

Board Office Use: <b>Legislative File Info.</b>	
File ID Number	26-1239
Introduction Date	05/21/2026
Enactment Number	
Enactment Date	



# Board Cover Memorandum

**To** Board of Education

**From** Facilities Committee

**Meeting Date** May 27, 2026

**Subject** Resolution 2526-0108: Approval of Washington Early Childhood Center Facilities Project

**Ask of the Board** Adoption by the Board of Education, upon recommendation of the Facilities Committee of Resolution No. 2526-0108 Washington Early Childhood Center project and acceptance of approximately \$19M in Oakland Children’s Initiative (OCI) funding to support design and construction.

**Background** Oakland Unified School District continues to expand access to early childhood education as a core strategy to improve student outcomes and strengthen enrollment stability. Districtwide data shows significant unmet demand for TK and Preschool seats, particularly in Districts 1 and 4, where families have limited access to nearby programs and facility capacity has been fully utilized.

The Washington Early Childhood Center has been identified as a priority site due to:

- High demand and limited existing capacity in surrounding neighborhoods
- Alignment with birthrates and where 0–4-year-old children live
- Ability to deliver a purpose-built facility replacing aging infrastructure

**Discussion** The proposed project includes demolition of the existing facility and construction of a new six-classroom Early Childhood Center with:

- Three Preschool (PK) classrooms
- Three Transitional Kindergarten (TK) classrooms
- Two dedicated outdoor learning/play areas

The project will serve approximately 120 students annually and establish a PK→TK→Kindergarten pipeline, improving continuity and early literacy outcomes.

The Sankofa attendance area and other surrounding attendance areas reflect significant equity needs:

- Approximately 70% unduplicated pupil population

- High concentration of low-income families and students receiving free/reduced-price meals
- Located within areas identified as “Equity Focus Areas” by the City of Oakland
- High concentration of African-American families near the Bushrod neighborhood and the surrounding attendance areas.

District analysis shows that when families cannot access early childhood programs, they often delay enrollment or leave the district, impacting long-term enrollment stability and student success. This project aligns with the 2026 Facilities Master Plan strategy to:

- Expand early learning access in high-demand areas
- Reduce reliance on portable classrooms
- Invest in permanent, high-quality learning environments.

**Fiscal Impact**

The Washington Early Childhood Center project will be funded primarily through approximately \$19 million in Oakland Children’s Initiative funding (Measure AA), in partnership with First 5, to support planning, design, and construction of the new six-classroom modular early childhood facility. The project will complement the District’s Measure Y Living Schoolyard Investment for the Sankofa Elementary School and align early learning facility improvements with outdoor learning and play space upgrades.

The project is also expected to provide long-term support to the General Fund by increasing enrollment for the District’s youngest scholars and creating an earlier entry point for families into OUSD. By strengthening the PK to TK to Kindergarten pathway, the District can improve early-grade enrollment capture, family retention, and long-term enrollment stability. While the project is expected to be delivered within the OCI/First 5 funding commitment, there may be a need for Measure Y Bond Contingency to address unforeseen conditions, cost escalations, scope refinements, or construction cost overruns. The project also creates long-term efficiency by establishing a replicable early childhood facility model that may be used for future projects, including the replacement of Lockwood CDC.

**Attachment(s)**

- Resolution No. 2526-0108 Approval of the Washington Early Childhood Center Facilities Project and Acceptance of Oakland Children’s Initiative Funding
- Presentation: Washington Early Childhood Center Facilities Project
- Funding approval letter from Oakland Children’s Initiative

**THE OAKLAND UNIFIED SCHOOL DISTRICT  
Resolution No. 2526-0108**

**Approval of the Washington Early Childhood Center Facilities Project and Acceptance of  
Oakland Children’s Initiative Funding**

**WHEREAS**, the Oakland Unified School District (“District”) is committed to expanding access to high-quality early childhood education as part of its Full Service Community Schools model; and

**WHEREAS**, research consistently demonstrates that access to Preschool (PK) and Transitional Kindergarten (TK) improves kindergarten readiness, literacy and numeracy outcomes, social-emotional development, long-term academic persistence, and provides critical childcare stability for families; and

**WHEREAS**, the District’s successful TK expansion efforts have helped slow the pace of declining enrollment districtwide; however, the District has now reached TK facility capacity limitations in many school communities, and without identifying and developing additional TK learning spaces, enrollment growth and access opportunities are limited or may decline; and

