



CITY OF OAKLAND

Councilmember Nikki Fortunato Bas

CITY HALL, 1 FRANK OGAWA PLAZA, 2<sup>ND</sup> FLOOR, OAKLAND, CALIFORNIA 94612

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**DATE:** November 26, 2019  
**TO:** City Council and Members of the Public  
**FROM:** Councilmember Nikki Fortunato Bas  
**SUBJECT:** Public Land for Homelessness Solutions

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To help advance the Council's discussion about utilizing public land for housing and homelessness solutions, I am submitting the attached Oakland Public Land List, Opportunity Sites for Housing per City of Oakland Housing Element, by Just Cities, available at: <https://www.justcities.work/resources>. This updated list contains vacant properties owned by: BART, City of Oakland, Oakland Housing Authority, and the Oakland Unified School District.

**In the midst of Oakland's housing affordability and homelessness crises, we must prioritize using vacant, public and private, land for housing. My priorities include the following:**

1. Immediately identify and use vacant public land for low-cost, longer-term housing that meets United Nations human rights standards, such as tiny homes, container homes, and other creative forms of housing based on successful models across the nation.
2. Support longer-term, co-governed housing sites that enable residents to maintain and build community and that provides the necessary sanitation and basic support services needed for residents to effectively transition into permanent housing.
3. Partner with private landowners to utilize vacant land for housing solutions. This could include expanding the City's partnerships with churches and creating interim uses for land that is in development.
4. Adopt an ordinance to implement the Public Lands Policy and prioritize public land for 100% affordable housing.

Respectfully Submitted,

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Nikki Fortunato Bas  
Councilmember, District 2

Attachment:

- Oakland Public Land List, Opportunity Sites for Housing per City of Oakland Housing Element, By Just Cities, Available at: <https://www.justcities.work/resources>

Special Life Enrichment Committee  
December 4, 2019  
Item: \_\_\_\_\_



# JUST CITIES

Restorative Justice in Planning & Policy

## Oakland Public Lands List:

### Opportunity Sites for Housing per City of Oakland Housing Element

Contact: Margaretta Lin, Just Cities, margaretta@justcities.work

APN	Address	Zip	Owner	ZoneDesc	Acre	Sqft	Current	Max # of Units per City Housing Element	Surplus?	City Response	Housing & Dignity Project's Response
<b>POTENTIALLY AVAILABLE NOW</b>											
12-969-41-2	40TH ST	94609	BART	TOD	0.05304	2310.491	Vacant Lot	6		BART: lot available	
12-969-29	3924 M L KING JR WAY	94609	BART	TOD	0.12626	5499.95908	Vacant Lot	15		BART: lot may be available	Vacant land ideal for tiny and mobile homes
12-969-30	645 40TH ST	94609	BART	TOD	0.05739	2500.07172	Vacant Lot	7		BART: May be available now	Ideal spot for tiny homes, mobile homes and other innovative temporary structures
5-387-15	1608 CHESTNUT ST	94607	CITY OF OAKLAND	MIXED HOUSING TYPE RESIDENTIAL	0.03466	1509.84914	Vacant Land	1		Per City Admin Total 3,018 sf - too small	It's not too small to accommodate a tiny home village
47-5576-7-3	10451 MACARTHUR BLVD	94605	CITY OF OAKLAND	NEIGHBORHOOD COMMERCIAL	0.51672	22508.20915	Vacant Land	50		Per City Econ Develop Potential RFP; Next to residential	This is a perfect plot of land for a tiny home village or stationary zone for mobile homes.
32-2115-37-1	3566 FOOTHILL BLVD	94601	CITY OF OAKLAND	URBAN RESIDENTIAL ZONE	0.14861	6473.5341	Vacant Land	14		Per City Admin North side of 36th Ave	Vacant lot perfect for tiny homes and mobile homes



