



# CITY OF OAKLAND

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#LoveLife

REBECCA KAPLAN  
Vice Mayor  
District At Large

CARROLL FIFE  
Council Member  
District 3

Date: April 7, 2022  
To: Members of City Council and Members of the Public  
From: Vice Mayor Kaplan and Councilmember Fife  
Re: **Resolution To (1) Declare The City-Owned Parcel Bounded By Clay Street, 14th Street And City Hall - Also Known As The “Clay Street Garage” - As Surplus Property, (2) Release A Notice Of Availability Under The Surplus Land Act, And (3) Prioritize Options That Provide 100% Affordable Housing, Which May Include Ancillary Uses Such As Ground Floor Retail, Consistent With The Surplus Land Act**

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Dear Colleagues on the City Council and Members of the Public,

Oakland faces multiple extraordinary challenges when it comes to meeting its housing needs, including but not limited to the COVID-19 pandemic, gentrification and displacement, high rates of unemployment, and homelessness. To assist in providing much needed affordable housing, this resolution would declare the city-owned parcel known as the Clay Street Garage as surplus property, release a notice of availability (NOA) to pursue options to develop the site under the Surplus Land Act, and prioritize development options that provide 100% affordable housing.

As it stands, Oakland is in serious need of affordable housing, and this need has only intensified in recent years. From the City’s Housing Element Annual Progress Report for 2020, Oakland has met only 43% of its Regional Housing Needs Allocation (RHNA) goals for very low-income housing, and 25% of its RHNA goals for low-income housing. In addition, the December 2021 RHNA allocation plan for the Bay Area for 2023-2031 establishes that Oakland needs 6,511 units of very low income housing, and 3,750 units of low income housing to meet demand.

Given this growing need, our top priority when surveying potential uses for city-owned land must be addressing the need for more affordable housing. Building affordable housing on the parcel located at 1414 Clay Street next to City Hall would ensure residents of all income levels have access to public services, public transportation, and Oakland businesses. It is ideally located in close proximity to BART and multiple AC Transit lines, to amenities in Old Oakland and Chinatown, downtown and to service and employment centers. In addition, using this parcel for affordable housing would activate land which has not been in use for over five years, as the public parking garage in this location closed indefinitely in 2016.

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Therefore, this resolution directs the City Administrator to declare the unused Clay St. Garage parcel as surplus land, issue NOA to develop the site, and prioritizes options that provide 100% affordable housing. The resolution also directs the City Administrator to make a concerted effort to ensure contracts are awarded with an equity framework so that small, BIPOC, and women-owned firms are able to participate in the development of this parcel, and that the project be designed and planned in a manner to meet community needs. We have an important opportunity for the City of Oakland to use public land for public good, and issuing this NOA for the parcel immediately behind City Hall, gives the City a chance to say yes to affordable housing in our backyard.

We respectfully urge your support for this resolution.