

CITY OF OAKLAND



CITY HALL • 1 FRANK H. OGAWA PLAZA • OAKLAND, CALIFORNIA 94612

REBECCA KAPLAN
Vice Mayor
atlarge@oaklandnet.com

(510) 238-7008
FAX: (510) 238-6910
TDD: (510) 839-6451

Date: May 26, 2021
To: Members of City Council and Members of the Public
From: Vice Mayor Rebecca Kaplan
Subject: Available Properties for Homeless Intervent

Dear Colleagues and Members of the Public:

As part of the numerous homeless policies set forth by this Council, we have stated that no one council district should bear the responsibility for the placement of homeless interventions. Effective strategies should be located in all parts of our City to help equitably provide for community needs.

I have attached a spreadsheet (Attachment A) that contains a list of City Owned Properties, Coliseum City Owned Properties, and Non-City Owned Properties. As a Council, we have the opportunity to review these lists and identify what type of intervention we would like to see go on specific parcels in our districts.

We have a variety of interventions at our disposal for placement in Council districts. Rapid Build Modular Housing is an option that can get deeply affordable housing built faster. Council members should all endeavor to identify at least one site that could be used for rapid-build housing construction. Use of existing hotels, dormitories, and similar existing buildings is an option for an intervention that has an immediate impact by getting people off of the streets right away. (And there is expected availability of State and Federal funds to support these efforts.) And, importantly, with numerous people living in RVs, vans, vehicles and more, one important way to improve community health and safety is by setting up managed RV/parking locations, that would have safety, sanitation, trash removal and water and sewage systems, and thus, all Council members are asked to help identify preferable sites in their districts for such uses. RV/parking sites could be managed ultimately on a sliding scale basis depending on income level and include having staffing and support to help ensure they are effective.

By utilizing all of Oakland's resources, we can begin to create solutions that make a difference in one of the most significant issues confronting the city today. Every Council district must contribute in a way that matches the magnitude of the concerns that homelessness creates for our unsheltered neighbors.

Sincerely,

A handwritten signature in purple ink that reads "Rebecca Kaplan".

Rebecca Kaplan, Oakland Vice Mayor

City Council
June 1, 2021
File #21-0373

Attachment A: (1) City- Vacant Lots of Significance Size, (2) Coliseum City Owed Parcels List, and (3) Non-City Owned Lots.

