



**OAKLAND UNIFIED  
SCHOOL DISTRICT**

*Community Schools, Thriving Students*

# Public Hearing

Former Edward Shands Adult School, 2455 Church 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 surplus two properties to pursue a long term lease agreements; 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 <b>board reviewed all proposals.</b></p> <p>Dec, 18, 2020, the <b>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**

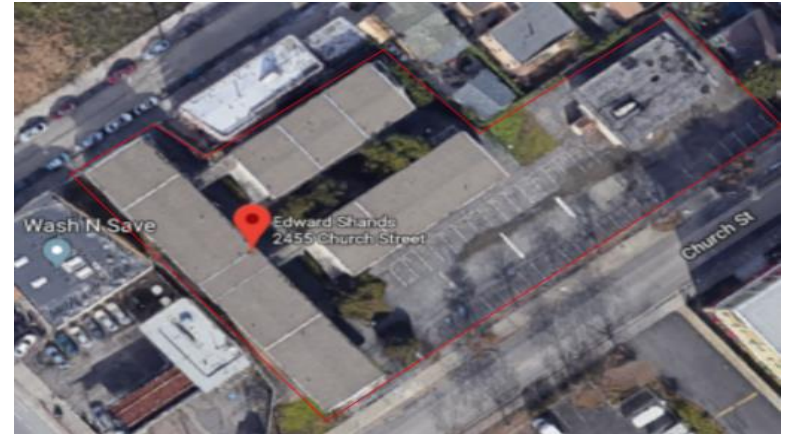
**Report:** Edward Shands. Strong community input was heard regarding the need for something to be done to revitalize this property. Neighbors were very concerned about the rundown condition of the property. 7-11 Committee members were struck by the very poor condition of the buildings and the fact that any meaningful investment by the District was unlikely. Members supported a recommendation of surplus in order to enable long-term lease with potential for significant investment in the property. Uses of the property developed from community input and focused on potential for low-income housing, for a workforce development or a community-focused use. There was active resistance to market-rate housing, “strip commercial” or non-community serving uses of the property.

# Description Selected Proposal from EECD

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The three two story structures will be redeveloped and refinished by soft demolition of the entire interiors. The one-story building on the western side of the property will be demolished and be home to a new Mixed-Use apartment building; including residential units and commercial space for job training and community resource groups. The intent is to provide affordable housing and health services 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.



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# Questions, Comments and Concerns

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# Quality Schools in Every Neighborhood!



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