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

Memo

To Board of Education

From Kyla Johnson-Trammell, Superintendent
Jody Talkington, Senior Director of Strategic Projects (Superintendent Office)
Tadashi Nakadegawa, Interim Deputy Chief of Facilities

Facilities Committee Meeting Date February 14, 2020

Subject Declaring Former Tilden Childhood Development Center Surplus Property

Action Adoption by the Board of Education, upon recommendation of its Facilities Committee and the 7-11 Committee, of Resolution No. 1920-0207 - Declaring the Former Tilden Childhood Development Center To be Surplus and Directing the Superintendent of Schools, or designee, to Prepare the Next Steps to Pursue a Long Term Lease.

Background The Oakland Unified School District's physical assets help provide safe, healthy, and appropriate learning environments for students in Oakland's public schools. The Board of Education has instituted several policies to ensure that the District is first and foremost using its facilities for educational purposes for OUSD students. Secondly, if a District facility is no longer needed for educational purposes by the District, it is District policy to prioritize lease over sale.

In April 2019, the Board convened the 7-11 Committee via [Board Resolution No. 1819-0189](#), a District advisory committee made up of community members, and charged with reviewing specific vacant properties. In June 2019, the Board passed a [Board Resolution No. 1819-0247](#) to have the 7-11 Committee review 5 properties to be considered surplus: (1) Former Edward Shands Adult Education Center; (2) Former Tilden Child Development Center (CDC); (3) Former Piedmont CDC; (4) Former Webster CDC (2 classrooms); and (5) Former Sankofa CDC (4 classrooms). In January 2020, the 7-11 Committee presented the Board with the Committee's final report, which included recommendations for surplus and recommended future use. The

final recommendation for each property is as follows (more detail is in the full report):

- 86 Echo Avenue (former Piedmont Child Development Center site): No Surplus
- 58 61st Street (former Washington/Sankofa CDC site): No Surplus
- 4551 Steele Street (former Tilden CDC site): Surplus
- 7980 Plymouth Street (former Webster CDC site): No Surplus
- 2455 Church Street (former Edward Shands Adult Education Center site): Surplus

Discussion

This item addresses the Former Tilden Childhood Development Center. Consistent with the recommendations of the 7-11 Committee for this property, the resolution would declare the property surplus. If approved by the Facilities Committee, the resolution would be forwarded to the Board for consideration.

Fiscal Impact

N/A. This item is only to declare the Former Tilden Childhood Development Center surplus. Future items will discuss the potential revenue generation from a long term lease of a surplus property.

Attachments

[7-11 Committee Report to the Board of Education](#)

[Board Resolution No. 1819-0189](#)

[Board Resolution No. 1819-0247](#)

[Former Tilden Child Development Center, 4551 Steele St\(District 4\)](#)

[Board Policy 3280](#)

[Board Policy 7350](#)

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

RESOLUTION NO: 1920-0207

**Declaring the Former Tilden Childhood Development Center To be Surplus and
Directing the Superintendent of Schools, or designee, to Prepare the Next Steps to
Pursue a Long Term Lease**

WHEREAS, the Oakland Unified School District is deeply committed to the vision of Oakland being home to high quality public education options for all students and families;

WHEREAS, to realize this vision, the District's Board of Education ("Board"), directed the District's Superintendent to develop a "Citywide Plan" that promotes the long-term sustainability of publicly-funded schools across Oakland that represent quality and equitable educational options (see District's Quality School Development: Community of Schools Policy (Board Policy No. 6006));

WHEREAS, among the specific goals of the District through the Citywide Planning process is to best leverage vacant, underutilized, and surplus properties so that (i) high-quality publicly funded schools across Oakland are able to serve all of its students, (ii) a fiscally sound number of schools exist given OUSD's student population, and (iii) schools are located where more high quality options are needed;

WHEREAS, as part of the District's Citywide Planning process, the District plans to identify potentially underutilized school sites throughout the District that the District is interested in investigating further in order to help accomplish the above-discussed goals;

WHEREAS, the District, with input and guidance from the public, now desires to investigate the potential sale, lease, or rental of vacant and underutilized District school sites,

WHEREAS, the District's Facilities and Research & Development Teams have compiled a list of such vacant and underutilized District school sites to be considered first, consisting of the following: (1) Former Edward Shands Adult Education Center; (2) Former Tilden Child Development Center (CDC); (3) Former Piedmont CDC; (4) Former Webster CDC (2 classrooms); and (5) Former Sankofa CDC (4 classrooms);

WHEREAS, pursuant to Section 1.4.1 of the District's Board Bylaw No. 9131, the District's Board of Education ("Board") is required to establish advisory and oversight committees or commissions for the purpose of meeting legal requirements and to provide advice and involvement concerning matters of interest and welfare to the Board;

WHEREAS, pursuant to Education Code Section 17388, the Board, prior to the sale, lease, or rental of any excess real property, except rentals not exceeding 30 days, shall appoint a District advisory committee to advise the Board in the development of Districtwide policies and procedures governing the use or disposition of school buildings or space in school buildings which is not needed for school purposes;

WHEREAS, Section 3 of Board Bylaw No. 9131, consistent with Education Code Section 17387,et seq., enumerates both the duties and composition requirements of such a district advisory committee, including that the committee must consist of between seven (7) and eleven (11) members (the “7-11 Committee”); and

WHEREAS, the District has taken action to create the 7-11 Committee by the action of Board on April 10, 2019; and

WHEREAS, on January 22, 2020, the District’s 7-11 Committee submitted a final report with recommendations for surplus and potential future use for the following properties: (1) Former Edward Shands Adult Education Center; (2) Former Tilden Child Development Center (CDC); (3) Former Piedmont CDC; (4) Webster CDC (2 classrooms); and (5) Sankofa CDC (4 classrooms); and

WHEREAS, the District’s 7-11 Committee recommended to the Board that the Former Tilden Childhood Development Center be surplused. The recommended use for the Former Tilden Childhood Development Center is a long term lease for a community recreational space or workforce housing; and

NOW, THEREFORE, BE IT RESOLVED THAT, that the Board of Education finds and declares the Former Tilden Childhood Development Center to be surplus and further directs the Superintendent of Schools, or designee, to prepare the necessary steps to pursue a long term lease for the Former Tilden Childhood Development Center.

PASSED AND ADOPTED by the Board of Education of the Oakland Unified School District this 26th day of February, 2020, by the following vote:

PREFERENTIAL AYE:	None
PREFERENTIAL NOE:	None
PREFERENTIAL ABSTENTION:	None
PREFERENTIAL RECUSED:	None
AYES:	Aimee Eng, Jumoke Hinton Hodge, Gary Yee, James Harris, Vice President Shanthi Gonzales, President Jody London
NOES:	None
ABSTAINED:	None
RECUSED:	None
ABSENT:	Student Director Garibo, Student Director Smith-Dahl, Jumoke Hinton Hodge, Roseann Torres

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 February 26, 2020.

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By:	os

OAKLAND UNIFIED SCHOOL DISTRICT



Jody London
President, Board of Education



Kyla Johnson-Trammell
Superintendent and Secretary, Board of Education