(1) City-owned Vacant Lots of Significance Size, Excluding Parks & Open Space

#	Address	Council District	APN	Type	Bldg Size	Lot Size	Zoning	Declared surplus?	Status	Staffs comments on Suitability	Council Recommended Usage
1	3823 MLKJ Way 3829 MLKJ Way (Longfellow Corner)	1	12-964-5 12-964-4	lot/land	0	9,125	CN-3		Under ENA with Resources for Community Development for development of affordable housing.	Not suitable (under agreement with another party)	
2	4000 Howe St 4016 Howe St (Piedmont Ave parking lot)	1	12-993-4 12-993-5 12-993-6-1	parking lot	0	43,262	CN-1		Active parking lot for retail district.	well used parking lot	
3	Tunnel Road at Hiller Drive	1	48H-7526-7 48H-7590-3	lot/land	0	153,959	RH-2/S-10 RH-4/S-10		Slope greater than 13 degrees and far from services	Not suitable (steeply sloped and far from services)	
4	1310 Oak St (Fire Alarm Bldg)	2	2-91-1	bldg, parking lot	5,600	31,031	D-LM-4	Y	Declared surplus. Under ENA for development of jazz museum.	Not suitable (under agreement with another party)	
5	727 Walker Ave (Grand Ave parking lot)	2	11-836-16 11-836-29-1	parking lot	0	28,934	RU-2 CN-2		Active parking lot for retail district.		
6	343 Wayne Place (Parkway parking lot)	2	21-224-7-3 21-224-38	parking lot	0	14,285	CN-2 CN-3		Active parking lot for retail district.		
7	524 16th St (Rotunda Garage remainder)	3	8-620-9-3	parking lot	0	6,699	CBD-C	Y	Declared surplus but not yet released for proposals. Leased for parking to Rotunda garage. Also, constrained by access easement.	Not suitable (too small and constrained)	
8	1800 San Pablo Ave	3	8-642-18	parking lot	0	44,347	CBD-X	Y	Declared surplus but not yet released for proposals.		
9	1911 Telegraph Ave	3	8-716-58	lot/land	0	45,121	CBD-R, CBD-P	Y	Declared surplus but not yet released for proposals. Licensed to Uptown-Lake Merritt Business Improvement District for activations including Tupac Shakur museum	Not suitable (under agreement with another party)	
10	1707 Wood St	3	18-310-7-7 18-310-14	lot/land	0	147,081	D-WS-7		Under ENA with MidPenn and Habitat for Humanity for affordable housing development.	Not suitable (under agreement with another party)	
11	1606 Chestnut St 1608 Chestnut St	3	5-387-14 5-387-15	lot/land	0	3,018	RM-2/S-20			Low suitability (small)	
12	Sloan St 3400 Dimond Ave 3408 Dimond Ave 3408 Dimond Ave 3416 Dimond Ave (Dimond parking lot)	4	26-836-11-2 26-836-13 26-836-14-1 26-836-14-2 26-836-15	parking lot	0	71,400	CN-1 RM-3 RM-3 RM-3 RM-3		Active parking lot for retail district.		
13	Median between Skyline Blvd and Stantonville Drive	4	37A-3149-26	lot/land	0	34,494	RD-1		Slope greater than 14 degrees	Not suitable (steeply sloped)	
14	Parking lot at Mountain Blvd and Scout Rd (Scout Parking Lot)	4	no APN	parking lot	0	32,000	RH-3/S-10				
15	Longcroft Dr lot	4	48D-7277-32	lot/land	0	5,985	RH-4	Y	Steep, undeveloped residential lot in the hills. Declared surplus but not yet released for proposals.	Not suitable (steeply sloped and far from services)	
16	6226 Moraga Ave (Montclair Firehouse)	4	48F-7361-11 48F-7361-12	bldg, lot/land	3,180	39,535	RH-4	Y	Declared surplus but not yet released for proposals.	Not suitable (historic structure, sloped and heavily vegetated)	
17	3801 E 8th St	5	33-2250-18-8 33-2250-18-6	parking lot	0	39,261	D-CE-2		2 adjacent parcels near Home Depot, currently housing a large encampment. Will become the 42nd Avenue Extension.		
18	E 12th & 23rd Ave	5	19-101-5	lot/land	0	64,124	CIX-2		Recently relieved of use by OakDOT		
19	23rd Ave & Calcot Place	5	19-99-4	lot/land	0	4,777	CIX-2		requested by community from Union Pt. Park as co-governed encampment site		
20	1443 Derby Ave	5	25-720-2-1	lot/land	0	9,000	RM-4	Y	Declared surplus but not yet released for proposals.		
21	3550 Foothill Blvd 3566 Foothill Blvd 3600 Foothill Blvd 3614 Foothill Blvd	5	32-2115-38-1 32-2115-37-1 32-2084-51 32-2084-50	lot/land	0	34,058	RU-5	Y	Declared surplus and in discussion with interested parties.		
22	615 High St & Alameda Ave Sites	5	33-2203-2 33-2203-9 33-2203-10	lot/land	0	31,033	D-CE-2		Safe RV Parking Site	Current intervention	
23	3050 International Blvd	5	25-719-7-1	lot/land	0	32,516	CC-2	Y	Declared surplus and under active ENA for affordable housing development; active license agreement with Native American Health Center during construction	Not suitable (under agreement with another party)	
24	1449 Miller Ave	5	20-153-6	lot/land	0	11,969	RM-2	Y	Formerly Miller Library, active Community Cabin site	Current intervention	
25	3301 San Leandro St	5	33-2187-3-2	parking lot	0	25,015	HBX-1		Fruitvale Transit Village parcel, leased to La Clínica de la Raza for parking	Not suitable (under agreement with another party)	
26	2777 Foothill Blvd 2759 Foothill Blvd	5	25-733-8-2 25-733-8-3	lot/land	0	22,581	RU-5	Y	Declared surplus but not yet released for proposals. Leased to East Bay Wilds Native Plant Nursery	Not suitable (under agreement with another party)	

(1) City-owned Vacant Lots of Significance Size, Excluding Parks & Open Space (Continued)