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4-7-1-1	8TH ST	94607	CITY OF OAKLAND	MIXED HOUSING TYPE RESIDENTIAL	0.21547	9385.67816	One Story Building and Parking Lot	1		Per City Admin L-shaped parcel adjacent to Mortuary	Current building could be used for temporary housing, if not currently in use for other purpose
43A-4644-28	8296 MACARTHUR BLVD	94605	CITY OF OAKLAND	URBAN RESIDENTIAL ZONE	0.14618	6367.78243	Underutilized residential Bldg	14		Per City Econ Develop Potential RFP. Smaller stand-alone parcel, next to residential	Empty lot ideal for housing solutions such as tiny homes and mobile homes
40-3317-32	7318 INTERNATIONAL BLVD	94621	CITY OF OAKLAND	COMMUNITY COMMERCIAL	0.08468	3688.74032	Vacant Land	13		Per City Admin Actually 2 contiguous parcels, smaller	Empty lot ideal for housing solutions such as tiny homes and mobile homes
43A-4644-26	8280 MACARTHUR BLVD	94605	CITY OF OAKLAND	URBAN RESIDENTIAL ZONE	0.15431	6721.59093	Underutilized residential Building	15		Per City Econ Develop Potential RFP. Smaller stand-alone parcel, next to residential	Empty lot, ideal for temporary housing solutions such as tiny home or mobile home
32-2084-51	3600 FOOTHILL BLVD	94601	CITY OF OAKLAND	URBAN RESIDENTIAL ZONE	0.2447	10658.96089	Vacant Land	24		Per City Econ Develop Potential RFP. South side of 36th Ave	Google map shows an empty lot, ideal for temporary housing solutions including tiny homes and mobile homes
5-387-14	1606 CHESTNUT ST	94607	CITY OF OAKLAND	MIXED HOUSING TYPE RESIDENTIAL	0.03467	1510.00989	Vacant Land	1		Per City Admin See line 5	Note: small lot in between detached single homes. Could be used for affordable housing.



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44-5014-6-3	606 CLARA ST	94603	CITY OF OAKLAND	MIXED HOUSING TYPE RESIDENTIAL	0.20935	9119.46696	Vacant Land	8		Per City Econ Develop Potential RFP . Per City Admin Next to residential	Adjacent to the 9418 Edes ave lot and is ideal to be combined for innovative housing and services for unhoused residents
44-5014-5	9418 EDES AVE	94603	CITY OF OAKLAND	MIXED HOUSING TYPE RESIDENTIAL	0.39979	17414.98736	Vacant Land	16		Per City Econ Develop Potential RFP  Per City Admin Next to residential	Adjacent to the 606 Clara st lot and is ideal to be combined for innovative housing and services for unhoused residents
40A-3409-1-13	7526 MACARTHUR BLVD	94605	OHA	MIXED HOUSING TYPE RESIDENTIAL	1.07771	46945.26335	Vacant Land	31		OHA: Next to residential and on a commercial corridor. Large lot, with a grade. Ideal for high density affordable housing development with retail.	Should consider interim immediate housing solutions.
8-626-24	1440 HARRISON ST	94612	OHA	CENTRAL BUSINESS DISTRICT GENERAL COMMERCIAL	0.29379	12797.46791	Surface Parking Lot	142		Per City Admin Appears to be parking lot, actually 3 contiguous parcels	OHA: Ideal lot for high density affordable housing with plans for development.  H&DP: Interim housing solutions should be considered
8-626-25	1450 HARRISON ST	94612	OHA	CENTRAL BUSINESS DISTRICT GENERAL COMMERCIAL	0.23779	10358.14092	Surface Parking Lot	115		OHA: Adjoining lot to 1440 Harrison St	Ideal surface lot for mobile homes, tiny homes, and other innovative solutions, water and sanitation services will be needed



