



# AGENDA REPORT

**TO:** Elizabeth Lake  
Acting City Administrator

**FROM:** Sofia Navarro  
Deputy City Administrator

**SUBJECT:** Encampment Abatement Policy  
City Property Analysis

**DATE:** July 7, 2026

City Administrator Approval

  
Betsy Lake (Jun 25, 2026 20:04:40 PDT)

Date: Jun 25, 2026

## **RECOMMENDATION**

**Staff Recommends That The City Council Receive An Informational Report On The Inventory Of City-Owned Properties Analyzed For Use As Interim Shelter, Safe Parking, And Vehicle Storage Pursuant To The Encampment Abatement Policy.**

## **EXECUTIVE SUMMARY**

On April 14, 2026, the Oakland City Council adopted the Encampment Abatement Policy (EAP) through [Resolution No. 91102](#). The Resolution included a requirement that the City Administrator, in coordination with the Office of Homelessness Solutions, provide the City Council with an analysis of City-owned properties in all Council districts evaluated for use as interim shelter, safe parking, and vehicle storage for individuals accepting shelter.

This informational report transmits the requested analysis. **Attachment A** is the City Property Inventory Tracker (Spring 2026) and it presents 46 City-owned properties evaluated against three feasibility tiers — Tier 1 (Feasible, five sites), Tier 2 (Potential Feasibility, nine sites), and Tier 3 (Infeasible as Presented, thirty-two sites).

The central conclusion of this analysis is the identification of five Tier 1 (Feasible) sites in the City of Oakland (City) that can be advanced for interim housing, safe parking, vehicle storage, subject to funding and provider availability.

- **E 12th & 23rd Avenue (D5)** — potential interim (modular/cabin) housing; largest available flat lot in D5
- **905 66th Avenue (D6)** — potential interim housing / safe parking; largest available lot in D6
- **711 71st Avenue (D7)** — potential safe parking; former Safe RV site
- **7425 San Leandro Street (D7)** — potential safe parking.
- **8000 S Coliseum Way / Malibu Lot (D7)** — safe parking; would need a co-use agreement

City Council  
July 7, 2026

The accompanying analysis describes the methodology, evaluation factors, common constraints across the portfolio, and the current operational footprint of active homeless services interventions on City-owned land.

With the provision of this informational report, the EAP becomes effective as of July 13, 2026, in accordance with the effective-date provision of the Resolution.

## **BACKGROUND / LEGISLATIVE HISTORY**

On April 14, 2026, the City Council adopted the [Encampment Abatement Policy](#) (EAP) through Resolution No. 91102. The Resolution required that the City Administrator, in coordination with the Office of Homelessness Solutions (OHS), shall within 90 days, provide the City Council with an analysis of City-owned properties in all Council districts evaluated for interim shelter and/or safe parking and options for vehicle storage for individuals accepting shelter.

The EAP provides: *“The effective date of the EAP shall be the sooner of (a) 90 days from adoption, or (b) the date that the City Administrator presents the above written report to the City Council.”* Therefore, with the provision of this informational report, the EAP is effective as of July 13, 2026.

## **ANALYSIS AND POLICY ALTERNATIVES**

**Attachment A** provides the inventory and analysis of City-owned land and its suitability for interim shelter, safe parking, and/or vehicle storage.

### ***Methodology and Suitability Categories***

Each parcel in the attached inventory has been assigned a current suitability category based on parcel size, shape, slope, fire-hazard designation, environmental condition, zoning, proximity to services, existing leases or license agreements, and active public use. The categories are:

- **Tier 1: Feasible** — may be evaluated for interim housing, safe parking, or vehicle storage, with caveats noted in the inventory.
- **Tier 2: Potential Feasibility** — meets some criteria but with significant constraints such as small size, awkward shape, or adjacency to single-family residences.
- **Tier 3: Infeasible as Presented** — disqualified by environmental contamination, steep slope, fire severity zone designation, existing lease/license/Exclusive Negotiation Agreement (ENA), or current active public use that cannot reasonably be displaced.

