

Exhibit A

Department/ Project	Total Bond Allocations	Allocation for specific project	How the project addresses improvement to the City's existing core capital assets	How the project maintains or decreases the City's existing operations and maintenance costs	How the project addresses social and geographic equity and provides greater benefit to underserved populations and geographic areas of greatest need
Mandela Station		\$18,000,000.00	<p>The City's existing core capital assets include streets, sidewalks, utilities, and traffic signals adjacent to and surrounding the proposed project. The Mandela Station masterplan will include extensive upgrades to core city assets such as streets, sidewalks, utilities, and traffic signals adjacent to the proposed project that are estimated to cost over \$20 million that include, but are not limited to:</p> <ol style="list-style-type: none"> 1. Traffic signal modifications and upgrade at 7th Street and Mandela Parkway and 7th Street and Center Street intersections. 2. Sidewalk extensions at 5th and Mandela Parkway intersection and new raised mid-block crosswalk on Mandela Parkway. 3. Relocation and construction of new bus and intercity coach stops and shelters. 4. New dedicated cycle tracks along both sides of 7th Street and Mandela Parkway adjacent to the project. 5. New sanitary sewer main that severs the proposed developments planned in the West Oakland BART TOD Area 6. Undergrounding existing overhead power and communication lines which will include electrical service upgrades to the adjacent residential and commercial properties. 7. New City standard sidewalk along all four sides of the proposed masterplan development. 8. New City standard street trees and trash receptacles 9. Installation of new City standard streetlights along Chester, 5th Street, and Mandela Parkway. 10. Repavement of a minimum of 50% of the streets that front the proposed masterplan development. 11. New public art installations 	<p>There are over \$20 million of proposed offsite improvements within the City's public right-of-way and many of these improvements will repair deferred maintenance items and/or extend the life of existing capital assets. For example, the existing sanitary sewer system in this area is currently undersized and will not support ANY sizable new development. The proposed project will replace portions of the existing system as well as extend to new areas at a projected cost of over \$5 million. This one item will save the City from issues that currently exist and decrease the City's operating and maintenance cost</p>	<p>The proposed project is part of a master-planned site occupying two city blocks in West Oakland, a historically African American community that has been disproportionately impacted by redlining, economic disinvestment, physical division from higher-resourced areas due to the construction of multiple freeways and BART tracks, and intensification of freight activity at the Port of Oakland. The project area has been designated by the state as a Disadvantaged Community as well as a Low Resource Opportunity area, and High Segregation zone. The City's goal is to create a diverse high-density community that provides housing and job opportunities for existing and new residents and does so in a context that respects West Oakland's rich history.</p> <p>This transformational transit-oriented, mixed-use sustainable project will be culturally and economically appropriate for current and future West Oakland residents, particularly for low-income households of color. Funding the project will assist with the development of 240 affordable units, one-third of which will target extremely low-income households, including homeless, emancipated youth, and disabled individuals. This is the largest proposed affordable project in the Bay Area and will provide housing to hundreds of families in the West Oakland community, including 60 homeless tenants.</p> <p>The affordable project will also kick off a series of development projects in the West Oakland BART TOD Area that will include workforce housing, market rate housing, retail, and commercial activities that will generate jobs and provide needed services. These mixed-used mixed-income projects address significant housing needs in the City and the West Oakland community.</p>
Total FY 2023-25 Measure U Project Budget	\$18,000,000.00	\$18,000,000.00			