

CITY OF OAKLAND | Site Viability Matrix (Spring 2026)

#	Address	CD	Lot Size (sq ft)	Type	Zoning	Current Property and Infrastructure Status (April 2026)	Tier	Best Interim Activation	Recommended Action/Rationale (Key Barriers)	SAFE PARKING Viability & Rationale	INTERIM HOUSING (Cabin / Modular) Viability & Rationale	VEHICLE STORAGE Viability & Rationale
1	4000/4016 Howe St (Piedmont Ave parking lot)	1	43,262	Parking lot	CN-1	Well used parking lot serving commercial district; Paved surface; no dedicated utility hookups; active commercial parking	T3	Not Feasible	DO NOT ADVANCE – unless we can discuss potential displacement of active retail parking; Active commercial parking; commercial corridor impacts	[CONDITIONAL] Paved, 43k sf – physically suitable for safe parking. However, it is an active, heavily used commercial parking lot serving Piedmont.	[NO] Active commercial parking lot; no path to interim housing without terminating retail parking- if so, then a possibility.	[CONDITIONAL] Paved, 43k sf – physically suitable for vehicle storage, but active commercial parking use which would need mitigation.
2	Tunnel Rd at Hiller Dr	1	153,959	Lot	RH-2/S-10	Very High Fire Hazard Severity Zone; Unknown – no infrastructure; steep slope; no road access	T3	Not Feasible	DO NOT ADVANCE – fire hazard + slope; VHFHSZ; >13° slope; far from services	[NO] Steep slope >13° and designated Very High Fire Hazard Severity Zone (VHFHSZ). Vehicles cannot safely park on grades this steep; no safe.	[NO] Slope and VHFHSZ disqualify any habitation use. No utilities, no road access – cost to develop could be prohibitive.	[NO] Steep slope >13°; VHFHSZ. Vehicles cannot safely access or park.
3	1310 Oak St (Fire Alarm Bldg)	2	31,031	Bldg+lot	D-LM-4	Not suitable – under ENA for jazz museum. Contains active fiber optic hub for City/County; under use by City OPW Staff. ; Existing building (5,600 sf) + paved parking; utilities connected	T3	Not Feasible	DO NOT ADVANCE – under agreement; Committed ENA – jazz museum. Parking area under active lease to Lake Chalet.	[NO] Under active ENA for jazz museum development – not available. Note: Committed ENA (jazz museum). Parking area under	[NO] Committed to cultural development ENA. Parking area under active lease to Lake Chalet.	[NO] Parking area under active lease to Lake Chalet.
4	727 Walker Ave (Grand Ave parking lot)	2	28,934	Parking lot	RU-2/CN-2	Well used parking lot serving commercial district; Paved surface; no dedicated utility hookups; active commercial use	T3	Safe Parking	DO NOT ADVANCE – active commercial parking serving retail corridor; high utilization in neighborhood; Loses retail parking; commercial corridor impacts	[CONDITIONAL] Paved 28,934 sf lot – sufficient for 40-50 safe parking spaces. Physically ready. Primary barrier is active commercial retail parking use.	[NO] Active retail parking; could develop cabin or modular units if mitigation for the potential of eliminating parking access for nearby businesses.	[CONDITIONAL] Paved, 28k sf – suitable for vehicle storage overnight/off-hours. Active retail parking is primary barrier; would require time-limited agreement.
5	343 Wayne Place (Parkway parking lot)	2	14,285	Parking lot	CN-2/3	Parking lot serving commercial district; Paved surface; no dedicated utility hookups; active commercial use	T2	Safe Parking	HOLD – too small for scale; monitor; Small; active retail parking; community opposition	[CONDITIONAL] 14,285 sf paved – tight but could support 15-20 safe parking spaces in a restricted configuration. Active retail parking: same	[NO] Too small and - need to mitigate active parking use.	[CONDITIONAL] Small paved lot – could store 10-15 vehicles. Active retail use is barrier, tight for operations.
6	524 16th St (Rotunda Garage remainder)	3	6,699	Parking lot	CBD-C	Not suitable – leased to third party; Paved; existing structure; access easement limits use	T3	Not Feasible	DO NOT ADVANCE – constrained + leased; Leased to Rotunda Garage; access easement; too small	[NO] 6,699 sf – too small for any safe parking program. Also subject to an access easement and leased to Rotunda Garage, making it legally	[NO] Active lease, access easement, and size well below any threshold.	[NO] Too small (6,699 sf); active lease and access easement.
7	1800 San Pablo Ave	3	44,347	Parking lot	CBD-X	Active Fox Theater + adjacent youth recreation facility parking.; Paved (uneven surface); no utility hookups on record; requires grading	T2	Safe Parking	HOLD ; Commercial Corridor Impacts	[CONDITIONAL] 44,347 sf paved lot – physically one of the best safe parking candidates in D3. On Hold pending youth-use compatibility assessment / OSA	[NO] Adjacent to Oakland School for the Arts and Ice Center.	[CONDITIONAL] Large paved lot – physically suitable for vehicle storage. Youth-use adjacency (OSA/Ice Center) requires time-limited overnight-only operations. Assess compatibility with school calendar.
8	1911 Telegraph Ave	3	45,121	Lot	CBD-R/P	Not suitable – leased to Oakland School for the Arts; Unknown – unpaved surface; OSA active use; no dedicated hookups	T3	Not Feasible	DO NOT ADVANCE – occupied; Active license (OSA)	[NO] Licensed to Oakland School for the Arts for outdoor recreation – not available.	[NO] Active OSA license – occupied during school hours for student outdoor use.	[NO] Active OSA outdoor recreation license.
9	1707 Wood St	3	147,081	Lot	D-WS-7	Not suitable – in permitting for new permanent affordable housing; parking lot is interim use only; Unknown – unpaved; Oakland Ballers lease active; no hookups on record	T3	Not Feasible	DO NOT ADVANCE – site under agreement for disposition and development of affordable housing; parking lot is interim use only; Active Ballers parking lease	[NO] Leased to Oakland Ballers for overflow parking – not available while lease is active.	[NO] Active lease.	[NO] Active Oakland Ballers lease.
10	1606/1608 Chestnut St	3	3,018	Lot	RM-2/S-20	Not suitable – very small; between two homes; Unknown – bare lot; no utilities; between residential structures	T3	Not Feasible	DO NOT ADVANCE – too small; 3,018 sf – below minimum threshold	[NO] 3,018 sf – far below minimum threshold for any use. Would fit roughly 4 parking spaces-potentially.	[NO] Too small for any cabin or modular unit configuration.	[NO] Too small (3,018 sf).
11	Dimond parking lot (Sloan/Dimond Ave)	4	71,400	Parking lot	CN-1/RM-3	Not suitable – well used commercial parking lot; Paved; no dedicated utility hookups; active commercial parking	T3	Not Feasible	DO NOT ADVANCE – displaces retail parking; Active commercial parking; commercial corridor impacts	[NO] Active, heavily used commercial parking lot for Dimond retail district. Would need to discuss parking mitigation.	[NO] Active commercial use; mitigation needed and potential parking alternative.	[CONDITIONAL] Large paved lot (71,400 sf) – physically excellent for vehicle storage. Active commercial parking use is primary barrier; same constraints as Sites 5 and 6.