### ***Constraints and Considerations***

A significant share of the inventory is encumbered by existing uses, real estate agreements, or site constraints that limit immediate availability for new public uses. Examples include:

- Active license agreements with community-serving organizations (e.g., La Clinica de la Raza at 3301 San Leandro and Native American Health Center at 1443 Derby; Trybe at 615 High St; East Bay Wilds Native Plant Nursery at 2777 Foothill; Homies

Empowerment Freedom Farm at 10451 MacArthur; Oakland School for the Arts at 1911 Telegraph);

- Exclusive Negotiation Agreements (ENAs) or disposition agreement for affordable housing development, including with Liberation Park Residences, Resources for Community Development, MidPen/Habitat for Humanity, and The Unity Council;
- Disposition agreements and active sale negotiations, including the Coliseum complex parcels (7000 Coliseum Way co-owned with Alameda County) and the Oakland Army Base parcels at 101 Admiral Robert Toney Way and 2308 Wake Ave (under an active helipad agreement with UCSF Benioff Children's Hospital and subject to negotiations with Costco);
- Ongoing discussions over potential sale of the 633 Hegenberger Rd/HomeBase Lot, which is the City's primary active homeless services site with two co-located programs (HomeBase and Youth Spirit Artworks);
- Known environmental contamination at the Oakland Army Base parcels and on the unused portions of the HomeBase Lot at 633 Hegenberger Rd;
- Very High Fire Hazard Severity Zone (VHFHSZ) designation, which affects most hillside parcels in Districts 1, 4, 6, and 7;
- Active commercial parking use serving neighborhood retail districts (Piedmont Avenue, Grand Avenue/Walker, Parkway, Dimond, and Scout Avenue lots);
- Parcel size below the threshold necessary for program activation at meaningful scale on several smaller lots.

### ***Key Findings***

**City-owned properties evaluated.** The City currently owns 46 properties of significant size evaluated under this analysis (42 vacant lots and 4 buildings), excluding parks and open space. Multiple sites already host active homeless services interventions, including the Miller Avenue Community Cabin (1449 Miller Ave), the Safe RV Parking sites at 615 High St and 711 71st Ave, and the HomeBase Lot at 633 Hegenberger Rd (two co-located programs: HomeBase and Youth Spirit Artworks).

Across the 46 properties, five **sites are categorized as Tier 1 (Feasible)** for advancement under the EAP, nine **sites are categorized as Tier 2 (Potential Feasibility)** pending resolution of named barriers, and thirty-two **sites are categorized as Tier 3 (Infeasible as presented)** due to documented site constraints, existing uses, or active real estate agreements.

### **Tier 1 Sites: Feasible**

- Five properties are categorized as Tier 1 (Feasible) and may be advanced for interim housing, safe parking, or vehicle storage, subject to the site-specific actions noted below:

- E 12th & 23rd Avenue (D5). The largest available flat lot in District 5. Recommended for interim (modular/cabin) housing.
- 905 66th Avenue (D6). The largest available lot in District 6, flat and undeveloped. Recommended for phased interim housing and/or safe parking. Advancement is tied to the Fire Station 29 planning timeline and possible OUSD staging, and a Phase I environmental assessment is required.
- 711 71st Avenue (D7). A paved lot that formerly operated as a Safe RV Parking site and was vacated recently, with water, sewer, and electrical hookups likely still in place. Currently being considered for safe parking associated with the cities ERF5 application.
- 7425 San Leandro Street (D7). A parcel beneath the Hegenberger overpass, promoted to Tier 1 as a structured response to an unsanctioned encampment that OPD and OFD report is threatening the Hegenberger road structure. Recommended for safe parking; a Phase I environmental assessment and access study are required first.
- 8000 S Coliseum Way / Malibu Lot (D7). A large paved surface lot with no existing structures and significant capacity; contamination is capped under the asphalt and must not be disturbed. Recommended for safe parking, contingent on confirming a co-use agreement (the parcel is co-owned with Alameda County) and verifying utilities.
- ***Tier 2 Sites: Potential Feasibility — Pending Further Review***
- Nine properties are categorized as Tier 2 (Potential Feasibility) and are on hold pending resolution of a specific, named barrier. Each is summarized below:
- **343 Wayne Place (Parkway parking lot, D2)**. Active commercial parking serving the Parkway/MacArthur retail corridor; utilization data is being confirmed by DOT/Real Estate.
- **1800 San Pablo Avenue (D3)**. Activation depends on compatibility assessment given adjacency to Oakland School for the Arts and the Oakland Ice Center.
- **1529 Clay Street (Henry Robinson SRO, D3)**. A 69-unit single-room-occupancy residential building vacated in November 2025 due to accumulated deferred maintenance. The building offers significant interim housing capacity contingent on identifying a capital funding source for the deferred maintenance required to re-occupy.
- **3801 E 8th Street (D5)**. Paved lot subject to displacement by the 42nd Avenue Extension project; advancement contingent on confirming OakDOT construction start and project timeline.
- **615 High Street & Alameda Avenue (D5)**. Active license with Trybe for food-distribution operations; prior Safe RV Parking infrastructure may remain available. Advancement contingent on negotiating end of current license arrangement.
- **3301 San Leandro Street (Fruitvale Transit Village, D5)**. Subject to an active Lease Disposition and Development Agreement (LDDA) for the Fruitvale Transit Village

