



**OAKLAND UNIFIED  
SCHOOL DISTRICT**  
*Community Schools, Thriving Students*

# Public Hearing

Former Tilden CDC, 4551 Steele St



# Background

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**In June 2019,** The Board of Education directed the Superintendent to convene a 7-11 Committee to review 5 properties that have been vacant for 5-10 years.

**In January, 2020** The 7-11 Committee recommended surplusizing two of the properties to pursue a long term lease; the former Tilden CDC and the former Edward Shands Adult Education Center. This recommendation was consistent with the District's Asset Management Policy. The 7-11 Committee also indicated the recommended priority use for each site based on public hearings with the community. The recommended use for Tilden was a community park for children or affordable/workforce housing. The recommended use for Shands was affordable/workforce housing and housing development.

**In February, 2020,** the Board passed resolutions to surplus the former Tilden CDC through Resolution Number 1920-0207 and surplus the former Edward Shands Adult Education Center through Resolution 1920-0206 and to pursue long term leases for those properties in alignment with the priority uses.

# Process and Timeline for Selecting Proposals

Oct. 9, 2020	Nov. 18, 2020	Dec. 9 & 18, 2020	Jan. 13, 2020
<p>The District posted an <b>Request for Proposals (RFP)</b> for proposals for a long term lease for the former Tilden CDC and the former Edward Shands Adult Education Center.</p> <p>All proposals were due on <b>Nov. 9.</b></p>	<p>The Board announced acceptance of all <b>proposals</b> that were submitted on time.</p>	<p>On Dec. 9, 2020, the board reviewed the <b>proposals</b> and on Dec, 18, 2020, <b>the board have selected Eagle Environmental Construction &amp; Development (EECD), for Long-Term Ground Leases for Tilden CDC and the former Edward Shands Adult Education Center.</b></p>	<p>The board of Education is holding <b>public hearing prior to entering into negotiations</b>, where members of the public, including labor organizations, <b>can share concerns regarding any impact on the community.</b></p>

# Rationale for Selected Proposals

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The selections were based on the proposed use being a benefit to the community and in alignment with the recommendations of the 7-11 Committee.

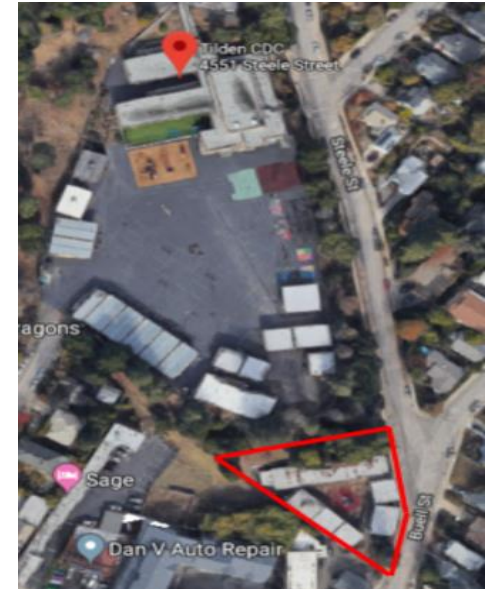
**Recommendation from the 7-11 Committee Report:** Tilden CDC. The site tour at the former CDC and Special Education facility provided Committee members another example of an abandoned property, severely deteriorated which has become a neighborhood blight. Members heard community input regarding local attempts to utilize portions of the site for a neighborhood park and heard community concerns regarding letting the property continue as is. The Committee understood the difficulties of the small site, its distance down the hill from the adjacent school and isolation on a narrow lot. Members considered that a recommendation of surplus would provide the best opportunity for the property to be turned into a neighborhood-serving park or “parklet”. Members also saw potential for low-income housing, perhaps associated with the recently developed housing around the corner.

# Description Selected Proposal from EECD

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The existing structures will be demolished and be home to a new townhomes. The intent is to provide affordable housing to the East Oakland Community.

The proposal also includes a planned collaboration with Cypress Mandela training facility to establish and support training and jobs creation in our East Oakland and other local Oakland communities to support.



Former Tilden Childhood Development Center; 4551 Steele St

# Questions, Comments and Concerns

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# Quality Schools in Every Neighborhood!



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