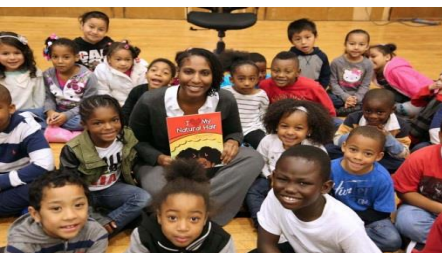




**OAKLAND UNIFIED  
SCHOOL DISTRICT**

*Community Schools, Thriving Students*

# 7-11 Committee Update



# 7-11 Committee Overview

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**Purpose of the 7-11 Committee:** Before the lease, rental or sale of any excess real property (with some exceptions) the District's Board must appoint an advisory committee to advise the Board in developing policies and procedures regarding use or disposition of excess property (**Ed. Code § 17388**)

**Definition of Surplus:** Property that is no longer necessary for District's use and is not needed by the District for school purposes (**Ed. Code, § § 17388 & 17455**)

# 7-11 Committee Role

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- Hold community hearings to gather information regarding potential future uses of the properties
- Act in an advisory capacity to review and make recommendations to the Board\* about (1) surplus property and (2) potential recommendation of use of that property

\*Board makes the final decision

# 7-11 Membership

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- The advisory committee consists of no fewer than (7) and no more than (11) members (**Ed. Code § 17389**)
- Members must be representative of each of the following
  - The ethnic, age group, and socioeconomic composition of the District
  - The business community
  - Landowners or renters
  - Teachers
  - Administrators
  - Parents of students
  - Persons with expertise in environmental impact, legal contracts, building codes, and land use planning



# 7-11 Committee Members

7-11 Committee		
Members*	Veronica Martinez, Chair Xochitl Leon, Vice Chair Shaeonna Muhammad, Secretary Vilma Serrano Clifford Hong James Robins	Noni Sessions Eve Stewart** Tiffany Rose Lacsado Bryan Quevedo Ay'Anna Moody

\*[Board Reso. No. 1819-0189](#) selected the above members to the 7-11 Committee

\*\*Eve Stewart was appointed by former board president Aimee Eng after another member resigned.

# Scope of the 7-11 Committee Charge

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The Board has tasked the 7-11 Committee with considering the following OUSD facilities to be considered by the Board. ([Board Reso. No. 1819-0247](#))

## First phase of facilities to be considered:

- [Former Edward Shands Adult Education Center, 2455 Church St \(District 6\)](#)
- [Former Tilden Child Development Center, 4551 Steele St\(District 4\)](#)
- [Former Piedmont Child Development Center, 86 Echo Ave \(District 1\)](#)
- [Former Webster Child Development Center, 7980 Plymouth St \(District 6\)](#)
- [Former Washington Child Development Center, 581 61<sup>st</sup> St \(District 1\)](#)

Site	Priority List of Recommended Use	Number of Votes		
		Recommend Surplus (yes)	Recommend Not Surplus (no)	Abstain
<b>2455 Church Street</b> (former Edward Shands Adult Education Center site)	Multi-Use Facility for affordable/workforce housing and workforce development	9	1	0
<b>86 Echo Avenue</b> (former Piedmont Child Development Center site)	Public library, Community purpose space, Tuition-based preschool, park (for exterior grounds in conjunction with one or more of the above building uses)	0	9	1
<b>4551 Steele Street</b> (former Tilden CDC site)	Community park for children, affordable/workforce housing	6	4	0
<b>980 Plymouth Street</b> (former Webster CDC site)	Infant and toddler programming that feeds into the Arroyo Viejo CDC and East Oakland PRIDE Elementary School	0	10	0
<b>58 61<sup>st</sup> Street</b> (former Washington/Sankofa CDC site)	Use for educational purposes. Additional kindergarten (K), and possible transitional kindergarten (TK) space	0	6	1

# Board Review and Actions

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**January 22:** Received the report with recommendations from the 7-11 committee

**February 12:** First read of resolutions to surplus and/or pursue a joint use lease

**February 26:** Approval of resolutions to surplus and/or pursue a joint use lease



# Joint Use (Ed. Code 17527)

7-11 recs	Requirements	Additional Considerations
	<p><b>Adopt a resolution</b> that approves a lease of a vacant space where the tenant's joint use will not</p> <ul style="list-style-type: none"><li>(1) interfere with the educational programming of the adjacent school site</li><li>(2) unduly disrupt the residents in the surrounding neighborhood</li><li>(3) jeopardize the safety of students at the adjacent school site</li></ul>	<p>-Ideal for property that OUSD wants to use and receive rent at the same time</p> <p>-Joint use limited to <b>5 years</b>, unless the tenant expends money on capital outlay for recreational facilities</p> <p>- monetary <b>revenues from lease can be used for general fund purposes</b></p>

# Surplus Property: Long Term Lease or Sale (Ed Code 17455 et seq)

7-11 recs	Requirements	Additional Considerations
<p>Former Edward Shands (Use: Multi use property with affordable housing)</p> <p>Former Tilden CDC (Use: recreational space for the community)</p>	<ol style="list-style-type: none"> <li>(1) <b>Adopt a resolution</b> declaring the property surplus with the intention to lease or sell</li> <li>(2) Before offering the site to the public, OUSD must offer the site to park districts, then fair market value to other public entities (e.g. city, county) via <b>public notice</b> to public agencies and non-profits</li> <li>(3) If the priority offerings decline, <b>opening public bids</b> at a board meeting</li> <li>(4) Offer lease of property to highest bidder (must submit a waiver to the state if OUSD prefers a non-highest bidder)</li> </ol>	<ul style="list-style-type: none"> <li>-Allows OUSD to have broad discretion over the use of property</li> <li>-Lease Term can be up to <b>99 years</b></li> <li>-Leasing requires a public bidding process</li> <li>-Revenue can be used for <b>capital funds or paying off the state loan only for a sale or lease with option for purchase</b></li> <li>-revenues from lease can be used for general fund purposes</li> </ul>

# Waiver Requirements: Legal Criteria

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- Topic of the Waiver
- Collective Bargaining Unit Information
- Public Hearing Requirement
- Advisory Committee Review

# Waiver requirements: Advisory Committee

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- Advisory committee or school site councils. Please identify the council(s) or committee that reviewed this waiver:
- Date the committee/council reviewed the waiver request:
- Were there any objection(s)? No Yes *(If there were objections please specify)*



# Quality Schools in Every Neighborhood!



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1000 Broadway, Suite 680, Oakland, CA 94607

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# Important Policies to Guide Board Action

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[Board Policy 3280](#)

[Board Policy 7350](#)

# Once a property is vacated, what is the process?

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1) Needed for a K12 Program?	2) Needed for a Charter Program? (prop 39)	3) Needed for other Educational Purpose (e.g. Adult Ed, ECE)?	4) Needed for Administrative or Operational purposes or "swing space"?	5) Potential use for a joint lease, joint occupancy lease, "swap", teacher housing	6) Recommended to be considered surplus by a 7-11 Committee?
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The questions above are reviewed not necessarily in a linear manner. Multiple options for a property may be considered at once.

Options 2, 5 and 6 (in blue) are revenue generating options.

All options require community engagement.