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35-2401-1-1	4529 FOOTHILL BLVD	94601	OAKLAND UNIFIED SCHOOL DISTRICT	URBAN RESIDENTIAL ZONE	0.45073	19633.82102	Vacant Land	44		Per City Admin Adjacent to Fremont Pool	Ideal parcel to place mobile homes, tiny homes, and RVs
19-27-13-3	1105 2ND AVE	94606	OAKLAND UNIFIED SCHOOL DISTRICT	CIVIC CENTER	1.05173	45813.26791	Vacant	153		Per City Admin Dewey Academy, next to the E 12th St remainder parcel	Ideal to have tiny homes with a proper buffer from the school
<b>TOTAL POTENTIALLY AVAILABLE NOW</b>					<b>5.54 acres</b>			<b>669 multifamily units</b>			
<b>REQUIRES AGENCY NEW POLICY</b>											
41-4164-24-3	71ST AV	94621	BART	TRANSIT ORIENTED DEVELOPMENT	2.69943	117587.1597	Surface Parking	428		Per City Admin Coliseum BART parking lot BART: Board needs to make new policy on interim land use for TOD sites	Parts of this lot could be used to temporarily house RV and mobile homes
1-171-1	800 MADISON ST	94607	BART	CENTRAL BUSINESS DISTRICT MIXED COMMERCIAL	1.37722	59991.68882	BART Admin	678		Per City Admin Lake Merritt BART Station plaza - market and affordable housing BART: Board needs to make new policy on interim land use for TOD sites	Open plaza, ideal for temporary housing solutions such as tiny homes and mobile homes



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41-4164-31-2	73RD AV	94621	BART	TRANSIT ORIENTED DEVELOPMENT	2.62616	114395.609	Surface Parking	416		Per City Admin Coliseum BART parking lot  BART: Board needs to make new policy on interim land use for TOD sites	Parts of this lot could be used to temporarily house RV and mobile homes
1-169-1	51 9TH ST	94607	BART	CENTRAL BUSINESS DISTRICT MIXED COMMERCIAL	1.38339	60260.2673	BART Parking	678		Per City Admin Lake Merritt BART parking lot BART: Board needs to make new policy on interim land use for TOD sites	
41-4162-1-5	73RD AV	94621	BART	TRANSIT ORIENTED DEVELOPMENT	1.7914	78033.42524	Surface Parking	284		Per City Econ Develop Potential RFP; Coliseum BART parking lot BART: Board needs to make new policy on interim land use for TOD sites	Parts of this lot could be used to temporarily house RV and mobile homes
41-4166-31-2	71ST AV	94621	BART	TOD	1.36175	59317.61713	Surface Parking	416		Per City Admin Coliseum BART parking lot BART: Board needs to make new policy on interim land use for TOD sites	Parts of this lot could be used to temporarily house RV and mobile homes
<b>TOTAL POTENTIALLY AVAILABLE WITH POLICY CHANGE</b>					<b>11.25 acres</b>			<b>2,900 multifamily units</b>			

**MAY BE AVAILABLE IF PLANS CHANGE**



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8-649-9	490 20TH ST	94612	CITY OF OAKLAND REDEVELOPMENT AGENCY	CENTRAL BUSINESS DISTRICT PEDESTRIAN RETAIL COMMERCIAL	0.21516	9372.40171	Surface Parking	104		Per City Admin Paramount Theatre Lot - DDA on these lots	What is the DDA for--market rate or community projects?
8-649-10	2016 TELEGRAPH AVE	94612	CITY OF OAKLAND REDEVELOPMENT AGENCY	CENTRAL BUSINESS DISTRICT PEDESTRIAN RETAIL COMMERCIAL	0.24647	10736.37466	Surface Parking	119		Per City Admin Paramount Theatre Lot	What is the DDA for--market rate or community projects?
2-101-1	9TH ST	94607	CITY OF OAKLAND	CENTRAL BUSINESS DISTRICT PEDESTRIAN RETAIL COMMERCIAL	0.30777	13406.45173	Structured Parking	149		Per City Admin Franklin 88 Parking Garage - in use	
25-733-8-3	2759 FOOTHILL BLVD	94601	CITY OF OAKLAND	URBAN RESIDENTIAL ZONE	0.04804	2092.66057	Vacant Land	5		Per City Econ Develop Potential RFP  Per City Admin Leased to East Bay Wilds Nursery	
42-4328-1-24	8000 S Coliseum Way	94621	CITY OF OAKLAND	D-CO-2 MIXED USE COMMERCIAL	8.8	383,328	Vacant Land			Property is currently in active use for overflow parking for Coliseum and Arena events.	Note: parcel assembled for As stadium



