

Asset Management & Real Properties

Strategies & Updates

Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Meeting,
March 9, 2026
OUSD Facilities Planning & Management



**OAKLAND UNIFIED
SCHOOL DISTRICT**

Community Schools, Thriving Students

Goals: Committee will build understanding of,

1. Strategies & research regarding asset management and real property services
2. Progress regarding Phase I and Phase II properties.

Agenda:

Part 1: Background & Context

Part 2: Guiding Principles & Identified Space Needs

Part 3: Asset Management & Real Property Services Updates



Part 1: Background & Guiding Principles

OUSD Facilities Asset Summary

Facility Site/Campus Definition: A physical location of an OUSD campus, which may have more than one school and more than one building or set of buildings on the site.

[BP 7350 Physical Assets Management:](#)

Guiding Principle: The physical assets of the Oakland Unified School District shall be managed and maintained as a system to provide safe, secure, healthy, and technologically ready learning environments for students in Oakland's publicly funded schools in alignment with the District's Strategic Plan. To support the District's educational and operational functions, the District shall also use its properties to realize unrestricted revenue to support programs and services for District students.

Key Sections of the Policy:

- III. Optimizing Use of District Properties
- IV. Best Use of Properties to House Core Administrative Services
- V. Using District Properties to Generate Unrestricted Revenues to Support Services and Programs for Students



Background

- **October 30, 2023** – Town Hall on future affordable housing at unused OUSD sites (Former Director Sam Davis & Director Jennifer Brouhard).
- **January 2024** – Facilities Committee Meeting: Asset Management Overview & Summary. Review of Board Policy 7350 and prioritization. (24-0191)
- **January 2024** - Adoption by the Board of Education of Resolution No. 2324-0155 Prioritizing the Disposition and Use of Unutilized District Properties. (24-0100)
- **April 2024** – Board Study Session: Real Property Asset Management overview of OUSD assets, challenges, current leased/vacant properties, and vision for surplus properties. (24-1162)
- **May 2024** – RFQ/P for Asset Management and Real Property Services regarding 1025 Second Ave closed with no responses.
- **June 2024** – Facilities Committee Meeting: Asset Management updates on long-term ground leases at three OUSD properties. (24-1671)
- **September 2024** – Initial tour of Jefferson Union School District Educator Workforce Housing project.
- **October 2024** – Board Study Session: Real Property Asset Management updates on guiding principles, consultant scope, and workforce housing initiatives. (24-2661)