12	Median, Skyline/Stantonville	4	34,494	Lot	RD-1	Not suitable – VHFHSZ; sloped; far from services; Unknown — no infrastructure; slope >14°; no road access	T3	Not Feasible	DO NOT ADVANCE – fire/slope hazard; VHFHSZ; >14° slope	[NO] VHFHSZ; slope >14°. Vehicles cannot safely park here; no utilities or access.	[NO] VHFHSZ and slope disqualify all habitation uses.	[NO] Slope >14°; VHFHSZ. Not accessible for vehicles.
13	Scout Parking Lot (Mountain Blvd & Scout Rd)	4	32,000	Parking lot	RH-3/S-10	Not suitable – VHFHSZ; parking lot; Unknown — paved; active parking; no utility hookups on record	T3	Not Feasible	DO NOT ADVANCE – fire zone; VHFHSZ; active commercial parking	[NO] VHFHSZ designation disqualifies this site for any overnight use. Active commercial parking use adds a second barrier.	[NO] VHFHSZ disqualifies.	[NO] VHFHSZ; active parking use.
14	Longcroft Dr lot	4	5,985	Lot	RH-4	Not suitable – VHFHSZ; sloped; far from services; Unknown — bare hillside lot; no utilities; no road access	T3	Not Feasible	DO NOT ADVANCE – fire/slope hazard; VHFHSZ; steep	[NO] VHFHSZ; steep slope; far from services. Declared surplus but not yet released.	[NO] VHFHSZ and slope make development physically impossible at reasonable cost.	[NO] VHFHSZ; steep; no access.
15	6226 Moraga Ave (Montclair Firehouse)	4	39,535	Bldg+lot	RH-4	Not suitable – historic building; sloped; Council-directed lease negotiations for cultural arts center; Existing building (3,180 sf); parking area; utilities connected to structure	T3	Not Feasible	DO NOT ADVANCE – multiple constraints; Historic structure; active lease negotiations pursuant to council direction	[NO] VHFHSZ; historic structure; slope. Council has directed lease negotiations — not available for interim use.	[NO] Historic structure, slope, and VHFHSZ make all habitation uses infeasible.	[NO] VHFHSZ; slope; Council-directed use.
16	3801 E 8th St	5	39,261	Parking lot	D-CE-2	Potentially suitable; Paved surface; no dedicated utility hookups; OakDOT project pending	T2	Safe Parking	ADVANCE SHORT-TERM – use before road project displaces; coordinate with OakDOT; Will become 42nd Ave Extension (timeline TBD); active encampment	[CONDITIONAL] 39,261 sf paved lot — good physical candidate for 50–60 safe parking spaces in the near term. Will become the 42nd Avenue Extension.	[NO] Temporary status due to 42nd Ave Extension makes capital investment in modular/cabin housing fiscally irresponsible — infrastructure would need to be relocated within the construction window.	[YES] 39,261 sf paved — well-suited for vehicle storage in the near term before 42nd Ave Extension construction begins. Verify OakDOT timeline; if >18 months out, activate now.
17	E 12th & 23rd Ave	5	64,124	Lot	CIX-2	Potentially suitable – willing lessor letter provided for Urban Shelters proposal; Bare lot — no paving; no utility connections confirmed; utilities TBD	T1	Interim Housing (modular)	ADVANCE – largest available flat lot in D5; modular/cabin housing priority; Urban Shelters proposal in process; utility connections needed	[CONDITIONAL] 64,124 sf bare lot — paving cost would be needed before safe parking is viable. Urban shelters should be considered and safe markings.	[YES] Largest available flat lot in D5 with no active encumbrances. Urban Shelters proposal already in process. Target 40–60 modular units or community cabins. Utilities need to be assessed but site is physically appropriate. Best interim housing candidate in the eastern districts. Amara! benchmark: —\$65k/unit capital + \$25k–\$35k/unit/yr.	[CONDITIONAL] Unpaved bare lot — would need surfacing for vehicle storage.
18	23rd Ave & Calcot Place	5	4,777	Lot	CIX-2	Potentially suitable (small traffic island); Unknown — traffic island; no utilities; no safe vehicle access	T3	Not Feasible	DO NOT ADVANCE – too small + hazardous; 4,777 sf; traffic island – safety/access issues	[NO] 4,777 sf traffic island — safety and access issues make any vehicular use impossible.	[NO] Too small and physically inaccessible.	[NO] Traffic island; no safe vehicle access.
19	1443 Derby Ave	5	9,000	Lot	RM-4	Potentially suitable – small; licensed to community health licensee for parking; Unknown — paved; Native American Health Center (NAHC) license active; no independent hookups on file	T3	Not Feasible	DO NOT ADVANCE – under license; too small; Licensed to NAHC; 9,000 sf – below scale threshold	[NO] Licensed to Native American Health Center for parking — not available. Also at 9,000 sf, too small for a standalone safe parking program.	[NO] Active license; too small. Intended long-term use. Committed use: Affordable housing with new public library branch (intended).	[NO] Active NAHC license; 9,000 sf too small for meaningful vehicle storage.
20	3550–3614 Foothill Blvd	5	34,058	Lot	RU-5	Not suitable – ENA with affordable housing developer (affordable housing); Unknown — bare lot; ENA active; no utilities on record	T3	Not Feasible	DO NOT ADVANCE – committed; Active ENA – Unity Council affordable housing; environmental testing about to commence/ongoing	[NO] Under active ENA with Unity Council for affordable housing development.	[NO] Committed ENA — affordable housing.	[NO] Active ENA.
21	615 High St & Alameda Ave	5	31,033	Lot	D-CE-2	Active license for social services food distribution program on portion of lot; majority of parcel is unutilized. Paved former Safe RV site.; Paved (former Safe RV site) — prior utility hookups (water/sewer/electric) may still be in place; Trybe operations active on portion of lot	T2	Safe Parking	HOLD — pursue shared-use partnership with existing licensee on unutilized portion of lot. Prior Safe RV infrastructure may support co-located safe parking. Negotiate co-use terms before advancing.; Trybe license active; portion of lot unutilized	[YES] 31,033 sf paved lot — prior Safe RV site with infrastructure potentially still in place (utility hookups, lighting). Current Trybe fixed.	[NO] Shared-use model with Trybe does not leave sufficient contiguous space for modular units or cabin pads without displacing Trybe entirely — which is counter to the shared-use approach.	[YES] 31,033 sf paved — prior Safe RV site. Well-suited for RV/vehicle storage on unutilized portions. Trybe partnership allows co-use of remaining lot area.
22	3301 San Leandro St (Fruitvale TV)	5	25,015	Parking lot	HBX-1	Active parking license with community health clinic serving low-income patients at Fruitvale BART. Paved lot; high transit access.; Paved; active La Clinica parking license; no dedicated hookups for interim use	T2	Safe Parking	HOLD — negotiate shared-use or time-limited evening/overnight agreement with existing licensee. High transit access makes this a strong safe parking candidate if daytime clinical operations can be preserved.; La Clinica parking license; proximity to transit (BART)	[YES] 25,015 sf paved lot adjacent to Fruitvale BART station — one of the highest-transit-access safe parking sites on the list. La Clinica currently uses.	[NO] Proximity to BART is a positive, but La Clinica's parking needs and lot size constrain cabin or modular development. The lot is better utilized as safe parking given transit access.	[YES] 25,015 sf paved near Fruitvale BART — suitable for overnight/off-hours vehicle storage. La Clinica daytime parking use could be preserved with a time-share agreement. High transit access is added value for vehicle owners without stable housing.

