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Board Cover Memorandum

To Board of Education

From Denise G. Saddler, Interim Superintendent
Preston Thomas, Chief Systems and Services Officer
Jenine Lindsey, General Counsel

Meeting Date October 22, 2025

Subject Denying Approval of Proposition 2 Charter School Facilities Program Application of Yu Ming Charter School.

Ask of the Board Adoption by the Board of Education of Resolution No. 2526-0184 – Denying Approval of Proposition 2 Charter School Facilities Program Application from Yu Ming Charter School [for District property located at 4551 Steele Street, aka Tilden Site, in Oakland and directing the Superintendent of Schools or designee to notify the charter school of the Board’s action.]

Background Yu Ming Charter School has proposed to pursue Proposition 2 Charter School Facilities Program funding for renovation, new construction and a long-term lease for District property located at 4551 Steele Street in Oakland (hereinafter referred to as “Tilden”). The proposal includes a request for a long-term lease of forty years under which Yu Ming would assume modernization and maintenance responsibilities while the District would retain title to the property.

Discussion District staff have reviewed the proposal and determined that entering into a long-term lease at this time would conflict with the District’s ongoing long-term asset management planning, facilities master planning priorities, and would limit the District’s flexibility to address future programmatic and enrollment needs. The proposal could also expose the District to ongoing oversight responsibilities and financial risks associated with successor use requirements and capital maintenance obligations under Proposition 2. The Board’s decision to deny approval of the proposed agreement does not preclude future dialogue or collaboration with Yu Ming to identify alternative facility arrangements that align with District needs and available capital resources. The District remains committed to fulfilling its obligations under Proposition Thirty-Nine regarding the provision of reasonably equivalent facilities.

Fiscal Impact	There is no direct fiscal impact associated with denial of the application.
Attachment(s)	• March 2025 Draft Proposal for a Long-Term Lease Agreement with Yu Ming Charter School • Resolution No. 2526-0184 Denying Proposition 2 Charter School Facilities Program Application from Yu Ming Charter School

Draft Proposal for a Long-Term Lease Agreement with Yu Ming Charter School

Submitted to: Oakland Unified School District, Board of Education

Submitted by: Yu Ming Charter School

Date: March 2025

I. Introduction

Yu Ming Charter School is a high-performing public charter school serving 951 K-8 students through its nationally recognized dual-language immersion program. Yu Ming has been an integral part of the Oakland community since its founding in 2011.

Yu Ming currently operates three campuses: two in Oakland and one in San Leandro. Our ultimate goal is to have safe, stable, long-term facilities for the entire school. We are seeking to partner with OUSD on a facilities plan that would revitalize an aging District property with a combination of state and private funds.

Yu Ming Charter School respectfully submits this proposal to request approval to submit two Proposition 2 applications, one for renovation and one for new construction, and later enter into a 40-year lease agreement for the Tilden property, most currently leased to Urban Montessori Charter School. The property is currently underutilized and includes several buildings that have been condemned. Given the site's current condition and the district's interest in minimizing additional facilities costs during a budget deficit, this agreement will provide long-term benefits to both parties. In partnership with the District, Yu Ming can access state financing from Proposition 2, enabling significant investment in a District property. With Yu Ming's proven ability to secure financing, we can revitalize the site, stabilizing the facilities for use at no cost to the district while providing ongoing revenue. The Tilden site not only offers students and staff a safe, stable place to teach and learn, but also presents an opportunity for Yu Ming to continue investing in the Oakland community.

II. About Yu Ming

As a leader in Mandarin Immersion education, Yu Ming nurtures its inclusive and diverse community to become empowered, engaged, and outstanding global citizens. Many Oakland families enroll specifically for our unique Mandarin immersion model, which is not widely available elsewhere, providing a unique educational experience for families.

Ranked #7 out of 7,800 elementary schools statewide by U.S. News & World Report, Yu Ming is also a 2019 National Blue Ribbon School of Excellence and a 2020 and 2023 California Distinguished School. Since its founding in 2011, the Alameda County Office of Education has continued to renew Yu Ming's charter, recognizing its strong outcomes and commitment to

educational excellence. The 2024 California Assessment of Student Performance and Progress (CAASPP) results showed that out of 7,580 K-8 schools:

1. Black/African American students at Yu Ming rank #21 in ELA and #9 in Math
2. Hispanic/Latinx students rank #125 in ELA and #6 in Math
3. Students with reported disabilities rank #69 in ELA and #44 in Math
4. Socioeconomically disadvantaged students rank #140 in ELA and #29 in Math

Yu Ming has consistently maintained full enrollment, demonstrating strong demand. Our student body by Ethnicity/Race are 55% Asian (incl. Filipino), 22% Two or More Races, 8% Hispanic/Latino, 8% Black/African American, 5% White, and small percentages of American Indian/Alaska Native (0.21%) and unreported (0.11%). Our student body by subgroups are 17% English Learners, 33% FRPM-eligible students, and 12% Students with Disabilities¹. Because Yu Ming's enrollment is not concentrated in any single city or zip code and Yu Ming families are coming to Yu Ming from across the county, Yu Ming's physical location does not meaningfully impact enrollment in proximal districts such as Oakland. Yu Ming is on track to have two full TK-8 schools by 2030 and is not actively adding more schools. Right now, Yu Ming is focused on matriculating students to the next grade level as Yu Ming experiences a 94% retention rate and the majority of new students enrolled each year are part of TK and K classes entering the grade school.

