

Legislative File	
File ID Number:	25-2276
Introduction Date:	9/19/2025
Enactment Number:	
Enactment Date:	
By:	



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thriving Students

OFFICE OF THE BOARD OF EDUCATION

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BOARD OF EDUCATION 2025

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To: Board Facilities Committee

From: Valarie Bachelor, Board Director

Meeting Date: September 19, 2025

Subject: Authorizing a Feasibility Study for Development of Phase 1 Vacant District Assets and Launching Phase 2 Initial Property Evaluations.

ASK OF THE COMMITTEE:

Approval by the Board of Education, upon recommendation by the Facilities Committee, of Resolution No. 2526-0028, authorizing District staff to proceed with feasibility studies at three District-owned properties as part of the Asset Management & Real Property Services - Phase 1.

BACKGROUND:

In alignment with Board Resolution No. 2324-0155 Prioritizing the Disposition and Use of Unutilized District Properties, and the District's Strategic Plan, the District has engaged in a multi-phase Asset Management initiative to evaluate long-vacant properties for potential reuse aligned with educational, operational, and community priorities.

In Phase I, staff and consultants analyzed three sites (1025 2nd Ave, Lakeview, and Ralph J. Bunche) and presented findings during a May 8, 2025 Board Study Session.

Based on these findings and feedback from the Board, the staff proposes conducting feasibility studies at:

1. Ralph J. Bunche Academy
 - a. Workforce Housing Initiative
 - b. Affordable Housing Initiative

2. Lakeview
 - a. Workforce Housing Initiative
 - b. Affordable Housing Initiative
 - c. With and without the Transitional Aged Youth (TAY) Hub.
3. 1025 2nd Avenue
 - a. Workforce Housing Initiative
 - b. Affordable Housing Initiative
 - c. With and without the Transitional Aged Youth (TAY) Hub.

These studies will evaluate program viability, infrastructure capacity, financial feasibility, and alignment with District housing priorities.

In Phase 2, staff and consultants will evaluate appropriate vacant sites, incorporating the learnings from Phase I to take a more tailored approach. Prior to initiating the evaluation, the list of sites for Phase 2 will be presented to the Board.

DISCUSSION

To reduce project risks, prepare clear documentation for potential RFP processes, and support informed decision-making around site reuse, each feasibility study will include three critical areas:

- **Technical Due Diligence:** Environmental (Phase I), geotechnical, utility, structural (if required), slope/grade, traffic/parking, and fire safety assessments.
- **Programming and Design:** Massing studies, reuse concepts, employee and market demand analysis, parking/phasing plans.
- **Financial Analysis:** Cost modeling, operating proforma, funding strategy, and public funding competitiveness.

The feasibility studies are anticipated to begin in **October 2025** and are expected to conclude by **March 2026** to be included in a broader Asset Management Plan.

FISCAL IMPACT:

The total estimated cost from the Demolition Category of Measure Y for feasibility studies would not exceed \$732,000 for the proposed scope. The cost for Phase 2 is estimated not to exceed \$100,000.

Phase 1 Feasibility Study Property-Level Estimates

1. Ralph Bunche: Up to \$164,000
2. Lakeview (with and without TAY Hub): Up to \$360,000
3. 1025 2nd Avenue (with and without TAY Hub): Up to \$208,000

Phase 2 - Evaluation and Conceptual Plan estimated not to exceed \$100,000.

ATTACHMENT:

**BOARD OF EDUCATION
OF THE
OAKLAND UNIFIED SCHOOL DISTRICT**

Resolution No. 2526-0028

Authorizing a Feasibility Study for the Development of Phase 1 District Assets and Launching Phase 2 Initial Property Evaluations

WHEREAS, the Oakland Unified School District is engaged in a multi-phase Asset Management Strategy aligned with Resolution No. 2324-0155 and the District's Strategic Plan; and

WHEREAS, the OUSD is committed to leveraging its real estate assets to address the intersecting needs of its workforce, transitional-aged youth, and broader community needs through innovative partnerships and sustainable development; and

WHEREAS, the Board has expressed strong interest in exploring the viability of workforce housing, affordable housing, Transitional Age Youth housing, and support services on underutilized district-owned sites as a strategic response to evolving enrollment, staff recruitment opportunities, staff retention challenges, and community displacement; and

WHEREAS, Phase 1 focused on the evaluation of three district properties and demonstrated the importance of feasibility studies to guide decision-making around workforce housing, affordable housing, and community-serving redevelopment;

WHEREAS, the District seeks to expand its efforts for Phase 1 properties with the potential for redevelopment of the properties and to address critical community and workforce needs;

NOW, THEREFORE BE IT RESOLVED THAT, the Board of Education of the Oakland Unified School District directs the Superintendent to initiate feasibility studies at the following properties:

1. Ralph J. Bunche Academy
 - a. Workforce Housing Initiative
 - b. Affordable Housing Initiative
2. Lakeview
 - a. Workforce Housing Initiative
 - b. Affordable Housing Initiative
 - c. With and without the Transitional Aged Youth (TAY) Hub
3. 1025 2nd Avenue
 - a. Workforce Housing Initiative
 - b. Affordable Housing Initiative
 - c. With and without the Transitional Aged Youth (TAY) Hub

BE IT FURTHER RESOLVED, the feasibility studies shall include:

- Technical due diligence (environmental, structural, geotechnical, slope/grade, utility capacity, traffic/parking, and fire safety)
- Programming and design studies (massing, site use, reuse, phasing)
- Market and employee demand analyses
- Financial feasibility and funding strategies, including competitiveness for public funds

BE IT FURTHER RESOLVED, the Superintendent is specifically directed to hold a community engagement meeting with the Oakland community to study the aforementioned properties and their potential as well as best practices on the core elements and functions of Transitional Youth Hubs by studying local, state, and national models of excellence, to help incorporate these concepts into the feasibility analysis;

BE IT FURTHER RESOLVED, the feasibility studies shall also include an analysis of interim use options for the identified properties, with an emphasis on low-cost, high-impact community benefits such as open green space, temporary

play fields, temporary modular housing, or other accessible outdoor areas that can serve families and neighborhood needs while long-term planning is underway;

BE IT FURTHER RESOLVED, upon completion of Phase 1, the Superintendent shall initiate a Phase 2 Property Evaluation and Conceptual Plan that begins the analysis of the remaining vacant sites, which shall be presented to the Board prior to the initiation of Phase 2;

BE IT FURTHER RESOLVED the Board directs the Superintendent to incorporate public engagement and interagency coordination into the feasibility process and to report back with refined recommendations in early Spring 2026.

Passed by the following vote:

PREFERENTIAL AYE:

PREFERENTIAL NOE:

PREFERENTIAL

ABSTENTION:

PREFERENTIAL RECUSE:

AYES:

NOES:

ABSTAINED:

RECUSE:

ABSENT:

CERTIFICATION

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District held on _____ 2025.

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OAKLAND UNIFIED SCHOOL DISTRICT

Jennifer Brouhard
President, Board of Education

Denise Gail Saddler, Ed.D
Interim Superintendent and Secretary, Board of Education