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

Board Cover Memorandum

To Facilities Committee

From Denise Gail Saddler, Ed.D., Interim Superintendent
Preston Thomas, Chief Systems & Services Officer
Pranita Ranbhise, Executive Director, Facilities Planning & Management

Meeting Date September 18, 2025

Subject Status of Leases: FY 2024-25 Revenues from Leases, Facility Rentals, and other updates

Ask of the Committee This item provides an update for discussion. No action is needed at this time.

Background The Board of Education oversees a range of lease agreements that provide facilities access to external partners while supporting the District's fiscal and operational goals. These agreements include charter leases, joint use leases, joint occupancy leases, ground leases, license agreements, and facility rentals. Lease agreements generate revenue that supports District operations, while non-revenue agreements provide shared benefits such as access to libraries, parks, and community programs.

Consistent with Board Policy BP 3280, the District is committed to ensuring that leases and agreements are aligned with educational priorities, community needs, and fiscal responsibility. This update provides an overview of current lease revenues, recent changes in agreements, and anticipated adjustments for the upcoming fiscal year.

Discussion The session will focus on:

- **Lease Types Overview** – Summary of charter, joint use, joint occupancy, and ground leases, as well as non-lease agreements such as license agreements and facility rentals.
- **FY 2024-25 Revenues** – Presentation of lease revenue collected to date, including charter leases, joint use leases, and other agreements.
- **FY 2025-26 Updates** – Anticipated changes, terminations, relocations of programs (e.g., therapy units), and updated joint use arrangements with the City of Oakland.

- **Revenue Projections** – Review of expected lease revenues for FY 2025-26, reflecting reduced charter lease income and adjustments in joint use revenues.
- **Partnership Updates** – Collaboration with the City of Oakland to renew license agreements and update the joint use agreement inventory to accurately reflect current usage.

Staff will also provide context on how lease revenues contribute to the District's overall facilities budget and highlight opportunities to strengthen partnerships while ensuring equitable access to District facilities.

Fiscal Impact

General Fund

Attachment(s)

Presentation - Facilities Lease Overview: FY 2024-25 Revenues and FY 2025-26 Updates.

Facilities Lease Overview: Fiscal Year (FY) 2024-25 Revenues and FY 2025-26 Updates

Facilities Committee Update
September 18, 2025

OUSD Facilities Planning & Management



**OAKLAND UNIFIED
SCHOOL DISTRICT**

Community Schools, Thriving Students

Agenda

1. Overview of Types of Leases
1. New Leases, FY 2025-26
1. Revenue from Leases, FY 2024-25



1. Introduction



Our Vision

All OUSD students will find joy in their academic experience while graduating with the skills to ensure they are caring, competent, fully-informed, critical thinkers who are prepared for college, career, and community success.

Our Mission

Oakland Unified School District (OUSD) will build a Full Service Community District focused on high academic achievement while serving the whole child, eliminating inequity, and providing each child with excellent teachers, every day.



Facilities Mission Statement

We support whole student growth and success by planning, constructing, and maintaining facilities that are flexible, resilient, healthy, safe, and joyful.

These spaces maximize inclusion, collaboration, empower innovation, and inspire creativity, preparing our students to be college-, career-, and community-ready.



Lease Types

Charter lease: The district rents space in its schools to a charter school under Proposition 39, which requires districts to give charters access to facilities that are reasonably equivalent to those used by district students. The rent is based on a yearly square-foot cost for utilities and maintenance, so future lease fees are estimates until those rates are set.

Joint use lease: The district partners with another organization (like the city, a nonprofit, or a community group) to share a facility such as a park or library so both students and the community can use it.

Joint occupancy lease: The district allows another entity to develop or use part of a school site while the district continues to operate there, creating a shared-use arrangement on the same property.

Ground lease: The district leases land (but not the buildings) to another entity, usually for new construction or redevelopment, while the district keeps ownership of the land.

Non-Lease Agreements

- **Facilitron Facility Rentals**

- 2024-2025 FY Revenue after commissions and fees: \$850,168.37

- **License Agreements**

- An agreement letting the district and city use shared or split parcels at a school site without transferring ownership, allowing both to operate safely on the property. There is no revenue that results from these agreements.
- **Current sites:** Stonehurst Campus (24-2273)
- **Update:** The license agreements with the city will have to be renewed each year for additional work to continue on these sites.