23	2759/2777 Foothill Blvd	5	22,581	Lot	RU-5	Not suitable – licensed for plant nursery; Unknown — nursery operations active; no interim-use infrastructure	T3	Not Feasible	DO NOT ADVANCE – active license; Active East Bay Wilds license	[NO] Licensed to East Bay Wilds Native Plant Nursery — not available.	[NO] Active license.	[NO] Active nursery license.
24	6955 Foothill Blvd (73rd & Foothill)	6	53,160	Lot	CC-1	Active LDDA committed with community cultural organization and affordable housing developer. Site not available for interim use.; Unknown — bare lot; BCZ/LDDA active; no utility hookups on record	T3	Not Feasible	DO NOT ADVANCE – community agreement; BCZ community land agreement	[NO] Black Cultural Zone Akoma Market agreement — community land use commitment not suitable for conversion.	[NO] Community agreement; politically and culturally inappropriate to displace. Intended long-term use. Committed use; Affordable housing + cultural center (LDDA committed with BCZ & Eden Housing).	[NO] Active BCZ community agreement.
25	7318 International Blvd / 73rd Ave	6	5,435	Lot	CC-2	Not suitable – below size threshold for program infrastructure; Too small for program infrastructure	T3	Not Feasible	DO NOT ADVANCE – too small; 5,435 sf — below size threshold for program infrastructure	[NO] 5,435 sf — too small for program infrastructure.	[NO] Active lease; too small.	[NO] Too small for program infrastructure.
26	905 66th Ave	6	275,000	Lot	IG	Potentially suitable – FS29 planning + possible OUSD staging; Bare lot — flat; utilities possible but not confirmed; Phase I env. assessment required	T1	Interim Housing / Safe Parking	ADVANCE (phased) – largest available lot in D6; assess FS29 timeline and env. conditions; FS29 and possible OUSD staging; contamination unknown	[CONDITIONAL] 275,000 sf flat lot — safe parking is physically viable (could support 200+ spaces) but Phase I environmental assessment is	[YES] Largest available flat lot in D6, 275,000 sf. Phase I environmental assessment and FS29 construction timeline are gating items. Target 50–80 interim housing units in Phase 1 on the clean portion of the site, expand as environmental clearance is confirmed.	[YES] 275,000 sf flat lot — outstanding candidate for large-scale vehicle storage (200+ vehicles). Environmental assessment needed first.
27	Skyline Blvd near Keller Ave	6	22,869	Lot	RH-3	Not suitable – VHFHSZ; sloped; far from services; Unknown — hillside lot; no infrastructure; VHFHSZ	T3	Not Feasible	DO NOT ADVANCE – fire/slope hazard; VHFHSZ; slope	[NO] VHFHSZ; slope ~5° — while the slope is less extreme than other hills sites, VHFHSZ designation alone disqualifies overnight use.	[NO] VHFHSZ disqualifies.	[NO] VHFHSZ; slope.
28	Sterling Drive lot	7	38,704	Lot	RD-1	Not suitable – VHFHSZ; steeply sloped; Unknown — hillside lot; no infrastructure; VHFHSZ	T3	Not Feasible	DO NOT ADVANCE – fire/slope hazard; VHFHSZ; ~13° slope	[NO] VHFHSZ; ~13° slope — disqualifies all uses.	[NO] VHFHSZ and slope disqualify.	[NO] VHFHSZ; slope.
29	711 71st Ave (Coliseum City – misc)	7	52,982	Lot	D-CO-1	Former safe parking program vacated recently. Paved; utilities likely still in place. Site at risk of unauthorized encampment if left vacant.; Paved; prior Safe RV program — water, sewer, and electrical hookups likely still in place; program vacated recently	T1	Safe Parking	ADVANCE — former safe parking site with utilities likely still in place; fastest activation on the list. Leaving vacant creates immediate security risk. Confirm utility status before issuing operator RFP.; Former Safe RV — utilities may remain; CLOSED Jan 2024	[YES] 52,982 sf paved lot — prior Safe RV program closed last month. Utilities (water, sewer, electrical hookups) likely still functional.	[CONDITIONAL] Paved lot — would require platform pads or gravel beds for cabin placement. Not the fastest path given utilities are already in place for parking. Interim housing viable as a Phase 2 option if safe parking is established first and demand warrants expansion.	[YES] 52,982 sf paved — prior Safe RV site. Excellent for RV/vehicle storage; utilities in place. Fastest vehicle storage activation on the list.
30	7001 Snell St (Coliseum City – misc)	7	19,697	Lot	D-CO-1	BART parking MOU in place; small footprint; standalone viability limited; Paved; possible BART-related utilities; irregular shape limits access	T2	Safe Parking	HOLD – low standalone value; BART parking MOU; irregular shape; limited scale	[CONDITIONAL] 19,697 sf paved — irregular shape limits usable space. Possible BART agreement on record that may restrict use. 20–25 safe parking	[NO] Irregular shape, possible BART encumbrance, and small size make interim housing development impractical.	[CONDITIONAL] 19,697 sf paved — irregular shape limits vehicle maneuverability. Could store 20–30 vehicles. BART agreement status must be confirmed first.
31	710/728 73rd Ave (Coliseum City – East)	7	90,130	Lot	D-CO-1	Not suitable – environmental contamination; Unknown — contaminated site; no safe infrastructure access	T3	Not Feasible	DO NOT ADVANCE – contaminated; Known environmental contamination	[NO] Known environmental contamination disqualifies all uses until remediation is completed and cleared.	[NO] Contamination disqualifies.	[NO] Known environmental contamination; no vehicle use until remediation complete.
32	7425 San Leandro St (Coliseum City – East)	7	68,169	Lot	(unknown)	Unsanctioned encampment present; OPD/OFD report illegal activity threatening Hegenberger road structure; Unknown — under Hegenberger overpass; no utilities confirmed; Phase I env. assessment required; overpass provides weather cover	T1	Safe Parking (conditional)	ADVANCE – structured program response to unsanctioned encampment; Phase I ESA required first; Environmental condition unknown; under overpass (noise/weather)	[CONDITIONAL] 68,169 sf under Hegenberger overpass — significant noise and limited natural light, but physically large enough for 60–80	[NO] Chronic noise from overpass, limited light, and uncertain environmental condition make this unsuitable for any habitation use—could be considered if needed, would not recommend for now.	[YES] 68,169 sf under Hegenberger overpass — overpass provides weather protection, making this a strong vehicle/RV storage candidate. Phase I environmental assessment required. Overpass structure protects vehicles from weather — an operational advantage.
33	633 Hegenberger Rd (Homebase)	7	538,837	Parking lot	D-CO-2	Multiple active programs operating on clean portion of site. Unused portions have environmental contamination. City in discussions over potential sale of the site.; Partially active — paved; utilities connected on active program footprint; contamination on unused portions; do not expand infrastructure	T1	Multiple Programs (active)	MAINTAIN active program footprint only. Do not invest in new infrastructure. Begin contingency planning for relocation of all active programs — City in discussions over potential sale of the site. Timeline unknown but programs may need to relocate within approximately two years.; Active programs on clean portion; contamination on unused portion. CRITICAL: City in discussions over potential sale	[YES] ACTIVE — multiple safe parking and transitional housing programs operating at 633 Hegenberger (YSA, Covenant House, HCEB).	[YES] ACTIVE — Youth Spirit Artworks TH program and HCEB trailers represent active interim housing operations. Maintain only. No new investment. Begin identifying relocation sites for all programs given potential site sale.	[CONDITIONAL] 538,837 sf — significant area, but contamination on unused portions limits expansion. Vehicle storage feasible only on clean, paved sections already in use. Site subject to potential sale.