#	Address	Council District	APN	Type	Bldg Size	Lot Size	Zoning	Declared surplus?	Status	Suitability	Council Recommended Usage
27	6955 Foothill Blvd (73rd & Foothill)	6	39-3291-20	lot/land	0	53,160	CC-1	Y	Declared surplus and in discussion with interested parties. Licensed to Black Cultural Zone for Akoma Market.	Not suitable (under agreement with another party)	
28	7318 International Blvd 73rd Ave	6	40-3317-32 40-3317-48-13	lot/land	0	5,435	CC-2	Y	Leased to adjacent MetroPCS.	Not suitable (under agreement with another party)	
29	905 66th Ave	6	41-4056-4-4	lot/land	0	275,000	IG		Leased to Cypress Mandela Training Center	Not suitable (under agreement with another party)	
30	Shoulder of Skyline Blvd near Keller Ave	6	48-6869-1	lot/land	0	22,869	RH-3		Approximately 5 degree slope.	Not suitable (steeply sloped)	
31	Lot on Sterline Drive	7	40A-3449-23-1	lot/land	0	38,704	RD-1		Approximately 13 degree slope	Not suitable (steeply sloped)	
32	796 66th Ave 66th Ave (Coliseum City - North)	7	41-3901-4 41-3901-10	parking lot lot/land	0	197327 94525	D-CO-2	Y	Declared surplus but not yet released for proposals. Used as Coliseum overflow parking although inactive due to COVID.		
33	711 71st Ave (Coliseum City - misc)	7	41-4170-1-2	lot/land	0	52,982	D-CO-1	Y	Declared surplus but not yet released for proposals. Current Safe RV Parking Site	Current intervention	
34	7001 Snell St (Coliseum City - misc)	7	41-4170-5-4	lot/land	0	19,697	D-CO-1	Y	Declared surplus but not yet released for proposals.		
35	710 73rd Ave 728 73rd Ave 73rd Ave (Coliseum City - East)	7	41-4173-3-6 41-4173-2-2 41-4173-1-3	lot/land	0	90,130	D-CO-1	Y	Declared surplus but not yet released for proposals.		
36	7425 San Leandro St (Coliseum City - East)	7	41-4173-5-1	lot/land	0	68,169					
37	633 Hegenberger Rd (HomeBase Lot)	7	42-4328-1-16	parking lot	0	538,837	D-CO-2		Leased for homeless programs: Youth Spirit Artworks TH program, Covenant House youth shelter, and Housing Consortium of the East Bay trailers	Current intervention	
38	8280 MacArthur Blvd	7	43A-4644-26	lot/land	0	6,713	RU-4	Y	Declared surplus but not yet released for development proposals	Low suitability (small)	
39	8296 MacArthur Blvd	7	43A-4644-28	lot/land	0	6,364	RU-4	Y	Declared surplus but not yet released for development proposals	Low suitability (small)	
40	2824 82nd Ave 8207 Golf Links Rd	7	43A-4644-2-2 43A-4644-25-9	lot/land	0	6,915	RU-4 RD-1		Approximately 10 degree slope	Not suitable (steeply sloped)	
41	8327 Golf Links Rd 8329 Golf Links Rd	7	43A-4644-9-2 43A-4651-9-15	lot/land	0	28,157	RD-1		Approximately 12 degree slope	Not suitable (steeply sloped)	
42	606 Clara St 9418 Edes Ave	7	44-5014-6-3 44-5014-5	lot/land	0	26,311	RM-4	Y	Declared surplus and in discussion with interested parties.		
43	9842 Koford Rd (Columbia Gardens Community Center lawn)	7	45-5322-7-3	lot/land	0	15,947	RD-1			Low suitability (community greenspace)	
44	10451 MacArthur Blvd	7	47-5576-7-3	lot/land	0	22,465	CN-3	Y	Declared surplus but not yet released for development proposals		
45	2656 98th Ave 2660 98th Ave	7	48-5617-9-1 48-5617-10-4	lot/land	0	20,614	RD-1			Low suitability (sloped)	
46	Barcelona St (Oak Knoll)	7	48-6870-2	lot/land	0	205,337	RH-3	Y	Declared surplus and in discussion with interested parties.		
47	7000 Coliseum Way (Coliseum, Oakland Arena)	7	41-3901-8 41-3901-9	bldg, parking lot			D-CO-2		Co-owned with County		
48	8000 S Coliseum Way (Malibu Lot)	7	42-4328-1-24	parking lot	0	383,328	D-CO-2	Y	Co-owned with County		