- **Joint Use Agreement**

- An arrangement where OUSD and the City of Oakland share school facilities, like gyms or fields, so both students and the community can use them. There is no revenue that results from this agreement.
- Update: The District is collaborating with the City of Oakland to update the joint use agreement inventory of facilities to accurately reflect current usage.

2025-2026 FY Updates

Joint-use leases:

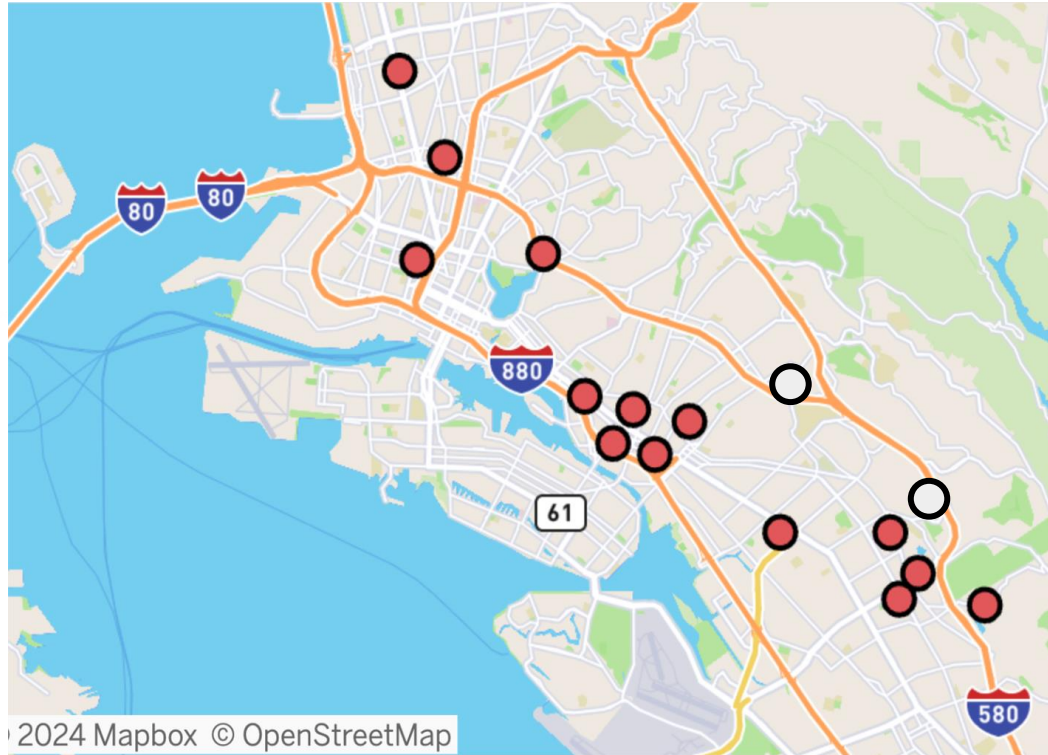
- Piedmont CDC (24-2827): lease terminated upon mutual agreement with the City of Oakland. The lease of the modular building will continue to serve as the Piedmont Ave branch library until 09/06/2027.

Joint occupancy leases:

- West Oakland Medical Therapy Unit at Santa Fe lease (23-1769) will need to be transferred to Prescott Elementary School pending the approval of the Board.

Note: This is not a comprehensive list and does not reflect Charter lease agreements.

Charter School Lease Agreements



Source: OUSD Leases Dashboard, Public Reports Aggregate Level Data, September 2025.

Notes:

1. Some Charter Lease Term Use Fees are approximate, as they are based on unknown future Prop 39 square foot rate.
2. There will be no rent collections from KIPP Bridge Charter School as they paid upfront their money for constructions of OUSD facility and credited up to \$9.9M.
3. These leases are terminated as of the end of the 2024-2025 FY. The District will not receive revenue from these leases in the 2025-2026 FY.