34	8280 MacArthur Blvd	7	6,713	Lot	RU-4	Low suitability – small; RFP for affordable housing forthcoming; Unknown — bare lot; committed to affordable housing RFP; no interim infrastructure	T3	Not Feasible	DO NOT ADVANCE – committed to affordable housing RFP; Small; RFP for affordable housing imminent	[NO] 6,713 sf — too small. RFP for affordable housing forthcoming. Note: 6,713 sf; committed to affordable housing RFP.	[NO] Committed to affordable housing RFP.	[NO] Too small; committed to affordable housing RFP.
35	8296 MacArthur Blvd	7	6,364	Lot	RU-4	Low suitability – small; RFP for affordable housing forthcoming; Unknown — bare lot; committed to affordable housing RFP; no interim infrastructure	T3	Not Feasible	DO NOT ADVANCE – committed to affordable housing RFP; Small; RFP for affordable housing imminent	[NO] 6,364 sf — too small. RFP for affordable housing forthcoming. Note: 6,364 sf; committed to affordable housing RFP.	[NO] Committed to affordable housing RFP.	[NO] Too small; committed to affordable housing RFP.
36	2824 82nd Ave / 8207 Golf Links Rd	7	6,915	Lot	RU-4/RD-1	Low suitability – small; sloped; RFP forthcoming; Unknown — sloped; no utilities; committed to RFP	T3	Not Feasible	DO NOT ADVANCE; ~10° slope; small; RFP for affordable housing imminent	[NO] ~10° slope and RFP for affordable housing forthcoming — not available for interim use. Note: Slope; committed to.	[NO] Slope and affordable housing RFP.	[NO] Slope; committed to affordable housing RFP.
37	8327/8329 Golf Links Rd	7	28,157	Lot	RD-1	Low suitability – sloped; RFP forthcoming; Unknown — sloped; no utilities; committed to RFP	T3	Not Feasible	DO NOT ADVANCE; ~12° slope; RFP imminent	[NO] ~12° slope; RFP for affordable housing forthcoming. Note: Slope ~12°; committed to affordable housing RFP.	[NO] Slope and committed RFP.	[NO] Slope; committed to affordable housing RFP.
38	9842 Koford Rd (Columbia Gardens)	7	15,947	Lot	RD-1	Potentially suitable – adjacent to homes; Unpaved grass — no utilities; adjacent homes; would require full site prep	T2	Not Feasible	HOLD – community engagement required before any activation; Adjacent residences; community greenspace character; unpaved	[NO] Unpaved grass; adjacent residences; serves as community greenspace. Safe parking would require signage and lighting.	[NO] Community greenspace character; adjacent homes; unpaved — combination of community position and infrastructure cost makes housing infeasible.	[NO] Unpaved grass; adjacent residences; community greenspace.
39	10451 MacArthur Blvd	7	22,465	Lot	CN-3	Active urban agriculture license with community organization. Site in continuous productive use.; Unknown — Freedom Farm active; no interim-use infrastructure	T3	Not Feasible	DO NOT ADVANCE – active license; Active Homies Empowerment license	[NO] Licensed to Homies Empowerment for Freedom Farm — active community land use commitment.	[NO] Active Homies Empowerment license.	[NO] Active Homies Empowerment license.
40	2656/2660 98th Ave	7	20,614	Lot	RD-1	Potentially suitable – sloped; adjacent to residences; Unknown — unpaved; sloped; no utilities confirmed	T2	Not Feasible	HOLD – low priority; infrastructure investment not cost-efficient; Slope; residential adjacency; unpaved; small scale	[NO] Unpaved, sloped, 20,614 sf adjacent to residences. Infrastructure investment to make this safe-parking-ready (roadway).	[NO] Slope, unpaved surface, and residential adjacency make interim housing impractical at reasonable cost.	[NO] Slope; unpaved; residential adjacency.
41	Barcelona St (Oak Knoll)	7	205,337	Lot	RH-3	Not suitable – VHFHSZ; distant from services; Unknown — hillside lot; ENA lapsed; VHFHSZ; no utilities; remote access	T2	Not Feasible	HOLD (upgraded from T3) — ENA lapsed . VHFHSZ and distance from services remain barriers for interim use. Possible Use: Affordable housing (long-term). Could advance for interim housing/parking if VHFHSZ and access issues are addressed.; VHFHSZ; far from services; former ENA . No current third-party encumbrance.	[NO] VHFHSZ and remoteness preclude safe parking. ENA lapsed — encumbrance removed but fire hazard zone remains.	[NO] VHFHSZ disqualifies interim housing. ENA lapsed — site is now unencumbered but long-term affordable housing is the appropriate use once VHFHSZ considerations are addressed by planning.	[NO] VHFHSZ; active ENA; remote location.
42	7000 Coliseum Way (Oakland Arena/Coliseum)	7	4,000,000	Bldg+lot	D-CO-2	Co-owned with Alameda County; property subject to disposition agreement; Existing buildings + surface lots — utilities connected to arena complex; County co-ownership gating access	T2	Congregate / Safe Parking (conditional)	HOLD – high potential scale but subject to disposition agreement; if sale is not completed, evaluate with County co-owner; County co-ownership; subject to OAC/CWP disposition agreement	[CONDITIONAL] Coliseum complex paved lots — significant surface parking available. County co-ownership and disposition agreements.	[CONDITIONAL] Existing arena and event center buildings could support large-scale interim housing conversion (200–400 people) at relatively low capital cost compared to new construction. County co-ownership and OAC/CWP agreements are the gating items. High-complexity, high-upside option if co-ownership can be resolved.	[YES] Coliseum complex surface lots — large paved areas suitable for significant vehicle/RV storage. County co-ownership is gating item. If County agreement is reached, this becomes the largest vehicle storage option in the inventory.
43	8000 S Coliseum Way (Malibu Lot)	7	383,328	Parking lot	D-CO-2	Surface lot only (no existing buildings); contamination capped under asphalt; co-owned with Alameda County; Paved — contamination capped under asphalt; do not disturb cap; no utility hookups confirmed for interim use; County co-use agreement required	T1	Safe Parking	ADVANCE – large capacity (383k sf); contamination under asphalt cap. Confirm County agreement; do not disturb cap.; County co-ownership; contamination capped under asphalt; confirm County co-use agreement	[YES] 383,328 sf fully paved lot — second-largest T1 site on the list. Contamination is capped under asphalt and is not an active barrier to safe parking.	[CONDITIONAL] Paved surface limits cabin placement options (requires platform pads). At 383k sf there is room to designate a portion for modular units alongside safe parking, but environmental cap means no ground disturbance. Evaluate as Phase 2 after safe parking is established.	[YES] 383,328 sf fully paved — excellent for vehicle/RV storage. Contamination capped under asphalt; do not disturb cap (no trenching). County co-use agreement is gating item. Could accommodate 200+ vehicles alongside safe parking operations.
44	101 Admiral Robert Toney Way (Oakland Army Base)	3	361,793	Lot	D-GI	Not suitable – leased to UCSF Benioff Children's Hospital for helipad; subject to negotiations with Costco; Bare lot; power available; subject to negotiations with Costco	T3	Not Feasible	DO NOT ADVANCE – environmental contamination; Prohibitive environmental contamination (see Council info report 6/7/2022); leased to UCSF Benioff Children's Hospital and subject to negotiations with Costco	[NO] Prior Oakland Army Base contamination; existing tenant (UCSF Benioff helipad); Costco negotiations underway.	[NO] Contamination disqualifies interim housing; site encumbered by existing lease and subject to negotiations with Costco.	[NO] Contamination disqualifies vehicle storage; site encumbered.