**WHEREAS**, the District’s 2026 Facilities Master Plan identifies significant unmet demand for early childhood programming in Districts 1, 2, and 4, where persistent waitlists and limited facility availability reflect a structural mismatch between community demand and available seats; and

**WHEREAS**, many campuses within high-demand attendance areas either have no available classrooms or severely limited capacity to expand TK programming onsite; and

**WHEREAS**, the District is implementing an enrollment capture and stabilization strategy that seeks to expand access to TK opportunities for families residing in attendance areas without available capacity by creating strategically located Oakland Early Learning Hubs that provide access to nearby high-quality programs; and

**WHEREAS**, the District seeks to recapture enrollment, reduce outflows, stabilize early-grade enrollment cohorts, and strengthen long-term student retention within OUSD; and

**WHEREAS**, the Washington Early Childhood Center project, located on the Washington Campus in District 1, has been identified as a priority investment because it addresses one of the District’s most significant early childhood capacity gaps while serving a high-need community with approximately 70% unduplicated pupils and limited local access to early learning opportunities; and

**WHEREAS**, the proposed project will demolish aging facilities and construct a new six-classroom Early Childhood Center consisting of three Preschool classrooms, three Transitional Kindergarten classrooms, and dedicated outdoor learning spaces specifically designed for young learners; and

**WHEREAS**, the project will support approximately 120 students annually and establish a continuous PK to TK to Kindergarten pathway that strengthens school readiness, literacy outcomes, and long-term enrollment continuity for Oakland families; and

**WHEREAS**, the Oakland Children’s Initiative (OCI) has committed approximately \$19 million in funding to support development of the project; and

**WHEREAS**, this project aligns with the District’s 2026 Facilities Master Plan, long-term facilities optimization strategy, and equity-centered investment approach to ensure early childhood facilities are planned where community need and enrollment demand are greatest;

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Education of the Oakland Unified School District hereby:

- Approves the Washington Early Childhood Center project;
- Accepts and authorizes the use of approximately \$19 million in Oakland Children’s Initiative funding for the project;
- Authorizes staff to proceed with planning, design, permitting, procurement, and construction activities necessary to implement the project; and
- Directs staff to continue advancing districtwide early childhood planning strategies that align facility investments with demonstrated enrollment demand, equity priorities, and long-term enrollment stabilization efforts in surrounding enrollment areas.

PASSED AND ADOPTED this TBD, at a Regular Meeting of the Board of Education of the Oakland Unified School District.

Passed by the following vote:

PREFERENTIAL AYE:

PREFERENTIAL NOE:

PREFERENTIAL ABSTENTION:

PREFERENTIAL RECUSE:

AYES:

NOES:

ABSTAINED:

RECUSED:

ABSENT:

**CERTIFICATION**

We, hereby, certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District, held on TBD.

**OAKLAND UNIFIED SCHOOL DISTRICT**

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Jennifer Brouhard  
President, Board of Education

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Denise Gail Saddler, Ed.D.  
Interim Superintendent and Interim Secretary,  
Board of Education



# Washington Early Childhood Center Facilities Project

Board of Education, May 27, 2026

OSD Facilities Planning & Management, Early Childhood, and Enrollment Offices



**OAKLAND UNIFIED  
SCHOOL DISTRICT**

Community Schools, Thriving Students

## Agenda

### Overview & Context

- Why Early Childhood
- Where Is the Need?
- Equity & Demographics
- Why Washington?

### Proposed Project

- Existing Conditions
- Project Scope
- Funding & Schedule

### Long-Term Impact

### Next Steps





# OUSD Vision and Mission



## VISION

All OUSD students will find joy in their academic experience while graduating with the skills to ensure they are caring, competent, fully-informed, critical thinkers who are prepared for college, career, and community success.



## MISSION

Oakland Unified School District (OUSD) will build a Full Service Community District focused on high academic achievement while serving the whole child, eliminating inequity, and providing each child with excellent teachers, every day.





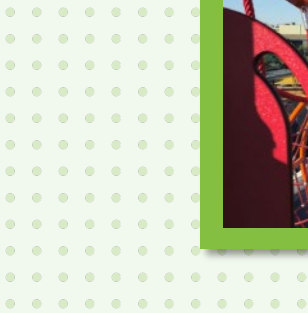
# OUSD Facilities Mission Statement



## MISSION

We support whole student growth and success by planning, constructing, and maintaining facilities that are flexible, resilient, healthy, safe, and joyful.