Count of Charter Leases: 16



Facility Fee, Fiscal Year (FY) FY 2024-25:
\$2,066,145.33

Estimated Facility Fee, FY 2025-26: \$498,577.57

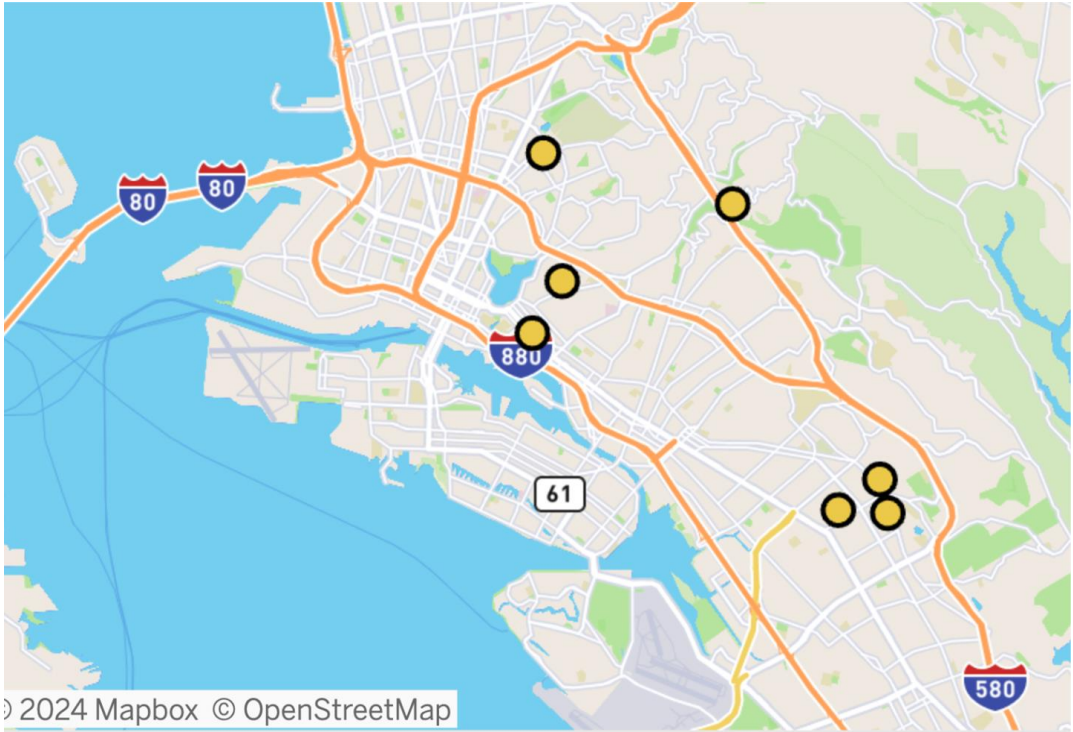
Charter Schools:

Achieve Academy, American Indian Public High School, ASCEND, Aspire Berkley Maynard Academy, Bay Area Technology School³, Community School for Creative Education (Waldorf), Cox Academy (EFC), East Bay Innovation Academy, Francophone Charter School of Oakland, KIPP Bridge Charter School, Lazear Charter Academy, Learning Without Limits, Leadership Public School Oakland R&D, Oakland Military Institute College Preparatory Academy, Oakland Unity Middle School, Urban Montessori³

OUSD's Responsibility: Depending on the lease, OUSD may be responsible for routine maintenance or deferred maintenance for the property.