(2) Coliseum City Owed Parcels List

#	Street Address	District	Parcel Number	Existing Land Use	Bldg size	Acres or Sqft	Zoning	Declared Surplus ?	Owner Name	Council Recommended Usage
49	728 73RD AVE	7	041 417300202	Vacant lot used for Coliseum overflow parking.		15199.392			CITY OF OAKLAND	
50	0 AV	7	041 417300103	Vacant lot used for Coliseum overflow parking.		13731.071			CITY OF OAKLAND	
51	695 HEGENBERGER RD	7	042 432800127	Vacant lot used for Coliseum storage and events.		2.01			CITY OF OAKLAND	
52	0 AV	7	041 390100705	Improved lot used for Amtrak Capitol Corridor pkg.		30528.32			CITY OF OAKLAND	
53	711 71ST AVE	7	041 417000102	Vacant Lot currently used for homeless RV pkg.		1.22			CITY OF OAKLAND	
54	796 66TH AVE	7	041 390100400	Vacant lot used for Coliseum overflow parking.		4.59			CITY OF OAKLAND	

(3) Non-City-owned Vacant Lots of Significant Size

#	Address	Council District	APN	Type	Bldg Size	Lot Size	Zoning	Owner	Status
1	3924 MLKJ Way 645 40th St 40th St	1	12-969-29 12-969-30 12-969-41-2	lot/land		10,309	S-15	BART	3 adjacent parcels; possible contamination, BART is evaluating
2	51 9th St	2	1-169-1	parking lot	0	60,260	D-LM-2	BART	Lake Merritt BART Station, in use
3	800 Madison St	2	1-171-1	park/plaza	0	59,991	D-LM-2	BART	Lake Merritt BART Station plaza
4	598 Oak St	2	N/A	parking lot	0	~70,000	D-LM-4	Caltrans	Currently leased from Caltrans and used for Oak Street Community cabins
5	1105 2nd Ave	2	19-27-13-3	bldg		45,813	D-LM-1	OUSD	Formerly Dewey Academy HS, RFP issued in 2014, status unknown
6	1225 4th Ave	2	20-126-14-1	bldg, parking lot		86,321	D-LM-1	State of California	EDD, in use, identified in the Oakland Lake Merritt Specific Plan
7	286 14th St	3	8-626-21	bldg		9,800	D-LM-2	Alameda County	
8	3501 Mandela Pkwy	3	N/A	lot/land	0	69,000	CIX-1D/S-19	Caltrans	Currently leased from Caltrans and used for Mandela community cabins
9	1440 Harrison St 1450 Harrison St 1500 Harrison St	3	8-626-24 8-626-25 8-626-26	parking lot	0	30,300	CBD-C	Oakland Housing Authority	3 adjacent parcels; in use
10	1400 Middle Harbor Rd	3	18-380-3-5	parking lot	0	42,000	IG/S-19, IG	State of California	North of 880, paved lot, just south of USPS
11	4529 Foothill Blvd	5	35-2401-1-1	parking lot	0	19,680	RU-5	OUSD	OUSD is evaluating, directly behind Fremont Pool and across from Fremont High School
12	4685 San Leandro St*	5	34-2267-5-3	lot/land	0	108,269	IG	Union Pacific Railroad	UPRR has not responded to requests for information
13	7526 MacArthur Blvd	6	40A-3409-1-13	lot/land	0	46,500	RM-3, CN-3	Oakland Housing Authority	
14	2505 Church St	6	39-3273-21-3	bldg		33,312		OUSD	Former Edward Shands Adult Education Center, part of OUSD surplus process. Price to rehab building \$5+ million
15	6775 (7001) Oakport St	7	41-3902-21	lot/land	0	157,905	D-CO-3	Alameda County	Part of Coliseum City
16	805 71st Ave 71st Ave 73rd Ave 73rd Ave	7	41-4166-54 41-4164-24-3 41-4164-31-2 41-4162-1-5	parking lot	0	369,350	D-CO-1	BART	4 adjacent parcels; Coliseum BART Station, in use
17	Oakport St	7	41-3903-2-8	lot/land	0	626,867		EBMUD	Under dev, possible interim use