expansion, with parking currently licensed to La Clinica de la Raza. Advancement contingent on resolution of the LDDA and current license arrangement.

- **7001 Snell Street (Coliseum City, D7).** Low standalone value; evaluation continues alongside the broader Coliseum complex disposition framework.
- **633 Hegenberger Road / HomeBase Lot (D7).** Active homeless-services site with two co-located programs (HomeBase and Youth Spirit Artworks); the City is in discussions over potential sale of the site. Recommended to maintain current operations and begin relocation contingency planning for the active programs pending resolution of the sale negotiations.
- **7000 Coliseum Way (D7).** Subject to active disposition agreement; if the sale is not completed, evaluation will continue with Alameda County as co-owner.

### Tier 3 Sites: Infeasible as Presented — Impediment Analysis

- Thirty-two properties are categorized as Tier 3 (Infeasible as presented). The disqualifying impediments fall into the following categories, with representative examples noted; full per-site documentation is provided in Attachment A.
- **Affordable housing pipeline and disposition agreements.** Properties currently disposed of, under an ENA, or in permitting permanent affordable housing development. These parcels are committed to higher and more durable public use, and re-purposing for interim use would require unwinding active agreements with development partners. Examples include 1707 Wood St (under a disposition and development agreement for affordable housing), 6955 Foothill (under disposition agreement for affordable housing), the Longfellow Corner parcel at 3823 MLKJ Way (no longer City-owned), 3050 International Blvd, 606 Clara St / 9418 Edes Ave, and the 3550–3614 Foothill Blvd cluster.
- **Active third-party license agreements with community-serving organizations.** Parcels operating under active license to community partners delivering programs that the City would need to unwind or relocate to repurpose the site. Examples include 1443 Derby (Native American Health Center), 2777 Foothill (East Bay Wilds Native Plant Nursery), 10451 MacArthur (Homies Empowerment Freedom Farm), and 1911 Telegraph (Oakland School for the Arts).
- **Very High Fire Hazard Severity Zone designation and slope.** Hillside parcels within the City's VHFHSZ overlay, where any interim use would require fire-hazard mitigation and slope remediation in advance of activation. These parcels are concentrated in the hillside areas of Districts 1, 4, 6, and 7, and include the Tunnel Road parcels at Hiller Drive, the Longcroft Drive lot, the 6226 Moraga Avenue/historic Montclair Firehouse, and other ridgeline properties.
- **Active greenspace adjacent to community facilities.** 9842 Koford Rd is the lawn of the Columbia Gardens Community Center and operates as active community greenspace; displacement of this open space is not compatible with program activation as currently presented.