-  Charter Lease
-  Expired Lease

Joint Use Lease Agreements

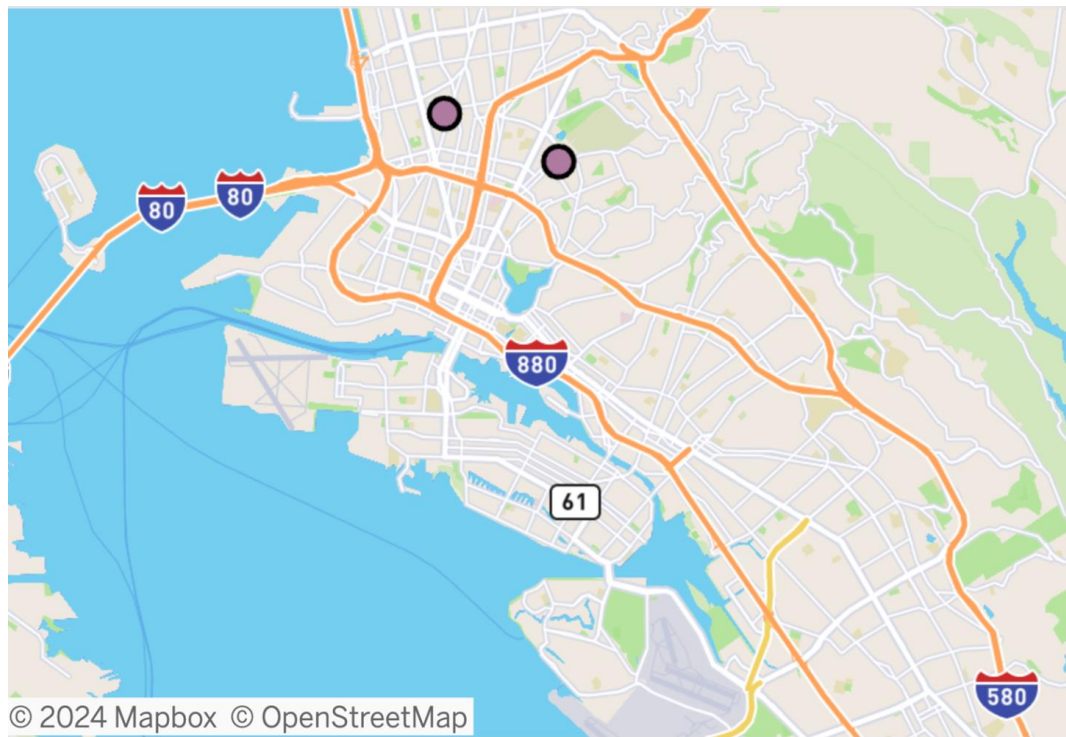


● Joint Use Lease

Source: OUSD Leases Dashboard, Public Reports Aggregate Level Data, September 2025.

Count of Joint Use Leases: 5	
Facility Fee, Fiscal Year (FY) FY 2024-25: \$233,911.57	
Estimated Facility Fee, FY 2025-26: \$249,991.60	
OUSD Facility 750 International Blvd	Program Alameda County Office of Education (ACOE Program)
Piedmont Elementary School	Oakland Public Library
Castlemont High School	Kidango
Webster CDC	Unity Council Infant Toddler Program
Parker Resource Center	Roots Community Health Clinic

Joint Occupancy Lease Agreements



Count of Joint Use Leases: 2	
Facility Fee, Fiscal Year (FY) FY 2024-25: \$0	
Estimated Facility Fee, FY 2025-26: \$0	
OUSD Facility	Program
Santa Fe Elementary	West Oakland Medical Therapy Unit ¹
Piedmont CDC ³	Oakland Public Library ²

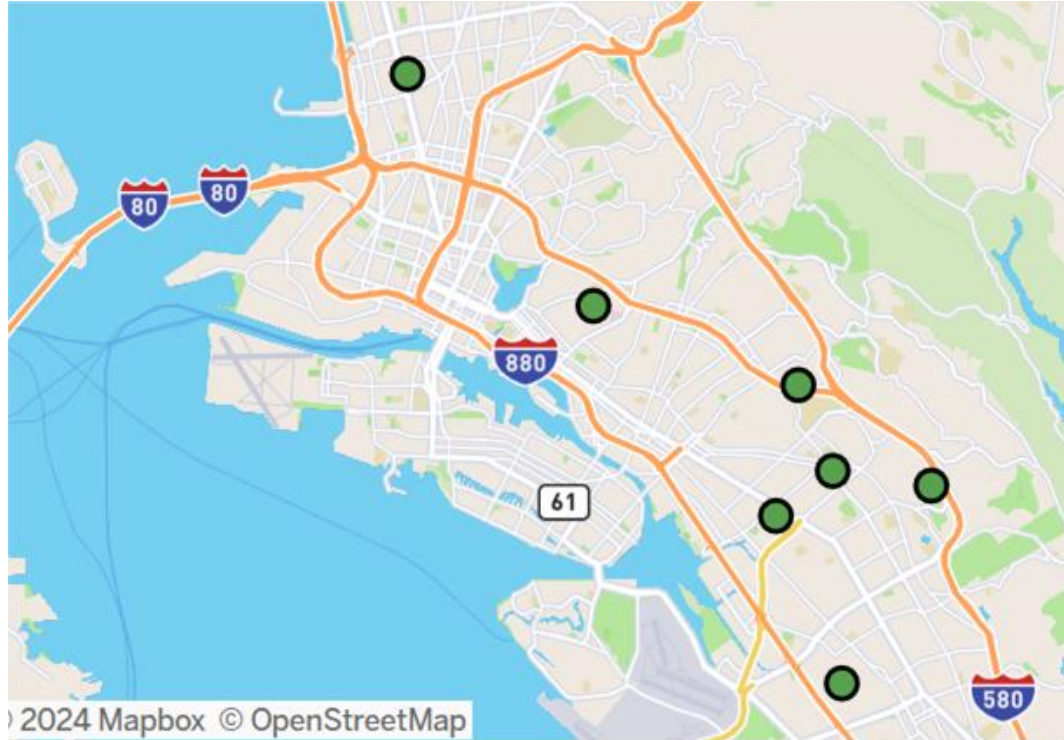
● Joint Occupancy Lease

Source: OUSD Leases Dashboard, Public Reports Aggregate Level Data, September 2025.