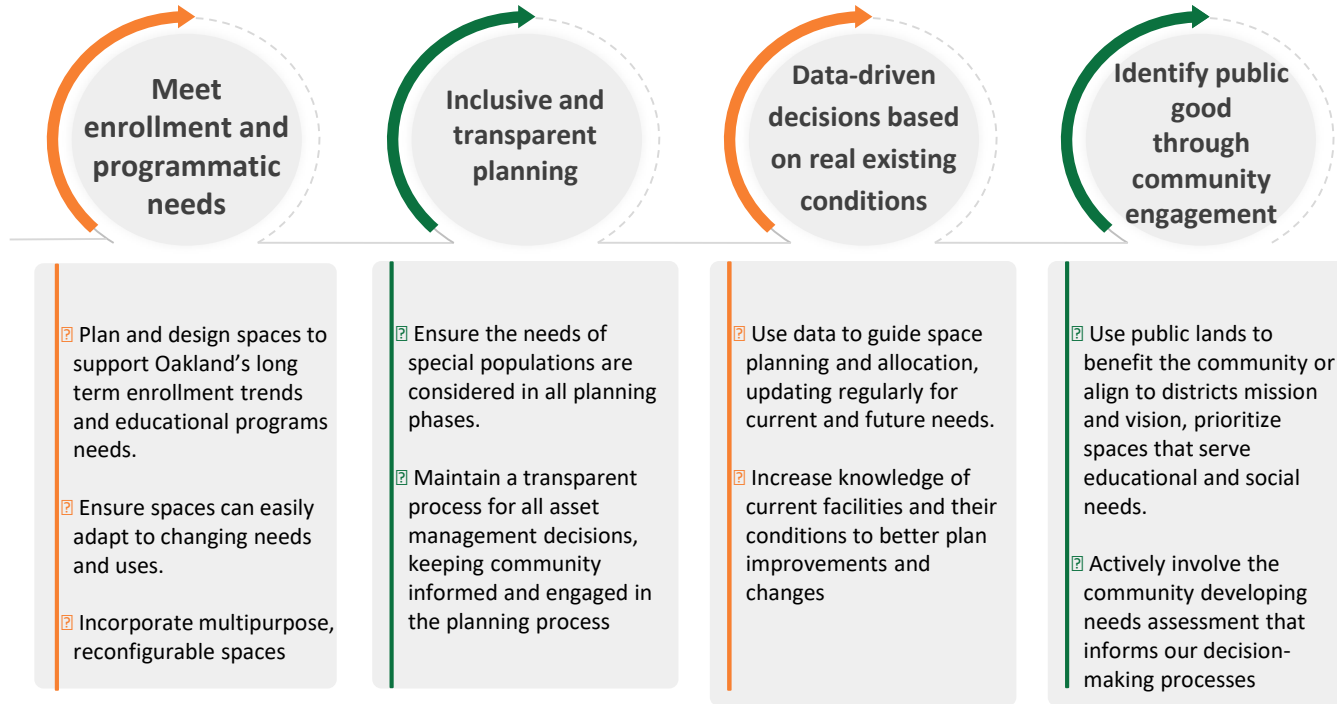
Background

- **October 2024** – Approval of Services Agreement with Devine & Gong Inc. and Rivercrest Partners
- **December 2024** – Phase I Property Presentation to Board
- **March 2025** – Tours of JUHSD workforce housing with Board Members and Labor Leaders
- **June 2025** – Facilities Committee Meeting: Phase I conclusions and next steps for feasibility studies
- **June 2025** – Phase I Property Valuations in Closed Session (no action)
- **September 2025** – Adoption by the Board of Education of Resolution No. 2526-028 Authorizing a Feasibility Study for Development of Phase 1 Vacant District Assets and Launching Phase 2 Initial Property Evaluations
- **December 2025** – Approval of Services Agreement with Devine & Gong Inc. and Rivercrest Partners
- **February 2026** – Facilities Committee Meeting: Recommended Phase 2 Properties



Part 2: Guiding Principles & Identified Needs

Board Guiding Principles for Asset Management



Collaboration with public agencies

- Work closely with the City of Oakland and other public agencies to address shared property issues and streamline processes.
- Seek collaborative solutions for permit approvals and other bureaucratic challenges