These spaces maximize inclusion, collaboration, empower innovation, and inspire creativity, preparing our students to be college-, career-, and community-ready.



## Ask of the Committee

Adoption by the Board of Education, upon recommendation of the Facilities Committee, of the resolution approving:

- The Washington Early Childhood Center project
- Acceptance of approximately **\$19 Million in Oakland Children's Initiative funding**
- Authorization to proceed with planning, design, and construction





# Overview & Context



## Early Childhood = High-Impact Investment

- Kindergarten readiness
- Literacy & numeracy outcomes
- Social-emotional development
- Long-term academic persistence
- Provides critical childcare stability and workforce support for families



Laurel CDC

## Supports Families

Early learning programs provide:

- Childcare stability
- Workforce participation support
- Early connection to neighborhood schools

OUSD's TK expansion efforts have helped slow districtwide enrollment decline and strengthen early-grade enrollment capture



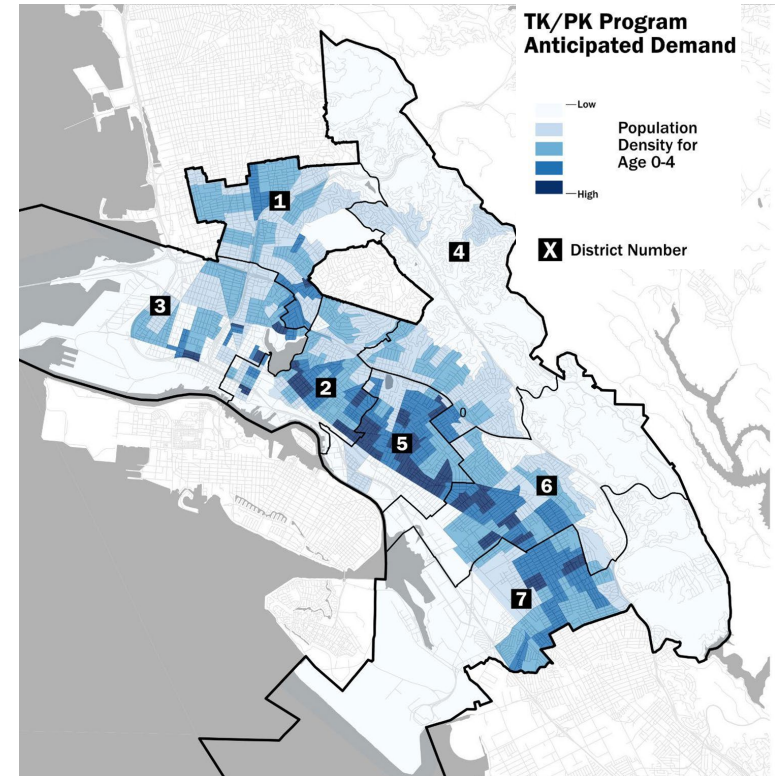
# Planning Alignment & Long-Term Planning Strategies

## Facilities Context:

- Existing campuses were not designed for universal TK
- Retrofitting spaces is insufficient and inequitable
- Requires:
  - Purpose-built classrooms
  - Outdoor learning space
  - Age-appropriate infrastructure

## Strategic Alignment: Supports

- Full Service Community Schools model
- Enrollment stabilization strategy
- Long-term facility optimization





