



**OAKLAND UNIFIED
SCHOOL DISTRICT**

Community Schools, Thriving Students

Long Term Lease for Affordable Housing

Former Tilden CDC, 4551 Steele St



Ask of the Board

To approve the long term ground lease for affordable housing and workforce housing at the Former Tilden CDC Site, 4551 Steele 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 surplusage 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: 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 of the Project

The existing structures will be demolished and be home to 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

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 20 townhomes

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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