III. Rationale for Long-Term Lease

1. Community and Educational Benefits:

- The under-utilized, aging property can be transformed into a thriving school campus offering equitable, high-quality educational opportunities to a diverse student body from across the region.
- The lease agreement will support a high-performing charter school that contributes to the district's reputation for academic excellence.
- As part of our commitment to expanding access to high-quality early childhood education, Yu Ming will launch its first transitional kindergarten ("TK") cohort in fall 2025-26, offering 20 seats, with 60% reserved for FRPM-eligible families.

2. Site Improvement Without District Investment:

- The current facility includes condemned buildings in tear-down condition. Yu Ming has access to financing to undertake significant site redevelopment.
- By leveraging public funds from Proposition 2 and private funding sources, Yu Ming will renovate part of the site and create a modern educational environment.
- The District will continue to retain the title for the property, even as the value increases with Yu Ming's investment of resources.

3. Stable and Sustainable Revenue for the District:

- Yu Ming has a strong track record of full enrollment and high attendance rates of 97%, ensuring a consistent stream of funding and financial stability.

¹ Includes students with IEPs and 504 plans

- A long-term lease will ensure predictable rental income, contributing to the district's financial health.
- The long-term lease on the Tilden site is intended to accommodate Yu Ming's existing enrollment plan previously approved by Alameda County. No increases in enrollment are included in this lease proposal.

IV. Proposed Terms of Lease

1. Site

- Exclusive use for Yu Ming Charter School

2. Lease Duration:

- A 40-year lease term in line with Proposition 2 and to allow for long-term investment in the facility.
- Initial term of 20 years, followed by two 10-year renewal options.
- The District will continue to hold title to the property.

3. Annual Rent Payment:

- In recognition of the substantial financial commitment and long-term debt being incurred by Yu Ming to improve the District's asset, we propose paying a yearly fee in line with Proposition 2 as follows:

Term	Annual Fee
Years 1-15	0.50% of LCFF per pupil funding
Years 16-25	0.75% of LCFF per pupil funding
Years 26-35	1.00% of LCFF per pupil funding
Years 36-40	2.00% of LCFF per pupil funding

4. Facility Investment Plan:

Yu Ming intends to apply for Proposition 2 funds to invest in the redevelopment of the Tilden site.

- **Demolition & Site Preparation:** Yu Ming will fully fund and manage the removal of condemned structures on the upper campus.
- **New Construction & Renovation:** Plans include:
 - New classrooms, administrative offices, and community spaces.
 - ADA compliance upgrades and safety enhancements.
 - Modernized learning spaces equipped for 21st-century education.
- **Ongoing Maintenance:** Yu Ming will assume all maintenance costs for the duration of the lease.

- **Timeline:** Initial development to be completed within 5 years of lease commencement.
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V. Conclusion

Approving these Proposition 2 applications with Yu Ming Charter School presents a unique opportunity for the district to transform an underutilized and deteriorated property into an income earning education space—without any financial burden or people resources required from the district.

We look forward to discussing this proposal further and working collaboratively to ensure a beneficial outcome for all stakeholders.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Stacey Wang', with a stylized, flowing script.

Stacey Wang
CEO
Yu Ming Charter School
swang@yumingschool.org

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

Resolution No. 2526-0184

Denying Approval of Proposition 2 Charter School Facilities Program Application of Yu Ming Charter School for the Tilden Site

WHEREAS, Yu Ming Charter School submitted a proposal to the Oakland Unified School District to pursue Proposition 2 Charter School Facilities Program funding for renovation and new construction at 4551 Steele Street in Oakland (hereinafter referred to as "Tilden"); and

WHEREAS, the proposal includes a request for a forty-year lease under which Yu Ming would assume certain modernization and maintenance responsibilities while the District would retain title to the property; and

WHEREAS, the Board of Education has reviewed the proposal and finds that entering into such a long-term lease at this time would limit the District's ability to address future programmatic and enrollment needs, would create ongoing oversight responsibilities, and could expose the District to financial and operational risks associated with charter facility funding and successor use requirements under Proposition 2; and

WHEREAS, the Board finds that the proposal conflicts with the District's long-term asset management planning, facilities master planning priorities, and long-term educational program goals; and

WHEREAS, the Board's decision to deny the proposed agreement does not prevent future collaboration or consideration of alternative arrangements consistent with State law and the District's needs;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Education of the Oakland Unified School District hereby denies Approval of Proposition 2 Charter School Facilities Program Application of Yu Ming Charter School for the Tilden Site; and,

BE IT FURTHER RESOLVED that the Board directs the Superintendent of Schools or designee to notify Yu Ming Charter School of this action and to continue to meet all legal obligations under Proposition Thirty-Nine regarding the provision of reasonably equivalent facilities.

Passed by the following vote:

PREFERENTIAL AYE:

PREFERENTIAL NOE:

PREFERENTIAL ABSTENTION:

PREFERENTIAL RECUSED:

AYES:

NOES:

ABSTAINED:

RECUSED:

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 October 22, 2025.

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By:	

OAKLAND UNIFIED SCHOOL DISTRICT

Jennifer Brouhard
President, Board of Education

Denise G. Saddler, EdD, Interim Superintendent and
Secretary, Board of Education