# Where is the Need?

## 2026 Facilities Master Plan Findings

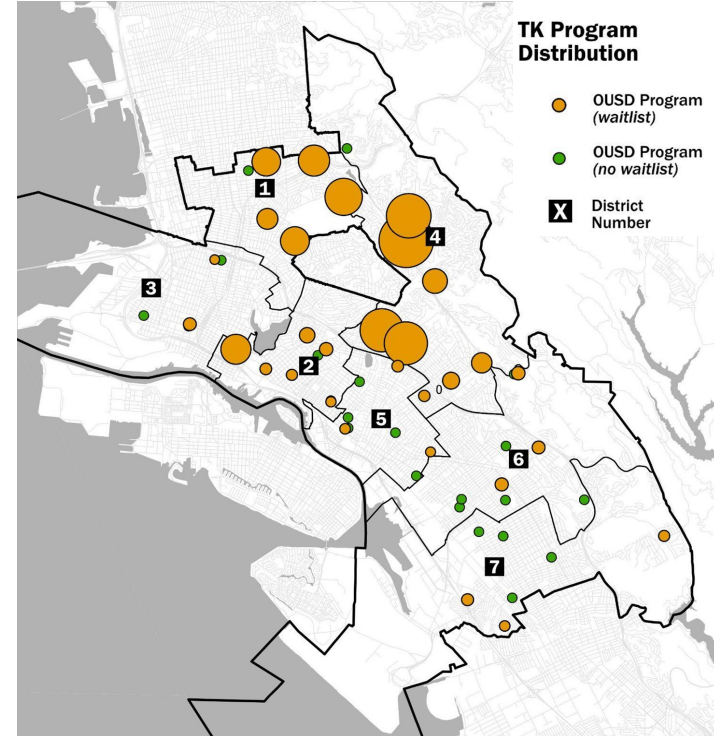
- Districts 1 and 4 as having the greatest unmet PK/TK need
- Persistent waitlists
- Limited facility availability
- Structural mismatch between where families live and where seats exist

## Current Access in District 1 Preschool (PK)

Only enough seats for approximately: **20%** of future Kindergarten students

## Transitional Kindergarten (TK)

Only enough seats for approximately: **45%** of future OUSD Kindergarten students





# Proposed Project



# Washington CDC - Current Condition



The mural has been graffitied over. The siding on the portable is deteriorating. Grass and weeds are breaking through the asphalt throughout the schoolyard.



# Washington CDC - Current Condition





# Who Are We Serving?

## Washington/Sankofa Service Area Primary ZIP Codes: 94608, 94609

### Economic Need & Equity Context

- **15.6%** of households in ZIP code 94608 and **10%** in ZIP code 94609 live below the federal poverty line, meeting or exceeding commonly used thresholds for targeted early childhood investment
- First 5 previously identified a 5% poverty rate as a meaningful benchmark for underserved communities
  - 94608 exceeds that benchmark by more than 3x and 94609 exceeds it by 2x

### Among OUSD students living in these ZIP codes:

- 67% qualify for free/reduced-price meals (94608)
- 57% qualify for free/reduced-price meals (94609)

Location	Zipcode	Total Households	Poverty	Number of families
Washington ECE	94608	16,211	<b>15.6%</b>	<b>2,529</b>
Washington ECE	94609	10,998	<b>10.0%</b>	<b>1,099</b>
Oakland	All Zipcodes	167,909	<b>13.7%</b>	<b>92,285</b>



## New Construction (Replacing Existing Facility)

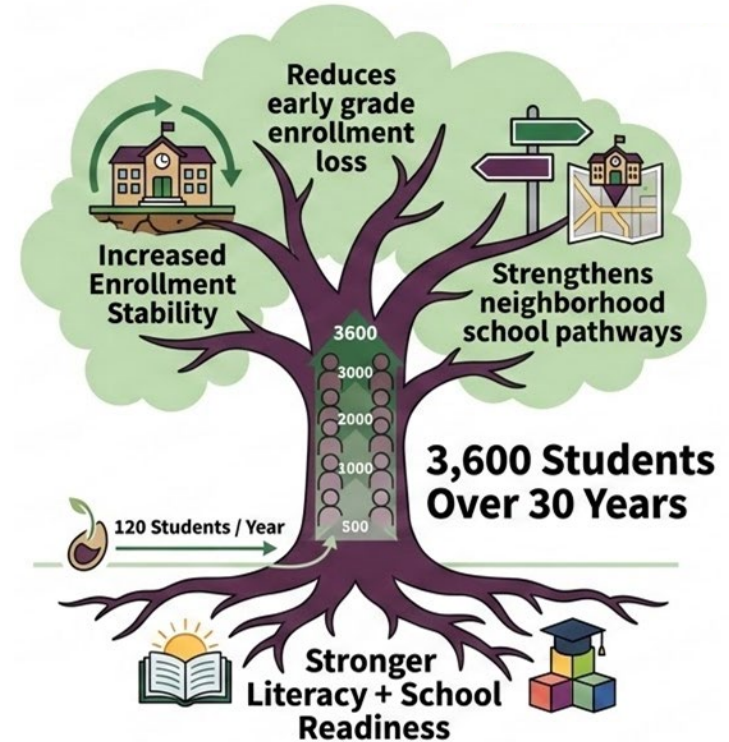
- 3 Preschool (PK) Classrooms
- 3 Transitional Kindergarten (TK) Classrooms
- 2 Dedicated Outdoor Learning Playgrounds