45	2308 Wake Ave (Oakland Army Base)	3	589,668	Lot	D-GI	Unutilized; subject to negotiations with Costco; Bare lot; no utilities	T3	Not Feasible	DO NOT ADVANCE – environmental contamination; Prohibitive environmental contamination (see Council info report 6/7/2022); subject to negotiations with Costco	[NO] Prior Oakland Army Base contamination; no utilities; pending Costco negotiations.	[NO] Contamination disqualifies interim housing; no utilities; subject to negotiations with Costco.	[NO] Contamination disqualifies vehicle storage; no infrastructure.
46	1529 Clay St (Henry Robinson SRO)	3	6,000 lot / 48,000 bldg	Building (SRO hotel)	D-DT-C	69 unit single room occupancy residential building. Vacated in November 2025 due to accumulated deferred maintenance.; Building with utilities (currently shut off); 48,000 building sf	T2	Interim Housing (conditional)	HOLD – identify capital funding source; evaluate Tier 1 viability if funding secured; \$32M in capital improvements required to re-occupy; funding source not identified	[NO] Building asset; not a surface parking candidate.	[CONDITIONAL] 48,000 building sf SRO hotel with existing utility infrastructure. Significant interim housing capacity if \$32M deferred maintenance can be funded. Highest-capacity interim housing candidate on the list if capital source identified.	[NO] Building asset; not a vehicle storage candidate.

**TIER LEGEND**

T1 – Ready / High probability of success

T2 – Usable but not cost-efficient or moderate barrier

T3 – Not feasible / Major barriers

TIER 1 SITES – ADVANCE NOW | Safe Parking · Interim Housing · Vehicle Storage

#	Address	CD	Lot SF	Best Interim Activation	Infrastructure (What It Has / Lacks)	Cost Per Unit Estimate	Key Action Required	SAFE PARKING Viability	INTERIM HOUSING Viability	VEHICLE STORAGE Viability
17	E 12th & 23rd Ave	5	64,124	Interim Housing (modular)	Bare lot — no paving; no utility connections confirmed; utilities TBD	TBD	Finalize Urban Shelters scope; assess utility connections; target 40–60 units	[CONDITIONAL] 64,124 sf bare lot — paving cost would be needed before safe parking is viable (est. \$150k–\$300k depending on surface). However, the Urban Shelters housing proposal is already in process for this site, making housing the clear priority. Safe parking should only be considered if housing falls through.	[YES] Largest available flat lot in D5 with no active encumbrances. Urban Shelters proposal already in process. Target 40–60 modular units or community cabins. Utilities need to be	[CONDITIONAL] Unpaved bare lot — would need surfacing for vehicle storage. Urban Shelters housing proposal takes priority; vehicle storage only if housing is delayed.
26	905 66th Ave	6	275,000	Interim Housing / Safe Parking	Bare lot — flat; utilities possible but not confirmed; Phase I env. assessment required	TBD	Phase I env. assessment; confirm FS29 timeline; target 50–80 units Phase 1	[CONDITIONAL] 275,000 sf flat lot — safe parking is physically viable (could support 200+ spaces) but Phase I environmental assessment is required first. If Phase 1 of interim housing development occupies the eastern portion of the lot, safe parking could be co-located on the western portion as an interim measure pending full build-out. Note: Vehicle storage: Yes — large scale (200+ vehicles) once environmental assessment completed.	[YES] Largest available flat lot in D6, 275,000 sf. Phase I environmental assessment and FS29 construction timeline are gating items. Target 50–80 interim housing units in Phase 1 on the clean portion of the site; expand as environmental clearance is confirmed. Amaral benchmark: ~\$55k/unit capital + \$25k–\$35k/unit/yr opex.	[YES] 275,000 sf flat lot — outstanding candidate for large-scale vehicle storage (200+ vehicles). Environmental assessment needed first. Phase in vehicle storage on cleared western portion while housing develops on the east.
29	711 71st Ave (Coliseum City – misc)	7	52,982	Safe Parking	Paved; prior Safe RV program — water, sewer, and electrical hookups likely still in place; program vacated recently	TBD	Verify utilities still functional; issue fast-track operator RFP; target 40–50 spaces	[YES] 52,982 sf paved lot — prior Safe RV program closed last month. Utilities (water, sewer, electrical hookups) likely still functional from prior activation. 40–50 safe parking spaces achievable within 21–30 days of decision. Fastest activation on the entire list. Leaving this vacant creates an immediate security problem.	[CONDITIONAL] Paved lot — would require platform pads or gravel beds for cabin placement. Not the fastest path given utilities are already in place for parking. Interim housing viable	[YES] 52,982 sf paved — prior Safe RV site. Excellent for RV/vehicle storage; utilities in place. Fastest vehicle storage activation on the list.
32	7425 San Leandro St (Coliseum City – East)	7	68,169	Safe Parking (conditional)	Under Hegenberger overpass — overpass provides weather protection; environmental condition unknown; access study needed	TBD	Conduct Phase I environmental assessment; access study; coordinate with OPD/OFD on structured replacement of unsanctioned use	[CONDITIONAL] 68,169 sf under Hegenberger overpass — significant noise but overpass provides weather protection. Physically large enough for 60–80 safe parking spaces. OPD/OFD report unsanctioned encampment and illegal activity threatening the Hegenberger road structure; structured program replacement is operationally compelling. Phase I environmental assessment required first.	[NO] Chronic noise from overpass, limited light, and uncertain environmental condition make this a potential with mitigation of the aforementioned issues.	[YES] 68,169 sf under Hegenberger overpass — overpass provides weather protection, making this a strong vehicle/RV storage candidate alongside safe parking. Phase I environmental assessment required.
33	633 Hegenberger Rd (Homebase)	7	538,837	Multiple Programs (active)	Partially active — paved; utilities connected on active program footprint; contamination on unused portions; do not expand infrastructure	TBD	Map clean vs. contaminated footprint; BEGIN CONTINGENCY PLANNING for program relocation — discussions over potential sale of the site in progress	[YES] ACTIVE — multiple safe parking and transitional housing programs operating at 633 Hegenberger (active program operators). Maintain active footprint only. Do not expand into contaminated unused portions.	[YES] ACTIVE — transitional housing program TH program and housing services program trailers represent active interim housing operations.	[CONDITIONAL] 538,837 sf — significant area, but contamination on unused portions limits expansion. Vehicle storage feasible only on clean, paved sections already in use. safe sale risk; do not invest in new vehicle storage infrastructure.