Notes:

1. Pursuant to Government Code section 7575, the District is required to provide necessary space and equipment for the provision of occupational therapy and physical therapy in the most efficient and effective manner. This Joint Occupancy Lease does not include a monthly use fee. This lease is to be nullified due to the relocation to Prescott Elementary.
2. [17-2493](#) Board approved lease between OUSD and the City of Oakland for City's Use of Existing Modular Building for a Public Library at Piedmont Elementary School. The lease for the CDC building has been discontinued and there will be no revenue moving forward.
3. These leases are terminated as of the end of the 2024-2025 FY. The District will not receive revenue from these leases in the 2025-2026 FY.

Ground Lease Agreements



Count of Ground Use Leases: 7	
Facility Fee, Fiscal Year (FY) FY 2024-25: \$0	
Estimated Facility Fee, FY 2025-26: \$0	
OUSD Facility	Program
Sobranite Park	Sobranite Mini Park ¹
Bella Vista	Bella Vista Park ¹
Golden Gate Elementary	Recreational Facilities ¹
Lockwood/CCPA	Greenman Field Park ¹
King Estates	Recreational Facilities ¹
Edward Shands	Eagle Construction ²
Tilden CDC	Eagle Construction ²

 Ground Lease

Source: OUSD Leases Dashboard, Public Reports Aggregate Level Data, September 2025.

Note: 1. Board approved lease between OUSD and the City of Oakland, for the latter to rent from District for \$1.00 annually, and pursuant to other terms and conditions stated in said lease.

2. The terms of the lease with Eagle Construction are set to be renegotiated. Fees have not been estimated for these leases.

THANK YOU

Questions?

Additionally, for more information, please reach out:

OUSD Facilities Planning & Management

Preston Thomas, Chief of Systems & Services

Pranita Ranbhise, Executive Director of Planning



APPENDIX

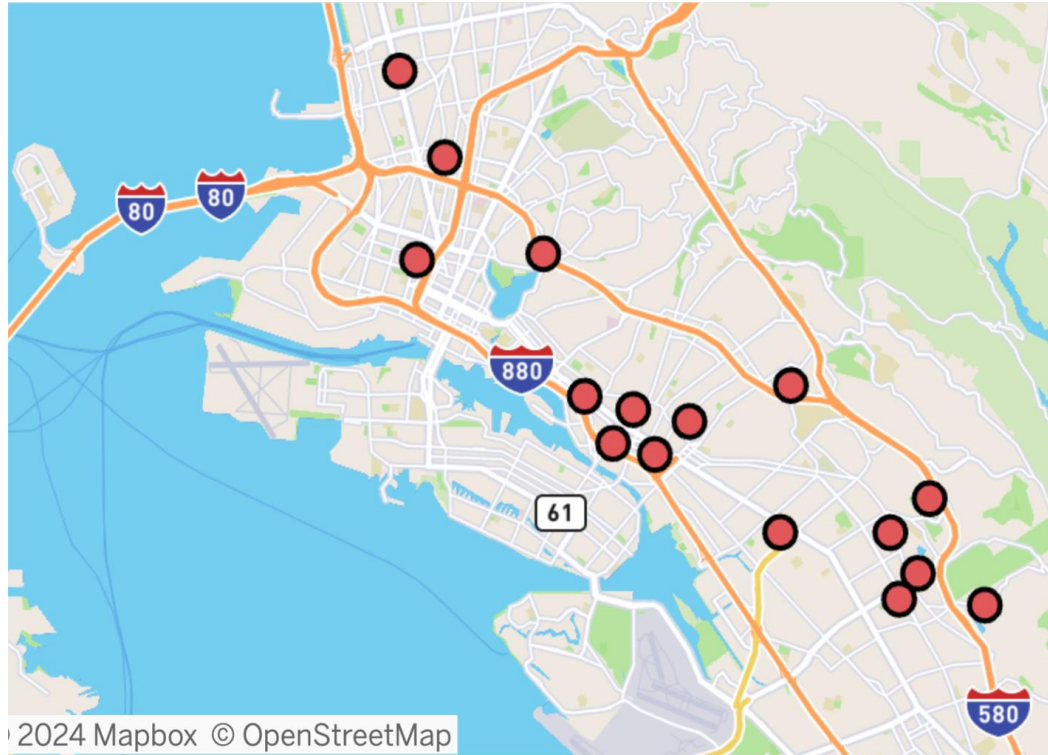


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Glossary

1. **Joint use:** short-term agreement permitting use of space for (up to five years, with renewals) to community-based organizations (CBOs) such as daycares, preschools, or community centers.
2. **Joint occupancy:** long-term leased space which may include property development, allowing for up to 99 years lease period. Initiates landlord tenant terms and conditions.
3. **Exchange of property:** Exchange surplus property for income-producing property.
4. **Ground Lease:** Ground lease is also occupancy initiating tenancy but excludes the Owner (tenant has exclusive occupancy rights during the term of the Ground Lease).
5. **Lease for long-term CBOs use or commercial development:** Lease surplus property for long-term community-based organization use or commercial development, consistent with generating revenue for the district.

Current Charter School Lease Agreements



● Charter Lease

Source: OUSD Leases Dashboard, Public Reports Aggregate Level Data, February 2024.

Notes:

1. Some Charter Lease Term Use Fees are approximate, as they are based on unknown future Prop 39 square foot rate.
2. There will be no rent collections from KIPP Bridge Charter School as they paid upfront their money for constructions of OUSD facility and credited up to \$9.9M.

Count of Charter Leases: 16

Facility Fee, Fiscal Year (FY) 2023-24: \$2,216,705

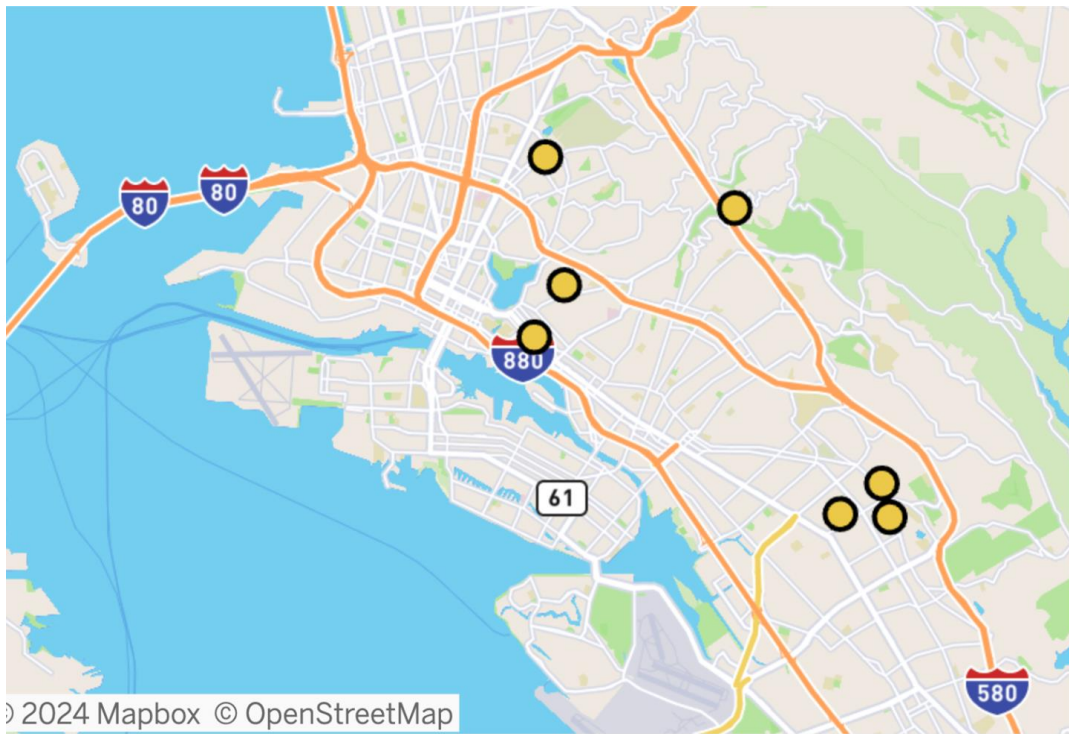
Facility Fee, FY 2024-25: \$1,297,087

Charter Schools:

