Program	Budget FY2025/26	Affordable Housing, Transportation, or Facilities?	Social & Geographical Equity	Improvements to Assets: extend the useful life of facilities/assets and increase the program usability	O&M reduction or neutral
Measure U		Traffic Signal Capital Program	1,500,000	Transportation	Traffic signal management projects can enhance safety and mobility in priority neighborhoods when delivered according to Oakland's CIP prioritization process.	This program funds various safety, access and mobility projects connected to traffic signals, including signal operations, upgrades and modernization, as well as planning and development of traffic capital projects and intelligent transportation systems. These projects extend the useful life of the city's transportation assets and the overall functioning of the city's transportation system.	Minimal impacts identified at this time. Typical improvements within this program include traffic signal upgrades and modernization, which may lead to a minimal increase in operations/maintenance costs.
		DOT Measure U FY 2025/26 Subtotal	\$78,500,000				
		New Construction*					
	HCD	Mandela TOD	33,000,000	Affordable Housing	Creates affordable housing through long-term affordability restrictions.	Does not directly improve core capital assets but may provide collateral improvements as new affordable housing development is built.	Neutral. Operations and maintenance cost will be covered by the property owner.
		2700 International	6,511,313	Affordable Housing			
		Mark Twain	7,700,000	Affordable Housing			
		Chinatown TOD	1,860,000	Affordable Housing			
		500 Lake Park	885,000	Affordable Housing			
		Liberation Park	28,000,000	Affordable Housing			
		2125 Telegraph Ave. (Eliza)	5,765,903	Affordable Housing			
		Additional New Construction Pipeline NOFA Projects	29,277,784	Affordable Housing			

Fund	Dept.	Project/Program	Budget FY2025/26	Affordable Housing, Transportation, or Facilities?	Social & Geographical Equity	Improvements to Assets: extend the useful life of facilities/assets and increase the program usability	O&M reduction or neutral
Measure U	HCD	Acquisition and Conversion to Affordable Housing*					
		ACAH Program (Acquisition and Preservation of Existing Rental units)	30,000,000	Affordable Housing	Creates affordable housing through long-term affordability restrictions.	Does not directly improve core capital assets but may provide collateral improvements as affordable housing developments are purchased and/or rehabilitated with new or extended affordability restrictions.	Neutral. Operations and maintenance cost will be covered by the property owner.
		Homeless Housing*					
		Extended Stay America	8,000,000	Affordable Housing	Creates affordable housing through long-term affordability restrictions.	Does not directly improve core capital assets but may provide collateral improvements as affordable housing developments are purchased and/or rehabilitated with new or extended affordability restrictions.	Neutral. Operations and maintenance cost will be covered by the property owner.
		Friendly Manor	359,776	Affordable Housing			
		The Maya	5,484,199	Affordable Housing			
		Other Homeless Housing Projects	7,156,025	Affordable Housing			
		Rehabilitation*					
		Rehabilitation Program (Existing Restricted Affordable Housing)	7,000,000	Affordable Housing	Creates affordable housing through long-term affordability restrictions.	Does not directly improve core capital assets but may provide collateral improvements as affordable housing developments are purchased and/or rehabilitated with new or extended affordability restrictions.	Neutral. Operations and maintenance cost will be covered by the property owner.
		Housing Administration					

Fund	Dept.	Project/Program	Budget FY2025/26	Affordable Housing, Transportation, or Facilities?	Social & Geographical Equity	Improvements to Assets: extend the useful life of facilities/assets and increase the program usability	O&M reduction or neutral
		Affordable Housing Administration	9,000,000	Affordable Housing	Allowance for administrative costs for project/program administration and oversight.	N/A	N/A
		* Includes some projects with Tranche 1 Measure U funding. Project/Program funding may be switched between bond tranches and projects/programs as needed due to project/program timing requirements.					
		HCD Measure U FY 2025/26 Subtotal	\$180,000,000.00				
		Total Measure U FY 2025/26 Total	\$284,256,916				