43	8000 S Coliseum Way (Malibu Lot)	7	383,328	Safe Parking	Paved — contamination capped under asphalt; do not disturb cap; no utility hookups confirmed for interim use; County co-use agreement required	TBD	Confirm County co-use agreement; do not disturb asphalt contamination cap; target 100+ spaces	<p>[YES]</p> <p>383,328 sf fully paved lot — second-largest T1 site on the list. Contamination is capped under asphalt and is not an active barrier to safe parking use. Do not disturb the cap (no trenching, no major grading). County co-use agreement is the gating item. Target 150–200 safe parking spaces.</p>	<p>[CONDITIONAL]</p> <p>Paved surface limits cabin placement options (requires platform pads). At 383k sf there is room to designate a portion for modular units alongside safe parking, but environmental cap means no ground disturbance. Evaluate as Phase 2 after safe parking is established.</p>	<p>[YES]</p> <p>383,328 sf fully paved — excellent for vehicle/RV storage. Contamination capped under asphalt; do not disturb cap (no trenching). County co-use agreement is gating item. Could accommodate 200+ vehicles alongside safe parking operations.</p>
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TIER 2 SITES – HOLD / MONITOR | Safe Parking · Interim Housing · Vehicle Storage

#	Address	CD	Lot SF	Best Interim Activation	Primary Barrier	Condition to Advance	Monitor By	SAFE PARKING Viability	INTERIM HOUSING Viability	VEHICLE STORAGE Viability
5	343 Wayne Place (Parkway parking lot)	2	14,285	Safe Parking	Active retail parking; small size	Retail parking study + political clearance	90 days	[CONDITIONAL] 14,285 sf paved — tight but could support 15-20 safe parking spaces in a restricted configuration. Active retail parking; same political barriers as Site 5. Too small to be cost-effective as a standalone program.	[NO] Too small and encumbered by active parking use.	[CONDITIONAL] Small paved lot — could store 10-15 vehicles. Active retail use is barrier; tight for operations.
16	3801 E 8th St	5	39,261	Safe Parking	42nd Ave Extension project will displace (TBD timeline)	Confirm OakDOT construction start; advance if >18 months out	30 days	[CONDITIONAL] 39,261 sf paved lot — good physical candidate for 50-60 safe parking spaces in the near term. Will become the [YES]	[NO] Temporary status due to 42nd Ave Extension makes capital investment in modular/cabin housing fiscally irresponsible — infrastructure would need to be relocated within the construction window.	[YES] 39,261 sf paved — well-suited for potential vehicle storage in the near term before 42nd Ave Extension construction begins.
21	615 High St & Alameda Ave	5	31,033	Safe Parking	Current social services licensee food distribution license	Negotiate social services licensee license end, prior RV infra may remain	60 days	[YES] 31,033 sf paved lot — prior Safe RV site with infrastructure potentially still in place (utility hookups, lightning)	[NO] Shared-use model with social services licensee does not leave sufficient contiguous space for modular units or cabin pads without displacing social services licensee entirely — which is counter to the shared-use approach.	[YES] 31,033 sf paved — prior Safe RV site. Well-suited for RV/vehicle storage on unutilized portions. Social services licensee partnership allows co-use of remaining lot area.
22	3301 San Leandro St (Fruitvale TV)	5	25,015	Safe Parking	community health clinic licensee parking license; high transit value	Negotiate shared use or license transition with community health clinic licensee	60 days	[YES] 25,015 sf paved lot adjacent to Fruitvale BART station — one of the highest-transit-access safe parking sites on record that may restrict use	[NO] Proximity to BART is a positive, but community health licensee's parking needs and lot size constrain cabin or modular development. The lot is better utilized as safe parking given transit access.	[YES] 25,015 sf paved near Fruitvale BART — suitable for overnight/off-hours vehicle storage. Community health clinic licensee daytime parking use could be preserved with a time-share agreement. High transit access is added value for vehicle owners without stable housing.
30	7001 Snell St (Coliseum City – misc)	7	19,697	Safe Parking	Irregular shape; possible BART agreement; limited scale	Confirm BART agreement status; assess standalone viability	45 days	[CONDITIONAL] 19,697 sf paved — irregular shape limits usable space. Possible BART agreement on record that may restrict use	[NO] Irregular shape, possible BART encumbrance, and small size make interim housing development impractical.	[CONDITIONAL] 19,697 sf paved — irregular shape limits vehicle maneuverability. Could store 20-30 vehicles. BART agreement status must be confirmed first.
38	9842 Koford Rd (Columbia Gardens)	7	15,947	Not Feasible	Adjacent homes; unpaved; community greenspace	Community engagement process; consent of adjacent residents	60 days	[NO] Unpaved grass; adjacent to residences; serves as community greenspace. Safe parking would	[NO] Community greenspace character; adjacent homes; unpaved — combination of community opposition and infrastructure cost makes housing infeasible.	[NO] Unpaved grass; adjacent residences; community greenspace.
40	2656/2660 98th Ave	7	20,614	Not Feasible	Slope; residential adjacency; unpaved	Grading study; community outreach	90 days	[NO] Unpaved, sloped, 20,614 sf adjacent to residences. Infrastructure investment to make this safe.	[NO] Slope, unpaved surface, and residential adjacency make interim housing impractical at reasonable cost.	[NO] Slope; unpaved; residential adjacency.
42	7000 Coliseum Way (Oakland Arena/Coliseum)	7	4,000,000+	Congregate / Safe Parking (conditional)	County co-ownership; complex governance; disposition agreements	County MOU; OAC/CWP agreement alignment; major capital plan	6 months	[CONDITIONAL] Coliseum complex paved lots — significant surface parking available. County co-ownership and disposition	[CONDITIONAL] Existing arena and event center buildings could support large-scale interim housing conversion (200-400 people) at relatively low capital cost compared to new construction. County co-ownership and OAC/CWP agreements are the gating items. High-complexity, high-upside option if governance can be resolved.	[YES] Coliseum complex surface lots — large paved areas suitable for significant vehicle/RV storage. County co-ownership is gating item. If County agreement is reached, this becomes the largest vehicle storage option in the inventory.
7	1800 San Pablo Ave	3	44,347	Safe Parking	Adjacent public school (youth school) + Ice Center (youth/families) adjacency; incoming transitional housing facility TAY (52 units) coming online 30 days; Fox Theater + Ice Center active parking	Youth-use compatibility assessment; consult adjacent public school + Ice Center; confirm whether	45 days (post site-visit)	[CONDITIONAL] 44,347 sf paved lot — physically one of the best safe parking candidates in D3. On Hold pending youth-use	[NO] Adjacent to adjacent public school and Ice Center. Interim housing cabins or modular units would represent a permanent land use conflict with active school operations. Youth-use compatibility concern is disqualifying for housing.	[CONDITIONAL] Large paved lot — physically suitable for vehicle storage. Youth-use adjacency (adjacent public school/Ice Center) requires time-limited overnight-only operations. Assess compatibility with school calendar.