Achieve Academy, American Indian Public High School, ASCEND, Aspire Berkley Maynard Academy, Bay Area Technology School, Community School for Creative Education (Waldorf), Cox Academy (EFC), East Bay Innovation Academy, Francophone Charter School of Oakland, KIPP Bridge Charter School, Lazear Charter Academy, Learning Without Limits, Leadership Public School Oakland R&D, Oakland Military Institute College Preparatory Academy, Oakland Unity Middle School, Urban Montessori

OUSD's Responsibility: Depending on the lease, OUSD may be responsible for routine maintenance or deferred maintenance for the property.

Current Joint Use Lease Agreements



● Joint Use Lease

Source: OUSD Leases Dashboard, Public Reports Aggregate Level Data, February 2024.

Note:

1. [23-0342C](#) Board approved lease between OUSD and the Roots Community Health Clinic with the annual rent of \$69,380 to begin in SY 2024-25, with annual increases of 5% thereafter as set forth in the Agreement

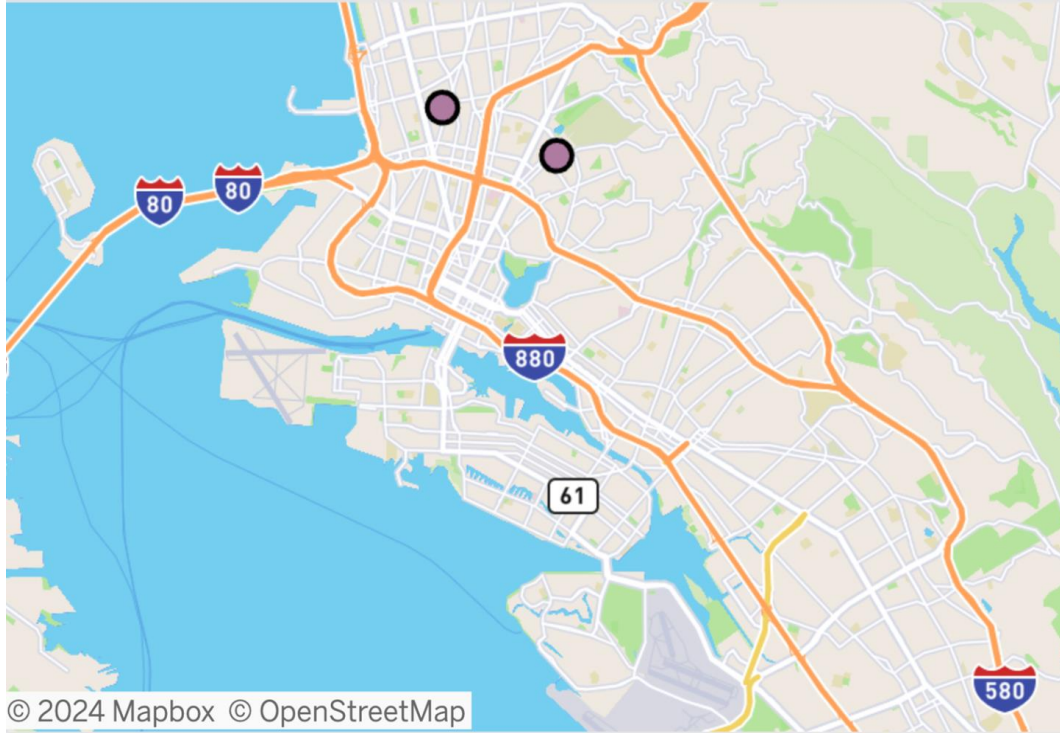
Count of Joint Use Leases: 7

Estimated Facility Fee, FY 2023-24: \$161,800

Estimated Facility Fee, FY 2024-25: \$237,794

OUSD Facility	Program
750 International Blvd	Alameda County Office of Education (ACOE Program)
Jewish Community Center of the East Bay	Joaquin Miller and Cleveland Elementary Schools
Piedmont Elementary School	Oakland Public Library
Castlemont High School	Kidango
Webster CDC	Unity Council Infant Toddler Program
Parker Resource Center	Roots Community Health Clinic ¹