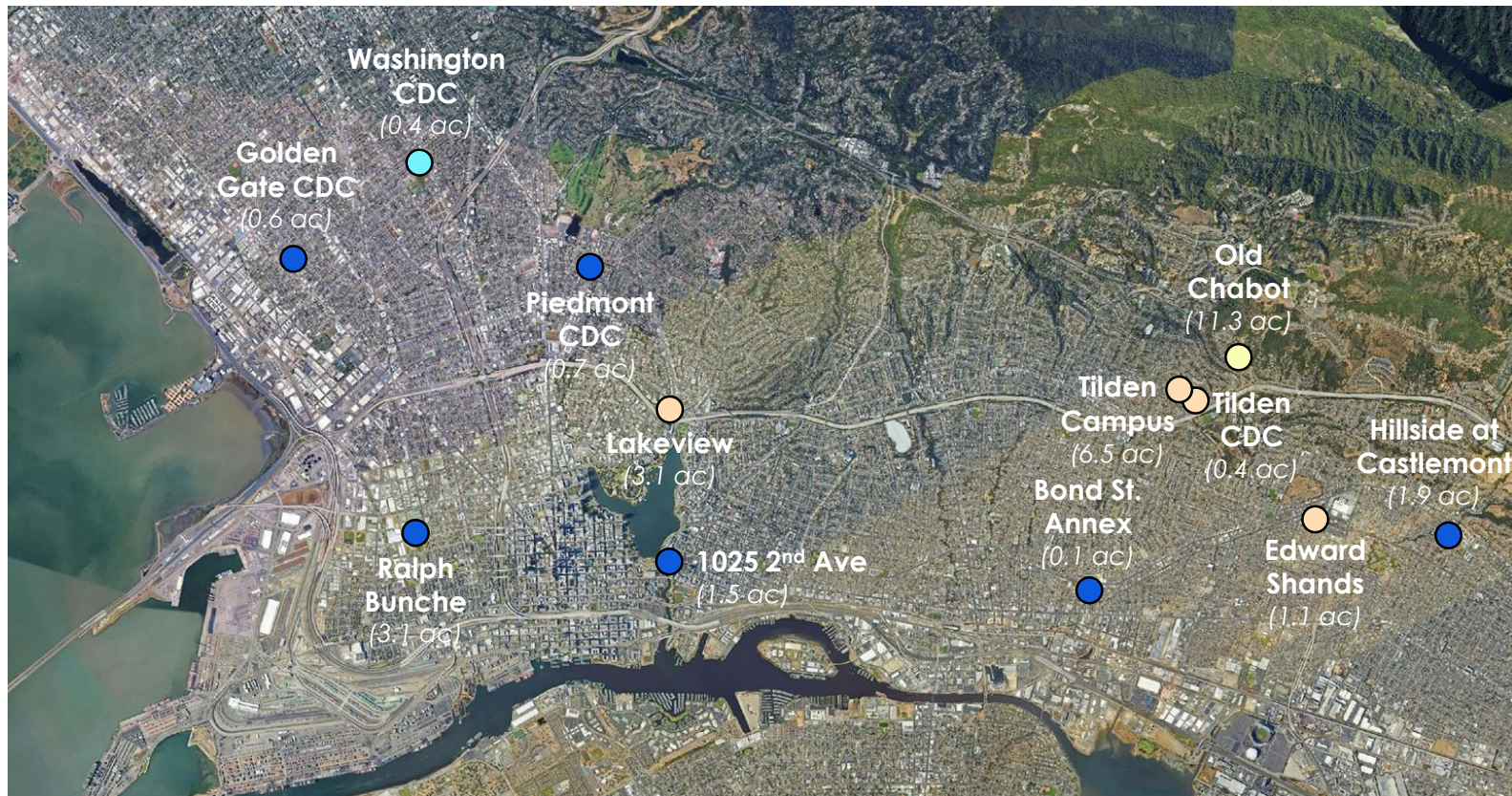


Space Needs for Educational Purposes

Space Needs for Educational Purposes	Space for Housing and Community Needs
OUSD has needs for space for the following educational purposes: ● Early Childhood Education: ○ Early Childhood Hub ○ TK Hub for schools without space ● Central Offices with Direct Service to Students & Families: ○ Enrollment Offices for PK-12 in High Student Density Areas ○ Family Resources Hub, DHP, Family Resources ● Special Education Programs supporting students that historically attend Non-Public Schools ● Legally Mandated Charter Schools Housing	OUSD may opt to repurpose certain facilities to meet community needs and generate additional revenue for educational programs. Some potential uses for community space include: ● Workforce Housing ● Accommodation for Unhoused Families and Students ● Affordable Housing Non-Profit Organizations supporting OUSD students and families. ● Infant-Toddler Programming ● Childcare and Parenting Services ● Community-Based Organization (CBO) Programs to Support Special Populations

OUSD Vacant, Leased, or Underutilized Sites

● Vacant ● District Use ● Leased ● Pre/TK Expansion





Part 3: Asset Management & Real Property Services

Asset Management and Real Property Services - Initial Study

For More
Information -
[25-0704](#)

Project Objective:

- Conduct a comprehensive evaluation of the District's vacant properties to determine their value, high-level feasibility, and potential benefits
- Develop a structured approach to prioritize sites and align with Board objectives

Key Approach and Reasoning: Two-phase process to assess all vacant properties.

