

An architectural rendering of a modern urban development. The top half shows a tall, multi-story building with a grid of windows. The bottom half shows a pedestrian plaza with people walking, sitting on a bench, and pushing a stroller. The text is overlaid on a dark blue band across the middle.

MANDELA STATION AFFORDABLE HOUSING DEVELOPMENT

COUNCILMEMBER AT-LARGE REBECCA KAPLAN
COUNCILMEMBER CARROLL FIFE, DISTRICT 3
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
MARCH 14, 2023

SUMMARY

This resolution would allocate **\$18 million** of Measure U funds for the construction of the **Mandela Station Affordable housing development**, in a mixed-use, mixed-income, transit-oriented development at the West Oakland BART station.





240

**UNITS OF
AFFORDABLE
HOUSING**

60

**DEDICATED UNITS
OF HOMELESS
HOUSING**

16,000

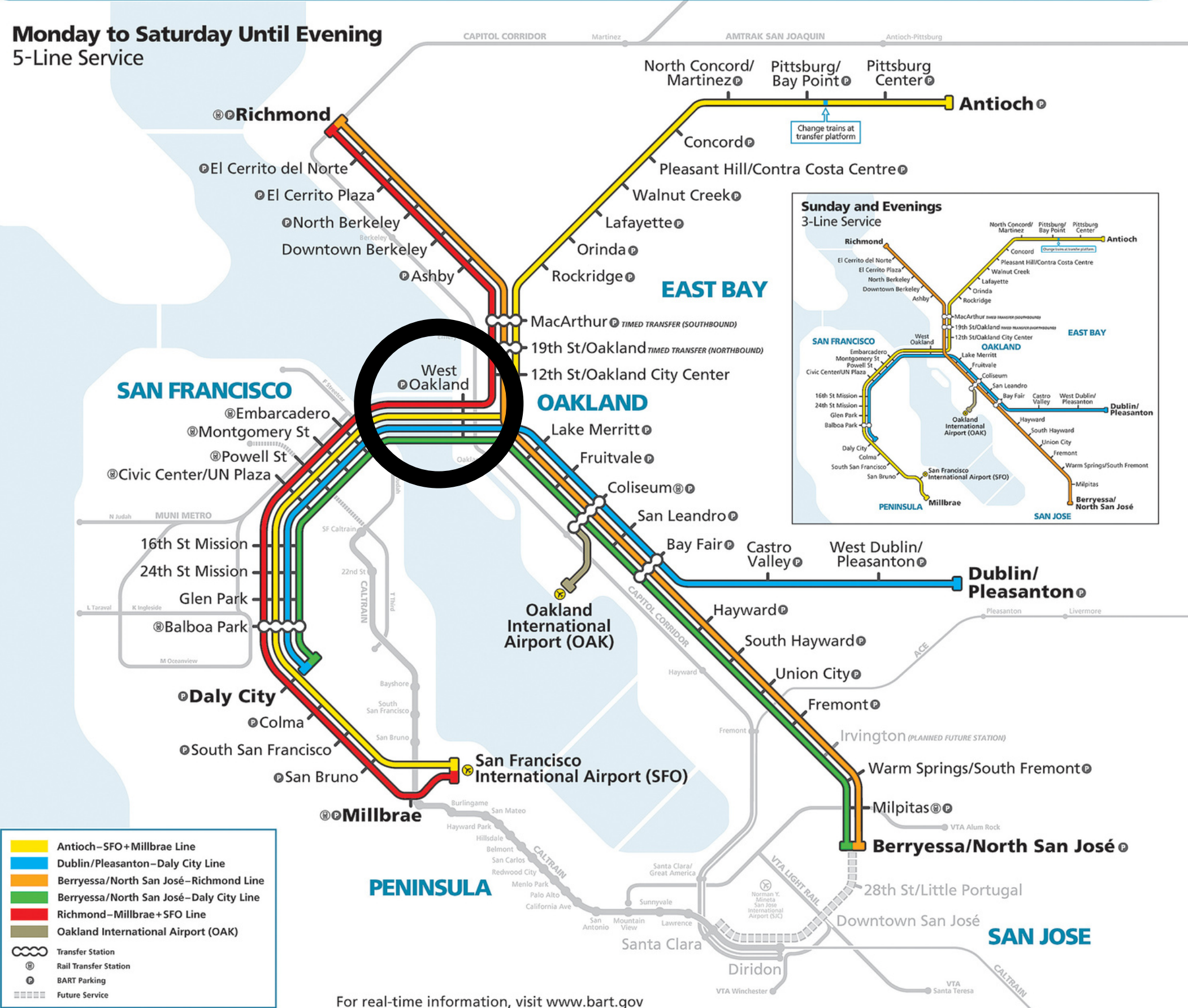
**SQUARE FEET OF
NEIGHBORHOOD
RETAIL SPACE**

AT A GLANCE

BART System Map



Monday to Saturday Until Evening
5-Line Service



TRANSIT-ORIENTED DEVELOPMENT



Housing near jobs



Increased ridership on
public transit



Reduced vehicle miles
traveled/ related
pollution impacts

ADVANCING RACIAL EQUITY

- Undoing the harms of redlining, economic disinvestment, and physical division from higher-resourced areas due to the construction of multiple freeways and BART tracks
- Creates a diverse, high-density community that provides housing and job opportunities for existing residents and does so in a context that respects West Oakland's rich history





MEASURE U

2022 Affordable Housing and Infrastructure Bond

- \$850 million general obligation bonds to invest in infrastructure projects
- \$350 million reserved for affordable housing projects
- Plan to fund the construction, acquisition, and rehabilitation of 2,200-2,400 affordable housing units over the next four to six years

MEASURE U ELIGIBILITY

**Address
improvements
to the City's
existing core
capital assets**

**Maintain or
decrease the
City's existing
operations and
maintenance
costs**

**Address social and
geographic equity and
provide greater
benefit to
underserved
populations and
geographic areas of
greatest need**

WHY NOW?

Mandela Station Partners plan to apply for CDLAC/ TCAC funding. Committing Measure U funds prior to the CDLAC/ TCAC deadline in May 2023 will provide a competitive local match in their application.

As a further process is undertaken to identify additional projects to be funded with Measure U, this Resolution takes action to allocate a small fraction of Measure U funding, at this time, to allow a vital project in our pipeline to pursue leveraging outside funds, get underway, and to respond timely to the housing crisis.

**This allocation does not change the timing of the issuance of Measure U bonds.*

THANK YOU

For questions and follow-up:
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