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25-733-8-2	2777 FOOTHILL BLVD	94601	CITY OF OAKLAND	URBAN RESIDENTIAL ZONE	0.47371	20634.75419	Vacant Land	46		Per City Econ Develop Potential RFP ; Leased to East Bay Wilds Nursery	Current nursery is in operation
42-4328-1-16	633 Hegenberger Road	94621	CITY OF OAKLAND	D-CO-2 MIXED USE COMMERCIAL	12.37	538,837	Vacant Land			Property under a license agreement for AEG parking on Coliseum and Arena events as well as separate and misc. license agreements.	Note: Originally purchased for As stadium
25-720-2-1	DERBY AVE	94601	CITY OF OAKLAND	MIXED HOUSING TYPE RESIDENTIAL	0.20739	9034.07907	Surface Parking Lot	8		Per City Admin Derby Street parcel is being considered by City Council, ENA to develop new Aspire Charter School	Current parking lot could temporarily host mobile homes until a decision on the parcel is reached
8-620-9-3	524 16TH ST	94612	CITY OF OAKLAND	CENTRAL BUSINESS DISTRICT GENERAL COMMERCIAL	0.14781	6438.62723	Structured Parking	72		Per City Econ Develop DDA lapsed but not terminated  Per City Admin Rotunda Garage remainder	Existing parking structure, depending on capacity, spare space could be used to house some RVs with sanitation and water services.
39-3291-20	FOOTHILL BLVD	94605	CITY OF OAKLAND	COMMUNITY COMMERCIAL	1.22028	53155.18551	Vacant Land	142		Per City Admin ENA w/ Starbucks	Ideal for interim immediate housing



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8-716-54	1911 TELEGRAPH AVE	94612	CITY OF OAKLAND	CENTRAL BUSINESS DISTRICT RESIDENTIAL	1.25959	54867.73416	Vacant Land	610		Per City Econ Develop ENA approved & expired; in discussion w/ other RFP finalists Per City Admin Uptown Housing Apts	There is a temporary structure for Tortona Big Top ( <a href="#">link</a> ) until mid-december, could be a viable location to temporarily house people until another use is designated--ideally permanent affordable housing
8-716-56	1911 TELEGRAPH AVE	94612	CITY OF OAKLAND	CENTRAL BUSINESS DISTRICT RESIDENTIAL	1.696	73877.84318	Vacant Land	821		Per City Admin Uptown area - license agreement	There is a temporary structure for Tortona Big Top ( <a href="#">link</a> ) until mid-december, could be a viable location to temporarily house people until another use is designated
2-51-13-1	1111 FRANKLIN ST	94607	REGENTS OF THE UNIVERSITY OF CALIFORNIA	CENTRAL BUSINESS DISTRICT GENERAL COMMERCIAL	0.87053	37920.32668	Structured Parking	421		Per City Admin UCOP - Franklin Bldg	Ideal for conversion to individual and family housing, both transitional and permanent housing
20-126-14-1	1225 4TH AVE	94606	STATE OF CALIFORNIA	URBAN RESIDENTIAL ZONE	1.98168	86321.95235	Parking and One Story Building	384		Per City Admin EDD bldg and parking lot	Ideal structure to be converted to house individuals and families, with services provided on site
<b>TOTAL POTENTIAL HOUSING UNITS IF PLANS CHANGE</b>								<b>2,658 multifamily units</b>			
<b>NO LONGER AVAILABLE</b>											
38-3182-1	5859 FOOTHILL BLVD	94605	CITY OF OAKLAND REDEVELOPMENT	NEIGHBORHOOD COMMERCIAL	0.06069	2643.68563	Vacant Land	6		Per City Econ Develop Closed on LDDA Ground Lease & NMTC Funding 12/2016, start of construction 1/2017 and	