- **Phase I** focuses on three sites to refine evaluation methods
 - Sites: 1025 2nd Ave, Lakeview, Former Ralph J. Bunche Academy
 - Goal: Identify key issues, initial feasibility, conceptual designs, trade-offs, and valuation
 - Completed in June 2025
- **Phase II** would apply insights from Phase I to remaining sites
 - Sites Added: Old Chabot Observatory, Tilden Campus (formerly Urban Montessori)
 - Focus: Apply lessons from Phase I for deeper analysis.



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Board Adopted Resolution: Feasibility Study of Phase 1 Properties & Launching Phase 2 Initial Property Evaluations

Feasibility Studies: Scope and Purpose

Scope of Feasibility Study

- **Technical Due Diligence**
 - Environmental (Phase 1 Site Assessment)
 - Structural (if required)
 - Geotechnical
 - Slope and grade
 - Utility capacity
 - Traffic impact (Lakeview) and parking
 - Fire safety considerations
- **Programming and Design**
 - Market/employee demand analysis
 - Formal massing studies
 - Existing building reuse plans
 - Parking and phasing strategies
- **Financial Analysis**
 - Construction cost budgeting
 - Cost analysis of PLA requirements
 - Operating proforma
 - Review of funding sources and analysis of financial feasibility
 - Competitiveness for public funds

Key Benefits

1. **Refines project objectives**, program, and conceptual design
2. **Develops necessary technical documentation** for RFP
3. **Reduces risk & uncertainty** to increase interest from development partners
4. **Informs evaluation & selection criteria** to ensure selected project partner can execute



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Board Adopted Resolution 2526-0178: Progress Updates

Phase 1:

- Launched in December 2025
- Includes feasibility studies for Affordable Housing, Workforce Housing, and a TAY Hub at the following sites:
 - *Former Ralph J Bunche Academy at 1240 18th St.*
 - *Lakeview at 746 Grand Ave.*
 - *1025 2nd Avenue*

Phase 2:

- Engaged with Facilities Committee and the Board on identifying sites through structured screen:
 - Parcel size and development potential; zoning and General Plan capacity; state opportunity/resource designations affecting funding competitiveness; legal or ownership constraints; prior feasibility work completed; and current operational considerations impacting site suitability and timing
- Recommended Phase 2 Sites
 - **Golden Gate CDC:** Residential zoning capacity, local support for housing
 - **Piedmont CDC:** High-resource area designation, competitive for affordable housing funding
 - **Old Chabot Observatory:** Large site with theoretical capacity, requires early investigation due to ownership, zoning, topography, wildfire
 - Analyzing previously completed studies for current assessments: Former Edward Shands Adult Education Center and Former Tilden Child Development Center
- **Estimated Completion:** June 2026



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THANK YOU

Any Questions?

Additionally, for more information, please reach out:

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Sele Nadel-Hayes, Executive Director of Construction

APPENDIX



OAKLAND UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION
RESOLUTION NO. 2324-0155

PRIORITIZING THE DISPOSITION AND USE OF UNUTILIZED DISTRICT
PROPERTIES

WHEREAS, the Oakland Unified School District ("District") is one of the largest landowners in the City of Oakland, and owns a variety of parcels zoned for a variety of land uses; and

WHEREAS, the original occupants of this land were the Ohlone people, and the District takes seriously its obligation to steward this land for all the people of Oakland and its future generations, in equitable and sustainable ways; and

WHEREAS, there are over 1600 students enrolled in District schools who are experiencing homelessness, and thousands more whose housing is insecure or overcrowded; and

WHEREAS, the median rent in Oakland is currently over \$2400 per month, which is unaffordable for the vast majority of District employees; and

WHEREAS, the District has a total of 108 facility sites; 76 of those sites have TK-12 and Alternative Ed programs (some with shared campuses); 32 of those sites have other uses such as charter schools, adult education programs, early childhood programs, administrative offices, warehouse spaces and unutilized properties; and the District has a total of at least nine unutilized sites that are not currently being used for any purpose; and

WHEREAS, effective use of these properties requires transparency in identifying unutilized or underutilized District land; and

WHEREAS, the District seeks to promote the health and welfare of those who live, work, and study within the District; and available District land, prior to disposition, should be made available for those purposes; and