Joint Occupancy Lease Agreements



Count of Joint Use Leases: 2	
Estimated Facility Fee, FY 2023-24: \$48,000	
Estimated Facility Fee, FY 2024-25: \$48,000	
OUSD Facility	Program
Santa Fe Elementary	West Oakland Medical Therapy Unit ¹
Piedmont CDC	Oakland Public Library ²

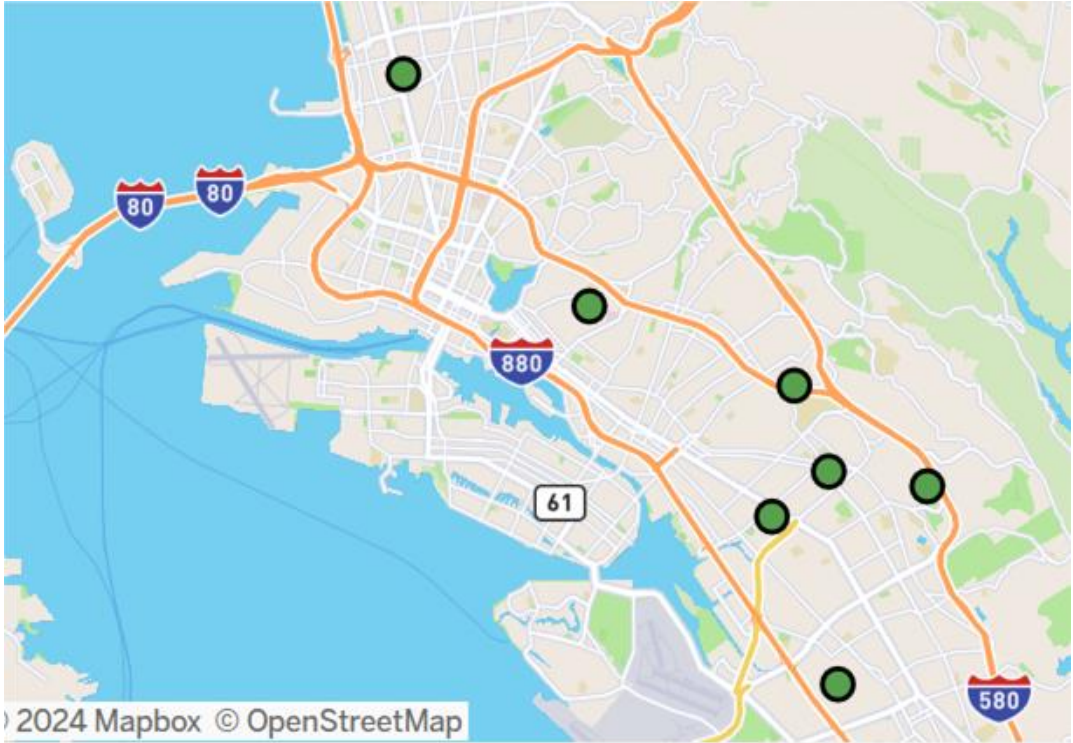
● Joint Occupancy Lease

Source: OUSD Leases Dashboard, Public Reports Aggregate Level Data, February 2024.

Notes:

1. Pursuant to Government Code section 7575, the District is required to provide necessary space and equipment for the provision of occupational therapy and physical therapy in the most efficient and effective manner. This Joint Occupancy Lease does not include a monthly use fee.
2. [17-2493](#) Board approved lease between OUSD and the City of Oakland for City's Use of Existing Modular Building for a Public Library at Piedmont Elementary School.

Ground Lease Agreements




Count of Ground Use Leases: 7

Estimated Facility Fee, FY 2023-24: \$170,524.00

Estimated Facility Fee, FY 2024-25: \$370,820.67

OUSD Facility	Program
Sobrante Park	Sobrante Mini Park ¹
Bella Vista	Bella Vista Park ¹
Golden Gate Elementary	Recreational Facilities ¹
Lockwood/CCPA	Greenman Field Park ¹
King Estates	Recreational Facilities ¹
Edward Shands	Eagle Construction
Tilden CDC	Eagle Construction

 Ground Lease

Source: OUSD Leases Dashboard, Public Reports Aggregate Level Data, February 2024.

Note: Board approved lease between OUSD and the City of Oakland, for the latter to rent from District for \$1.00 annually, and pursuant to other terms and conditions stated in said lease.