41	Barcelona St (Oak Knoll)	7	205,337	Not Feasible	VHFHSZ, far from services; unpaved hills access. ENA lapsed 2025 — no current encumbrance.	ENA lapsed — encumbrance removed. VHFHSZ and distance from services remain barriers for interim use. Engage planning on long-term.	90 days	[NO] VHFHSZ and remoteness preclude safe parking. ENA lapsed (4/29/26) — encumbrance removed but fire.	[NO] VHFHSZ disqualifies interim housing. ENA lapsed — site is now unencumbered but long-term affordable housing is the appropriate use once VHFHSZ considerations are addressed by planning.	[NO] VHFHSZ, active ENA; remote location.
46	1529 Clay St (Henry Robinson SRO)	3	6,000 lot / 48,000 bldg	Interim Housing (conditional)	\$32M in capital improvements required to re-occupy	Capital funding source identified; building condition assessment confirms scope	90 days	[NO] Building asset; not a surface parking candidate.	[CONDITIONAL] 48,000 building sf SRO hotel with existing utility infrastructure (currently shut off). Highest-capacity interim housing candidate on the list if the \$32M deferred maintenance can be funded. Vacated November 2025; condition assessment needed to confirm scope.	[NO] Building asset; not a vehicle storage candidate.

**TIER 3 SITES – DO NOT ADVANCE | No viable use for Safe Parking, Interim Housing, or Congregate Shelter**

#	Address	CD	Lot SF	Type	Zoning	April 2026 Status	Primary Barrier(s)	Disqualifying Criterion	Disposition
1	4000/4016 Howe St (Piedmont Ave parking lot)	1	43,262	Parking lot	CN-1	Well used parking lot serving commercial district	Active commercial parking	Multiple barriers	Reassess if conditions change
2	Tunnel Rd at Hiller Dr	1	153,959	Lot	RH-2/S-10	Very High Fire Hazard Severity Zone	VHFHSZ; >13° slope; far from services	Very High Fire Hazard Severity Zone	Permanent exclusion — fire safety policy
3	1310 Oak St (Fire Alarm Bldg)	2	31,031	Bldg+lot	D-LM-4	Not suitable – under ENA for jazz museum	Committed ENA – jazz museum	Active ENA / Disposed	Monitor ENA expiration; reassess if deal falls through
4	727 Walker Ave (Grand Ave parking lot)	2	28934	Parking lot	RU-2/CN-2	Well used parking lot serving commercial district	High utilization parking serving retail corridor	Active commercial parking use that cannot reasonably be displaced	DO NOT ADVANCE
6	524 16th St (Rotunda Garage remainder)	3	6,699	Parking lot	CBD-C	Not suitable – leased to third party	Leased; access easement; too small	Active 3rd-party encumbrance	Monitor license expiration; reassess if available
8	1911 Telegraph Ave	3	45,121	Lot	CBD-R/P	Not suitable – leased to Oakland School for the Arts	Active license (adjacent public school)	Active 3rd-party encumbrance	Monitor license expiration; reassess if available
9	1707 Wood St	3	147,081	Lot	D-WS-7	Not suitable – in permitting for new permanent affordable housing; parking lot is interim use only	Active Ballers parking lease	Active 3rd-party encumbrance	Monitor license expiration; reassess if available
10	1606/1608 Chestnut St	3	3,018	Lot	RM-2/S-20	Not suitable – very small; between two homes	3,018 sf – below minimum threshold	Below minimum size threshold	Too small for any scalable intervention
11	Dimond parking lot (Sloan/Dimond Ave)	4	71,400	Parking lot	CN-1/RM-3	Not suitable – well used commercial parking lot	Active commercial parking; community opposition	Multiple barriers	Reassess if conditions change
12	Median, Skyline/Stantonville	4	34,494	Lot	RD-1	Not suitable – VHFHSZ; sloped; far from services	VHFHSZ; >14° slope	Very High Fire Hazard Severity Zone	Permanent exclusion — fire safety policy
13	Scout Parking Lot (Mountain Blvd & Scout Rd)	4	32,000	Parking lot	RH-3/S-10	Not suitable – VHFHSZ; parking lot	VHFHSZ; active commercial parking	Very High Fire Hazard Severity Zone	Permanent exclusion — fire safety policy
14	Longcroft Dr lot	4	5,985	Lot	RH-4	Not suitable – VHFHSZ; sloped; far from services	VHFHSZ; steep; declared surplus	Very High Fire Hazard Severity Zone	Permanent exclusion — fire safety policy
15	6226 Moraga Ave (Montclair Firehouse)	4	39,535	Bldg+lot	RH-4	Not suitable – historic building; sloped; Council-directed lease negotiations for cultural arts center	Historic structure; slope; council direction	Slope >10° (unusable)	Permanent exclusion — slope/access
18	23rd Ave & Calcot Place	5	4,777	Lot	CIX-2	Potentially suitable (small traffic island)	4,777 sf; traffic island – safety/access issues	Below minimum size threshold	Too small for any scalable intervention
19	1443 Derby Ave	5	9,000	Lot	RM-4	Potentially suitable – small; licensed to community health licensee for parking	Licensed to community health licensee; 9,000 sf – below scale threshold	Active 3rd-party encumbrance	Monitor license expiration; reassess if available
20	3550–3614 Foothill Blvd	5	34,058	Lot	RU-5	Not suitable – ENA with affordable housing developer (affordable housing)	Active ENA – affordable housing developer affordable housing	Active ENA / Disposed	Committed to affordable housing — do not disturb
23	2759/2777 Foothill Blvd	5	22,581	Lot	RU-5	Not suitable – licensed for plant nursery	Active community nursery licensee license	Active 3rd-party encumbrance	Monitor license expiration; reassess if available

