



OAKLAND UNIFIED
SCHOOL DISTRICT

Community Schools, Thriving Students

Long-Term Charter Lease: Achieve Academy



Presented by OUSD Office of Charter Schools

Presented to OUSD Board

December 2, 2020

www.ousd.org



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Background



- Achieve Academy was approved by the Board to apply for Prop 51 in 2017
- School was awarded *up to* \$21.8 million, for modernization only, through Prop 51 from the State - half as a grant, and half as a loan to be paid back over 30 years
- Before receiving Prop 51 funds, it is expected that the District will sign a long-term lease with the charter school
- Achieve Academy plans to use Prop 51 funds as follows:
 - Rehabilitate all classrooms and restrooms in main building and modular building and most portables.
 - Critical repairs in main building including HVAC installation and roof repair



Approved Long-Term Lease Criteria

- Long-term lease criteria for charter schools was approved by the Board on May 8, 2019
- Four areas worth up to 5 points each, for a total of 20 maximum points
 - Access (Community Benefit)
 - Equity
 - Quality
 - Operational Sustainability
- Minimum of 12 points required for a long-term lease

Long-Term Lease Criteria Applied to Achieve



- The Achieve Prop 51 proposal received 18 of 20 points on the rubric

Area	Points	Rationale
Access	5	Positive sentiment from community; high demand programming; no co-location with a district school
Equity	4	98% in-district; accepts students in all grade levels all year long; lo-income percentage above the district average; English Learner percentage more than 30 points above OUSD; students with disabilities percentage is below OUSD.
Quality	5	CORE growth between 83 rd (ELA) and 97 th (Math) percentiles; majority of subgroups above 50% in recent year; mix of colors on Dashboard for past 2 years
Operational Sustainability	4	Strong fund balance; stable enrollment for previous several years; 2 notices in past 3 years; minor deficit spending in previous 2 years.



Key Terms of the Lease

- Duration: July 1, 2021 through June 30, 2036
 - Achieve has right to renew lease for two additional terms (15 years and then 10 years)
- Design approval must be given by the District Superintendent or designee for the Prop 51 construction
- Achieve will cap enrollment at the current charter authorized limit, and agrees not to request a material revision for enrollment growth throughout the duration of this lease (unless mutually agreed upon by the District and charter)
- Achieve cannot increase the capacity of the site
- Achieve intends to turn over three portable classrooms to UPA to allow the school to expand.

Financial Terms of the Lease



In addition to paying the cost of the State financing and the annual 1% oversight fee, Achieve will pay additional funds to the District, according to the below schedule.

Years	Feed Paid for In-District Students	Fees Paid for Out-of-District Students (if >10% of enrollment)
1-5	0.50% of revenue	0.95% of revenue
6-15	0.50% of revenue	0.95% of revenue
16-25	0.75% of revenue	1.20% of revenue
26-35	1.00% of revenue	1.45% of revenue
36-40	2.00% of revenue	2.45% of revenue

Timeline



Action	Date
First read of Facilities Use Agreement	December 2, 2020
Vote on Facilities Use Agreement	December 9, 2020
Long-term lease begins	July 1, 2021
Anticipated date that Prop 51 modernization is complete	August 2024