WHEREAS, public land is an asset belonging to the people and should be utilized for public good; and

WHEREAS, In a written report dated January 22, 2020, a District-authorized committee with between 7 and 11 members ("7-11 Committee") recommended designating certain District properties as surplus, and recommended a priority of potential uses for each property. In addition, the 7-11 Committee recommended that the Board of Education ("Board") consider adopting an overarching policy for District

Board of Education of Resolution No. 2324-0155 Prioritizing the Disposition and Use of Unutilized District Properties, *Adopted in January 2024*

BE IT FURTHER RESOLVED, such policy will include the following future uses in the appropriate places in the priority use list:

- Development of projects with a minimum of 50% affordable housing, including affordable rental units with efforts to prioritize and/or reach out to the many students enrolled in OUSD who are experiencing homelessness or who are housing insecure and their families. "Affordable rental units" are defined to include rental units affordable to households at 120% of Area Median Income ("AMI") or below, with at least 15% of the units in a given development affordable at 0 to 30% of AMI.
- Provision of early childcare and family and youth services
- Housing teachers or District employees; and

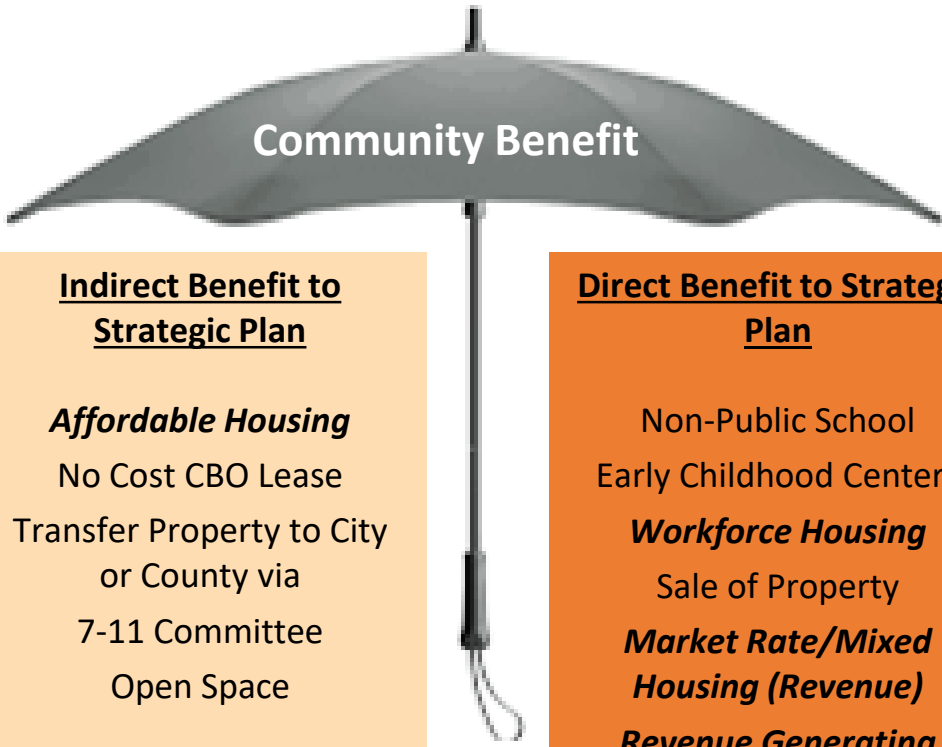


As we develop a plan for our vacant properties, who are we serving?

Surplus property decisions are always political, and you are on the front lines of that reality.

The land itself is the least significant factor—what matters most is defining a clear path for the District to implement community-benefit options.

Staff's goal is to create a clear process that enables the Board to have meaningful discussions and move this work strategically forward together.



Community Benefit

Indirect Benefit to Strategic Plan

Affordable Housing

No Cost CBO Lease

Transfer Property to City
or County via

7-11 Committee

Open Space

Direct Benefit to Strategic Plan

Non-Public School

Early Childhood Centers

Workforce Housing

Sale of Property

***Market Rate/Mixed
Housing (Revenue)***

***Revenue Generating
Leases***