

091919 Community Input on Edward Shands Property

Why does this property matter to you?

What concerns do you have?

What ideas do you have about potential future uses?

Community Serving Uses

- It is owned by the people, is a catalyst site, should be deployed with best interest of the community in mind
- Should benefit our community
- East Oak Cultural Zone Collaborative - want to use/see property used to support retail, educational, arts + cultural uses
- Viable OUSD educational resource
- Speaking for homeless women, families - resources for helping women get off the streets
- Location-Have funding for worst building - Kaiser grant/salesforce
- Xandra-Important in community, vacant, happy to see something- because its in community- remembers adult school- people getting resources
- Ayana Moody - community member - How can vacant building be used for community use, for public good?
- Keep site where it is and something productive there/ con is the cost to repair we already have other sites w/ vacant spaces
- Public land/public use is important
- How will it remain public?
- Its expensive, but keep the facility for public use- beautiful property still belongs to the people
- Live in the shadow of it- what exists there now + will exist there will directly impact me
- Native to Oakland- if not public, what will happen if a corporation uses it fear of dumping- financial literacy for unhoused
- Who this land gets passed to matters for all future generations
- Need understanding what the community needs → unity council
- In community, lost many resources- want to bring something back
- The current state of the property does not benefit the community
- Can we incentivize someone to put their own money into property in a way that benefits community with a long term lease?
- Partnering with tech companies who do not have input or qualified local communities to provide opportunities for employment opportunities and workforce development
- We want something that is not a drain on the local community
- Retail incubation, culinary incubation, co-working spaces, different types, co-mingling (garment, tech)-- is the space big enough-- some of this is already in Eastmont Mall
- Adult Ed as trades etc. w/ community partners → relationship w/ partners for funding E.g. East Oakland Collective
- Incubator/cultural hubs/fab labs
- Upper/ lower uses
- Mandela grocery is looking for an east oak location
- Administrative offices
- Innovation center w/ tech. company partnership
- Childcare center, if needed
- Flex office space
- Community center → could go in mixed use development
- Faith based org.

- Like youth uprising w/ wrap around services like Eastmont Town ctr.
- Non Profit incubator
- Re-entry programs
- Tech School-Bring in Silicon valley companies (coding classes)
- Need a larger plan for District 6- who is accountable for the whole community? Not just OUSD
- Resource for addressing violence in the community (how to turn it around and create plans to address it)
- Land trust- public/private partnership
- Community serving use (services, support, something that builds up East Oakland residents)
- Early intervention/ Headstart
- Move the Eastmont Library out of Eastmont Mall to this location to make it more visible
- Mixed use space that serves adults-has some adult ed programming
- Mix use-collaborate w/ comm. orgs for leases

Housing

- Need for housing - can this property be converted for housing? People living in cars
- Adult school was nice, now a dump. Need a site for training, education- maybe connect w/ silicon valley+jobs
- Developer purchased Ace Hardware lot, then nothing happened
- Oscar- Feels demoralized after seeing building-resource for community- transitional housing- this resource not being used for housing homeless
- Joe Clark → Bishop Bob- Property to develop into affordable housing- potential resource
- Paul Bird- having facilities based around transformation seeing the need- open facilities- could offer enrichment- means to facilitate community change vacant buildings
- Use for low income housing, not expensive housing (no private developers to flip the property)
- Limited lure for developers as is
- Hate to see if fall into market rate development
- Not go to normal developers
- Concerned it will get stuck in planning and nothing will happen to it
- Hate to see it go market rate
- Concern about developers use- concerned that the former ACE hardware building will be used for a charter school and housing with an out of state developer
- We don't want it to go to a developer who wants to profit and doesn't care about the local community
- A developer has no interest in what the community needs
- Need for unhoused, people coming out of prison
- Community hub- mixed use for education, retail, maybe housing (workforce housing for workers, teachers, fire fighters, etc)
- No teacher wants OUSD to be their landlord
- Multiple uses
- Need new construction → current property not ADA
- Mixed use affordable housing
- Affordable housing for city employees
- Multi-use community center (housing, garden, etc)
- Housing for displaced OUSD families
- Affordable housing
- Long-term transitional housing for woman and kids
- Family/transitional housing deeply affordable

- Something that facilitates housing, skill building, transitional housing, changes in the community
- Affordable housing/ community shopping market, day care literacy

Reflections on the Significance of the Site and Adult Ed

- Edward Shands was a prominent principal at the site
- Edward Shands was a prominent AA who would take kids on trips - AA lives
- Some of my classmates that were most vulnerable, dropped out, teen mom, substance abuse went to Ed. Shands
- Historical significance to community availability of Adult Ed resources for East Oakland residents
- Former use was adult ed- keep the lot for adult ed. Offended by neglecting the building
- Need for adult ed in Oakland, especially in a location without access to transportation to other education sites
- Centralized Adult Ed center- Does Oakland need one?

Concerns Over Leaving it Vacant

- It's a liability now
- Don't keep it vacant
- Important to develop into something
- I live in the neighborhood → Should be beautiful + meaningful
- Should increase the value of our property-Community has suffered enough ↓ in property value
- Tear down (no upgrades possible-too much money?)
- Cliff Hong - Issues with leaving building vacant
- Currently drain on district
- Concerned that it will remain vacant
- Need to generate cash for OUSD (can we do that with this site?)

Other Concerns

- The asset belongs to the people.Proceeds of sale will not be returned to the people. Its public land
- The highest bidder will contribute to gentrification
- Stipulation that the money goes back to public district schools and students
- Recommendations of the community and committee are non-binding (will the board listen?)
- The concern is the money coming in must benefit the community
- Concern about leaving the property in poor condition
- Would it be turned into a parking lot for the new use of the former ACE Hardware property to be sold? We don't want it to be a parking lot
- Maybe we will need it for k12 later?
- Concern about selling it (that would only be a 1X benefit)
- Displacement of community members
- Lack of funding to do anything with the property
- Property is not a political play for something
- Concern that it won't actually serve the community
- Concern that it won't actually enrich the community it will be more of a token gesture
- Concerned that it won't be a value to those who live in the neighborhood
- we need to ensure the use matches the need of the community
- Concerned the board and staff won't listen to the committee's recommendations
- Concerned about gentrification- someone coming in wanting a high rise and not providing

parking

- Concern about anything that pushes out current community
- Don't bring in anything that doesn't help the local community - no outside privatizers
- What if it is later needed for OUSD kids (we shouldn't sell it for that reason)
- concern that an out of state developer would get it
- If OUSD sells it we will not be able to afford getting it back
- If the money goes to someone without a track record of success of managing money