## Purpose-Built Design

- Purpose-built classrooms
- Early literacy & play-based learning
- Safe, age-appropriate environments
- Indoor–outdoor integration

## Facility Outcome

- Moves away from **portables + converted classrooms**
- Provides **permanent, high-quality early learning space**





## Funding Overview

### Primary Source:

Oakland Children’s Initiative (OCI): **\$19 Million**

**No Impact to Measure Y**

### Funding Supports:

- Planning & design
- Demolition of existing facility
- New construction
- Outdoor learning/play spaces
- Site infrastructure improvements

## Project Schedule

### Pre-Planning

**SY 2025-26**

### Planning & Design

**SY 2026-27**

### Construction

**SY 2026–27**

### Project Opening

**Target: SY 2027–28**



# Long-Term Impact of the Washington Project

## Educational Continuity

- Establishes a seamless PK → TK → Kindergarten pathway
- Strengthens feeder patterns into:
  - Sankofa, Peralta, and other District 1 & 4 schools

## Districtwide Impact

School readiness

- Literacy outcomes
- Enrollment stabilization
- Long-term family retention

The Washington Early Childhood Center is an investment in Oakland’s children, families, schools, and long-term community stability





# THANK YOU

Preston Thomas, OUSD Chief Executive Officer

Jessica Cannon, Executive Director, Early Childhood

Kilian Betlach, Executive Director, Enrollment

Pranita Ranbhise, Executive Director, Facilities Planning & Management

Michael Ezeh, Director, Accounting Director



**OAKLAND UNIFIED  
SCHOOL DISTRICT**

*Community Schools, Thriving Students*



# Context



**TO:** Jennifer Cabán, Accountability Officer, Oakland Children's Initiative

**FROM:** First 5 Alameda County, Early Education Implementation Partner on behalf of Oakland Unified School District

**SUBJECT:** Approval of OCI Capital Allocation for OUSD Washington Early Childhood Development Center – Sankofa Campus

**DATE:** 3/4/26

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### **Purpose**

First 5 Alameda County, as the Oakland Children's Initiative (OCI) Early Education Implementation Partner, recommends approval of the Oakland Unified School District's (OUSD) request for Oakland Children's Initiative capital allocations for an early childhood facility project included in the OCI FY 2025–26 Program Plan and Budget: the Washington Early Childhood Development Center (Sankofa Campus).

### **Washington Early Childhood Development Center – Sankofa Campus**

OUSD requests approval of \$18.0 million OCI capital allocation to design and construct the Washington Early Childhood Development Center in North Oakland. The project will replace the existing facility and expand access to high-quality preschool and Transitional Kindergarten. The project will add six classrooms and two neighborhood playgrounds and increase capacity to serve approximately 144 children annually. This investment responds to significant unmet demand, including a TK waitlist of 781 children and capacity constraints in City Council Districts 1 and 4. The Bushrod/Sankofa attendance area continues to show significant need, including high rates of poverty and one of Oakland's highest concentrations of Black families, even amid gentrification. Once funding is allocated and an architect is selected for the project, we will begin the design development process for the modular construction, which is projected to take 18-22 months (depending on DSA approval timeline) from launch to ribbon-cutting.

### **Fiscal Year Allocation (OCI Funds)**

OCI capital funding for these projects will be expended across multiple fiscal years, consistent with each project's development and construction timeline. Proposed allocations are as follows:



- **Washington Early Childhood Development Center (\$18.0M total)**
  - FY 2025–26: **8 million**
  - FY 2026–27: **\$10 million**

Final fiscal year allocations will align with project milestones and approved schedules.

### **Recommendation**

First 5 Alameda County recommends that the OCI Accountability Officer approve the OCI capital allocations as requested by OUSD to expand equitable access to early learning and address documented capacity gaps through long-term, high-quality early childhood facilities.

### **Approval Signatures**

Per First 5's Alameda County's recommendation, the OCI Accountability Officer approves the project.

A handwritten signature in blue ink, appearing to read "Jennifer Cabán", written over a horizontal line.

Jennifer Cabán, Accountability Officer, Oakland Children's Initiative