EXHIBIT B

Fund	Dept.	Project/Program	Budget FY2025/26	Affordable Housing, Transportation, or Facilities?	Social & Geographical Equity	Improvements to Assets: extend the useful life of facilities/assets and increase the program usability	O&M reduction or neutral
Measure U	HCD	New Construction*					
		3050 International	22,583,610	Affordable Housing	Creates affordable housing through long-term affordability restrictions.	Does not directly improve core capital assets but may provide collateral improvements as new affordable housing development is built.	Neutral. Operations and maintenance cost will be covered by the property owner.
		Friendship Senior	3,109,002	Affordable Housing			
		Longfellow	3,500,000	Affordable Housing			
		East 12th Street	15,500,000	Affordable Housing			
		Phoenix	1,773,821	Affordable Housing			
		34th & San Pablo	3,772,130	Affordable Housing			
		3135 San Pablo	4,522,964	Affordable Housing			
		Agnes Memorial Senior Apartments	14,815,719	Affordable Housing			
		285 12th St	15,000,000	Affordable Housing			
		125 E12th Street	20,400,000	Affordable Housing			
		Kingdom Builders Senior Housing	13,100,000	Affordable Housing			
		2700 International	9,907,000	Affordable Housing			
		500 Lake Park Apartments	18,710,000	Affordable Housing			
		2301 Telegraph Avenue	10,000,000	Affordable Housing			
		430 Broadway Building C	18,500,000	Affordable Housing			
		Brooklyn Arms Apartments	10,391,000	Affordable Housing			
		Villa Fruitvale	15,000,000	Affordable Housing			
		2610 International	35,692,000	Affordable Housing			
		East 12th Senior Housing	18,709,000	Affordable Housing			
		Joshua Senior Housing	15,002,000	Affordable Housing			
		77th and Bancroft	15,000,000	Affordable Housing			

Fund	Dept.	Project/Program	Budget FY2025/26	Affordable Housing, Transportation, or Facilities?	Social & Geographical Equity	Improvements to Assets: extend the useful life of facilities/assets and increase the program usability	O&M reduction or neutral
Measure U	HCD	3073 International Boulevard	22,799,500	Affordable Housing			
		111 Fairmount	38,543,126	Affordable Housing			
		430 Broadway Building A	15,000,000	Affordable Housing			
		430 Broadway Building B	17,000,000	Affordable Housing			
		2125 Telegraph Ave. (Eliza)	9,838,473	Affordable Housing			
		Acquisition and Conversion to Affordable Housing*					
		ACAH Program (Acquisition and Preservation of Existing Rental units)	10,000,000	Affordable Housing	Creates affordable housing through long- term affordability restrictions.	Does not directly improve core capital assets but may provide collateral improvements as affordable housing developments are purchased and/or rehabilitated with new or extended affordability restrictions.	Neutral. Operations and maintenance cost will be covered by the property owner.
		Homeless Housing*					
		Other Homeless Housing Projects	10,000,000	Affordable Housing	Creates affordable housing through long- term affordability restrictions.	Does not directly improve core capital assets but may provide collateral improvements as affordable housing developments are purchased and/or rehabilitated with new or extended affordability restrictions.	Neutral. Operations and maintenance cost will be covered by the property owner.
		Rehabilitation*					

Fund	Dept.	Project/Program	Budget FY2025/26	Affordable Housing, Transportation, or Facilities?	Social & Geographical Equity	Improvements to Assets: extend the useful life of facilities/assets and increase the program usability	O&M reduction or neutral
		Rehabilitation Program (Existing Restricted Affordable Housing)	10,000,000	Affordable Housing	Creates affordable housing through long- term affordability restrictions.	Does not directly improve core capital assets but may provide collateral improvements as affordable housing developments are purchased and/or rehabilitated with new or extended affordability restrictions.	Neutral. Operations and maintenance cost will be covered by the property owner.
		* Includes some projects with Tranche 1 Measure U funding. Project/Program funding may be switched between bond tranches and projects/programs as needed due to project/program timing requirements.					
		HCD Measure U FY 2025/26 Subtotal	\$ 418,169,345				
		Total Measure U FY 2025/26 Total	\$418,169,345				

CERTIFICATE OF THE CITY CLERK

I, Asha Reed, City Clerk and Clerk of the City Council of the City of Oakland (the "City"), hereby certify that the foregoing is a full, true and correct copy of Resolution No. _____ C.M.S., duly adopted at a meeting of the City Council of the City duly and regularly held on _____, 2025, of which meeting all of said City Council had due notice.

I further certify that I have carefully compared the foregoing copy with the original minutes of said meeting on file and of record in my office; that said copy is a true, complete and correct copy of the original Resolution duly adopted at said meeting and entered in said minutes; and that said Resolution has not been modified, amended, rescinded or revoked except as provided in such Resolution in any manner since the date of their adoption, and the same is now in full force and effect.

IN WITNESS WHEREOF, I have executed this certificate this ____ day of _____, 2025.

ASHA REED

City Clerk and Clerk of the City Council
City of Oakland, California