



**OAKLAND UNIFIED
SCHOOL DISTRICT**

Community Schools, Thriving Students

Long Term Lease for Affordable Housing and Black Cultural Zone Programming

Former Edward Shands Adult School, 2455 Church St



Ask of the Board

To approve the long term ground lease for affordable housing, workforce housing, workforce development training and Black Cultural Zone programming at the Former Edward Shands site, 2455 Church St.

Background

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 surplusing 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.

On Dec. 9, 2020, the board reviewed the proposals and on Dec. 18, 2020, the board selected Eagle Environmental Construction & Development (EECD), for Long-Term Ground Leases for Tilden CDC and the former Edward Shands Adult Education Center.

On Jan. 13, 2021, The board of Education held a public hearing prior to entering into negotiations, where members of the public, including labor organizations, could share concerns regarding any impact on the community.

7-11 Committee Recommendation

The proposal is based on the use being a benefit to the community, eliminating the blight of a vacant property and it is in alignment with the recommendations of the 7-11 Committee.

Recommendation from the 7-11 Committee

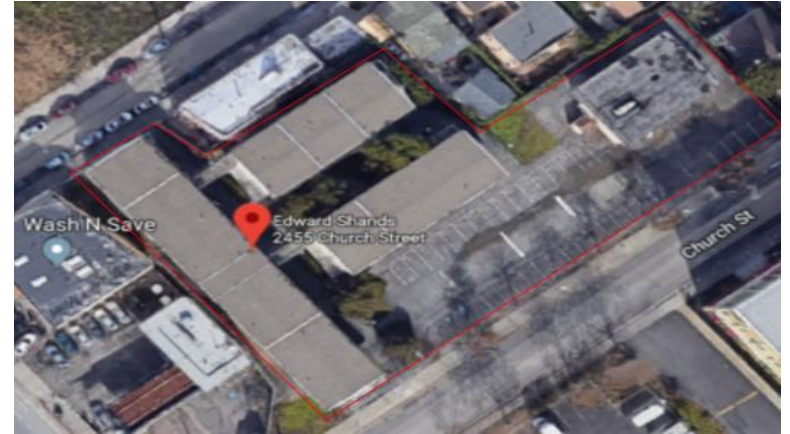
Report: Edward Shands. Strong community input was heard regarding the need for something to be done to revitalize this property. Neighbors were very concerned about the rundown condition of the property. 7-11 Committee members were struck by the very poor condition of the buildings and the fact that 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 of the Project

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 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 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.

Finally, the project includes the development of a Black Cultural Zone as part of the commercial space.



Former Edward Shands Adult School; 2455 Church St

Opportunity to Build a Black Cultural Zone



Our Vision: A robust and vibrant renaissance in legacy Black communities

Our Mission: Unapologetically center Black arts, culture, and economics

Our Leadership: Commercial real estate, finance, legal, community engagement, economic development and arts & cultural experts

Our Partners: 30+ Collaborative Partners; 15+ Allies; 5+ Collaborative Tables

Cypress Mandela Training Center

The Cypress Mandela Training Center is a community based organization dedicated to improving the lives of the people it serves by providing pre-apprentice construction and life skills training along with employment assistance.

Cypress Mandela Training Center offers a pre-apprenticeship program for Bay Area men and women ages 18 and older. This program is hands-on and in the classroom. Students will be prepared for skilled trades jobs that are relevant to today's construction industry.



Key Terms of the Proposal

Long Term Lease for 65 Years + 10 year option to renew

Planned development includes 68 units, commercial space for job training and community resource groups, including the Black Cultural Zone

Commitment to reserve 50% of units for Oakland Unified School District workforce/educators

Priority to hire Oakland residents



Quality Schools in Every Neighborhood!



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