



CITY OF OAKLAND

MEMORANDUM

DATE: July 14, 2022
TO: City Council and Members of the Public
FROM: Council President Nikki Fortunato Bas
SUBJECT: Resolution Directing The City Administrator To Solicit A Proposal From Satellite Affordable Housing Associates (SAHA) For A 100% Affordable Housing Project on the 12th Street Remainder Parcel

Dear City Council Colleagues and Members of the Public,

I respectfully request the Council adopt the following: Resolution Directing The City Administrator To (A) Solicit A Proposal From Satellite Affordable Housing Associates (SAHA) For A 100% Affordable Housing Project On The Second Portion Of The 12th Street Remainder Parcel, Located At East 12th Street And 2nd Avenue (Property) That Would Qualify As Exempt Surplus Land Under California Surplus Land Act Section 54421(f)(1)(A) And (B) Provide A Timeline To Return To Council With A Resolution Authorizing The City Administrator To Negotiate And Enter Into An Exclusive Negotiating Agreement With SAHA For The Property

Since entering office and even before as a community member, I have urged the City to use public land for public good, to provide dignified, deeply affordable housing to address Oakland's homelessness and displacement crisis.

The city-owned 12th Street Remainder Parcel in my district has been an opportunity to make public land for public good a reality. Passage of this resolution would ensure that both portions of the site will become 100% affordable housing in a neighborhood that has experienced intense displacement.

The vast majority of residents in the surrounding neighborhood are people of color (73.8%). 43.9% of households make less than \$50,000 (income in 2019 inflation adjusted dollars), and median household income is \$56,129. The majority (79.6%) are renters, with nearly half (49%) rent-burdened.

Moreover, according to the [Oakland Residential Instability Dashboard](https://ccrl.shinyapps.io/OaklandResidentialInstabilityDashboard/) (<https://ccrl.shinyapps.io/OaklandResidentialInstabilityDashboard/>) built by Stanford University's Changing Cities Research Lab in partnership with the City of Oakland Housing and Community Development Department and the Federal Reserve Bank of San Francisco, **from 2000-2018, the E. 12th neighborhood census tract experienced the highest level ("Intense") of gentrification**, defined by an aggregate increase in a set of socioeconomic indicators (i.e. median household income, median rent increase, median home values, and college-educated residents) greater than 75% of the subregion's aggregate increase.

My office has engaged with the surrounding community of neighbors for several years, including Eastlake United for Justice, Dewey Academy and others. Their voices around specific needs for affordable

housing, community benefits and construction mitigations is critical, and I'd like to thank them for the important and necessary organizing work they do. Because of their persistent organizing and advocacy since 2015, the 12th Street Remainder Parcel will have 100% affordable housing.

My office is working collaboratively with EBALDC, SAHA,, City Staff, and the community to ensure coordination as we move forward to realize two affordable housing projects on this parcel.

I'd like to thank the over 25 organizations and hundreds of community members who were a part of developing the "People's Proposal" which was the guiding vision for the proposal SAHA submitted in the past for the entire Parcel and will be revisiting for the Parcel 2 project.

The resolution before you is the result of a lengthy and thorough community engagement process, and I believe this is a win-win deal for Oakland. With this resolution, we will ensure that the E. 12th parcel – both Parcel 1 and Parcel 2 – will be used, in its entirety, for 100% affordable housing.

For questions regarding this memo, please contact Cinthya Muñoz Ramos, Chief of Staff, Office of Council President Nikki Fortunato Bas, at cmunozramos@oaklandca.gov.

Respectfully Submitted,

A handwritten signature in black ink that reads "Nikki 7 Bas". The signature is written in a cursive, flowing style.

Nikki Fortunato Bas
Council President, District 2