- **Environmental contamination prohibitive of habitation.** The Oakland Army Base parcels at 101 Admiral Robert Toney Way and 2308 Wake Ave carry documented contamination prohibitive for human habitation (Council Information Report, June 7, 2022) and are also subject to active negotiations with Costco.
- **Parcel size below program threshold.** Several lots are too small to support a Safe Parking, Interim Housing, or Vehicle Storage program at meaningful scale. The clearest example is 7318 International Blvd / 73rd Ave at approximately 5,435 square feet. This threshold can be moved, resulting in increased costs for either development or operations per space or per person.
- **Active commercial parking serving neighborhood retail.** Parking lots in active use serving the parking needs of established commercial corridors (4000/4016 Howe – Piedmont Ave parking lot; 727 Walker – Grand Ave parking lot; Dimond Avenue parking; Scout Avenue parking). Displacement of this parking would carry significant commercial and corridor impacts.

### **RELATED PLANNING EFFORTS (Include All Applicable Plans)**

This item directly relates to the [Homelessness Strategic Action Plan](#) (HSAP) adopted by the City Council and to the implementation of the Encampment Abatement Policy (Resolution No. 91102). The City Property Inventory Tracker transmitted with this report will be used to inform the Office of Homelessness Solutions' work in accordance with the EAP and the HSAP to locate interim uses on relevant properties as funds become available.

### **FISCAL IMPACT**

This item is for informational purposes only and does not have a direct fiscal impact or cost.

Any future activation of sites under the Encampment Abatement Policy would require identified resources for both site development (site preparation, utility connections, capital improvements) and ongoing programming (operating costs, services, staffing). Identified funding for both components is a prerequisite to advancement. Activation will be brought before City Council through subsequent appropriation or programmatic actions as such resources are secured.

### **PUBLIC OUTREACH / INTEREST**

No outreach was deemed necessary for the proposed policy action beyond the standard City Council agenda noticing procedures because this informational report transmits a baseline inventory analysis prepared in response to a Council-directed deliverable and does not propose policy action. Public engagement related to specific Tier 1 site activations will occur through subsequent program and appropriation actions as those sites are advanced.

## **COORDINATION**

This report and the accompanying inventory analysis were prepared by the Office of Homelessness Solutions in coordination with the Real Estate Division of the Economic and Workforce Development Department; Community Homelessness Services within the Department of Human Services; and the Department of Transportation.

This report has been reviewed by the Office of the City Attorney. No Budget Bureau review is required, as this informational report does not include a budget request.

## **RACE AND EQUITY**

Homelessness in Oakland disproportionately impacts Black residents, as documented in the most recent Point-in-Time Count. The Encampment Abatement Policy (EAP) and the underlying Homelessness Strategic Action Plan (HSAP) are designed to bring people indoors and to reduce the disparate harms experienced by those living unsheltered.

Under the EAP, the Office of Homelessness Solutions will produce a separate equity report-out as a related EAP deliverable. That report will present the Racial Equity Impact Analysis (REIA) on EAP implementation and the equity-aligned outcome metrics that will be tracked to measure short- and long-term impacts of the policy. The City Property Inventory transmitted with this report will inform the equity report-out by establishing where City-owned land is available for interim activation and by enabling tracking of which Council Districts and communities are served as Tier 1 sites are advanced. The equity report-out will be developed in coordination with the Department of Race and Equity.

## **ACTION REQUESTED OF THE CITY COUNCIL**

Staff Recommends That The City Council Receive An Informational Report On The Inventory Of City-Owned Properties Analyzed For Use As Interim Shelter, Safe Parking, And Vehicle Storage Pursuant To The Encampment Abatement Policy.

For questions regarding this report, please contact;  
Cupid Alexander, Chief, Homelessness Solutions Office, at [calexander@oaklandca.gov](mailto:calexander@oaklandca.gov).

Respectfully submitted,

*Sofia Navarro*

Sofia Navarro (Jun 25, 2026 15:37:07 PDT)

---

**Sofia Navarro**  
Deputy City Administrator,  
City Administrators Office

Reviewed by:  
Kelley Kahn, Assistant Director, EWDD

Brendan Moriarty, Director of Real Estate,  
EWDD

Prepared by:  
Chief of Homelessness Solutions Office  
City Administrators Office

Attachments (1):

**Attachment A:** City Property Inventory Tracker