24	6955 Foothill Blvd (73rd & Foothill)	6	53,160	Lot	CC-1	Active LDDA committed with community cultural organization and affordable housing developer. Site not available for interim use.	community organization community land agreement	<b>Active 3rd-party encumbrance</b>	Reassess if conditions change
25	7318 International Blvd / 73rd Ave	6	5,435	Lot	CC-2	Not suitable – below size threshold for program infrastructure	5,435 sf; below size threshold for program infrastructure	<b>Below minimum size threshold</b>	Too small for any scalable intervention
27	Skyline Blvd near Keller Ave	6	22,869	Lot	RH-3	Not suitable – VHFHSZ; sloped; far from services	VHFHSZ; slope	<b>Very High Fire Hazard Severity Zone</b>	Permanent exclusion — fire safety policy
28	Sterling Drive lot	7	38,704	Lot	RD-1	Not suitable – VHFHSZ; steeply sloped	VHFHSZ; ~13° slope	<b>Very High Fire Hazard Severity Zone</b>	Permanent exclusion — fire safety policy
31	710/728 73rd Ave (Coliseum City – East)	7	90,130	Lot	D-CO-1	Not suitable – environmental contamination	Known environmental contamination	<b>Environmental contamination</b>	Reassess if remediation completed
34	8280 MacArthur Blvd	7	6,713	Lot	RU-4	Low suitability – small; RFP for affordable housing forthcoming	Small; RFP imminent	<b>Active ENA / Disposed</b>	Committed to affordable housing — do not disturb
35	8296 MacArthur Blvd	7	6,364	Lot	RU-4	Low suitability – small; RFP for affordable housing forthcoming	Small; RFP imminent	<b>Active ENA / Disposed</b>	Committed to affordable housing — do not disturb
36	2824 82nd Ave / 8207 Golf Links Rd	7	6,915	Lot	RU-4/RD-1	Low suitability – small; sloped; RFP forthcoming	~10° slope; small; RFP imminent	<b>Slope &gt;10° (unusable)</b>	Permanent exclusion — slope/access
37	8327/8329 Golf Links Rd	7	28,157	Lot	RD-1	Low suitability – sloped; RFP forthcoming	~12° slope; RFP imminent	<b>Slope &gt;10° (unusable)</b>	Permanent exclusion — slope/access
39	10451 MacArthur Blvd	7	22,465	Lot	CN-3	Active urban agriculture license with community organization. Site in continuous productive use.	Active community urban agriculture licensee license	<b>Active 3rd-party encumbrance</b>	Monitor license expiration; reassess if available
44	101 Admiral Robert Toney Way (Oakland Army Base)	3	361793	Lot	D-GI	Not suitable – leased to UCSF Benioff Children's Hospital for helipad; subject to negotiations with Costco	Prohibitive environmental contamination (see Council info report 6/7/2022); leased to UCSF Benioff Children's Hospital and subject to negotiations with Costco	<b>Environmental contamination + active disposition</b>	DO NOT ADVANCE
45	2308 Wake Ave (Oakland Army Base)	3	589668	Lot	D-GI	Unutilized; subject to negotiations with Costco	Prohibitive environmental contamination (see Council info report 6/7/2022); subject to negotiations with Costco	<b>Environmental contamination + subject to negotiations with Costco</b>	DO NOT ADVANCE

*DISPOSITION KEY: 'Permanent exclusion' = never reassess | 'Monitor ENA/license expiration' = flag for 12-month review | 'Reassess if remediation completed' = requires Phase I/II clearance first*

## SITE ASSESSMENT DECISION FRAMEWORK — Encampment Abatement Policy 90-Day Response

Evaluation Criterion	T1 (Ready)	T2 (Hold)	T3 (Not Feasible)	Data Source	Weight	Notes
Site Size	≥20,000 sf	10,000–20,000 sf	<10,000 sf	Attachment A/B lot size	High	Minimum 20k for safe parking; 30k+ for SOS/housing
Surface Condition	Paved / flat	Unpaved but gradeable	Steeply sloped >10°	Attachment A notes; site visit	High	Slope >10° triggers Tier 3 per Amara framework
3rd-Party Encumbrance	None / expiring soon	Active license (neg. possible)	Active ENA or disposal	Attachment A status col.	Critical	ENAs and disposals = automatic T3
Fire Hazard Zone	Not in VHFHSZ	Adjacent VHFHSZ	In VHFHSZ	CAL FIRE FHSZ map	Critical	VHFHSZ = automatic T3 per policy + insurance
Infrastructure Readiness	Utilities in place / paved	Utilities nearby	No utilities; contamination	EWD/DOT records; Phase I ESA	High	Former intervention sites score T1 on this criterion
Proximity to Services	<1 mile transit + services	1–3 miles	>3 miles + isolated	GIS transit overlay	Medium	Services = transit, food, healthcare, case management
Time to Delivery	0–90 days	90–180 days	>180 days or unknown	Operator RFP estimates	High	90-day policy window drives T1 threshold
Cost Per Unit (CPU)	≤\$15k/sp/yr or ≤\$70k/unit cap	\$15k–\$25k/sp/yr	\$25k+/sp/yr or unknown	Amara research benchmarks	High	Benchmarks: SafePark \$8-15k; Cabins \$50-80k cap + \$25-35k opex
Cost Per Person (CPP)	≤\$20k/person/yr	\$20k–\$35k/person/yr	>\$35k/person/yr	Amara research benchmarks	High	CPP = total annual cost + persons served
Community/Political Feasibility	Council support or neutral	Negotiable	Active opposition / CD block	Council direction; community input	Medium	Loss of retail parking = medium-high opposition risk
Environmental Condition	Clean or minor remediation	Phase I needed	Known contamination	Phase I ESA reports	Critical	Known contamination = T3 pending remediation clearance
Scalability	Serves 30+ people	Serves 10–29 people	<10 people or unknown	Site size + program type	Medium	Scale floor: sites <10 people not cost-efficient at system level

CPU/CPP BENCHMARKS (Amara Research Cross-Reference) | Safe Parking: \$8k–\$15k/space/yr | SOS: \$12k–\$20k/person/yr | Community Cabins: \$50k–\$80k/unit capital + \$25k–\$35k/unit opex | Tiny Homes: \$60k–\$90k/unit capital