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			MENT AGENCY							construction completion 11/2017  Per City Admin These 7 APNS no longer exist - They are part of the Seminary Point Shopping Center development	
38-3182-23	5833 FOOTHILL BLVD	94605	CITY OF OAKLAND REDEVELOPMENT AGENCY	NEIGHBORHOOD COMMERCIAL	0.37902	16510.03221	Vacant Land	37		Per City Admin These 7 APNS no longer exist - They are part of the Seminary Point Shopping Center development	
38-3182-25	5847 FOOTHILL BLVD	94605	CITY OF OAKLAND REDEVELOPMENT AGENCY	NEIGHBORHOOD COMMERCIAL	0.0868	3781.11025	Vacant Land	8		Per City Admin These 7 APNS no longer exist - They are part of the Seminary Point Shopping Center development	
38-3182-21	5805 FOOTHILL BLVD	94605	CITY OF OAKLAND REDEVELOPMENT AGENCY	NEIGHBORHOOD COMMERCIAL	0.05287	2303.13202	Vacant Land	5		Per City Admin These 7 APNS no longer exist - They are part of the Seminary Point Shopping Center development	
38-3182-26	5851 FOOTHILL BLVD	94605	CITY OF OAKLAND REDEVELOPMENT AGENCY	NEIGHBORHOOD COMMERCIAL	0.05159	2247.05922	Vacant Land	5		Per City Admin These 7 APNS no longer exist - They are part of the Seminary Point Shopping Center development	



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2-27-6-9	M L KING JR WAY	94612	CITY OF OAKLAND REDEVELOPMENT AGENCY	CENTRAL BUSINESS DISTRICT GENERAL COMMERCIAL	1.79538	78206.71545	Structure d Parking	867		Per City Admin This APN no longer exists - appears to be part of City Center West garage	
33-2186-3-1	3229 SAN LEANDRO ST	94601	CITY OF OAKLAND	LIVE/WORK	0.20978	9138.01013	Vacant Land	9		Per City Econ Develop Unity Council & Bridge housing ENA lapsed with Phase I although negotiations continue. This APN no longer exists, now part of 3301 San Leandro	Parking lot is constructed, depending on capacity, may be good space for mobile homes and RV on a temporary basis
25-719-7-1	3050 INTERNATIONAL BLVD	94601	CITY OF OAKLAND REDEVELOPMENT AGENCY	COMMUNITY COMMERCIAL	0.74573	32483.92593	Vacant Land	118		Per City Econ Develop Potential RFP Per City Admin Affordable Housing Site, currently being used for construction staging	Ideal for using available space for innovative temporary housing solutions such as tiny homes or mobile homes
38-3182-22	FOOTHILL BLVD	94608	CITY OF OAKLAND REDEVELOPMENT AGENCY	NEIGHBORHOOD COMMERCIAL	0.15029	6546.82518	Vacant Land	15		Per City Admin These 7 APNS no longer exist - They are part of the Seminary Point Shopping Center development	
33-2187-3-1	3301 SAN LEANDRO ST	94601	CITY OF OAKLAND REDEVELOPMENT AGENCY	LIVE/WORK	0.33393	14546.06355	Vacant Land	15		Per City Econ Develop Unity Council & Bridge housing ENA lapsed with Phase I although negotiations continue	Parking lot is constructed, depending on capacity, may be good space for mobile homes and RV on a temporary basis



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										Per City Admin New parking lot for La Clinica	
38-3182-24	5835 FOOTHILL BLVD	94605	CITY OF OAKLAND REDEVELOPMENT AGENCY	NEIGHBORHOOD COMMERCIAL	0.05838	2542.81692	Vacant Land	6		Per City Admin These 7 APNS no longer exist - They are part of the Seminary Point Shopping Center development	
1-201-10	822 WASHINGTON ST	94607	CITY OF OAKLAND REDEVELOPMENT AGENCY	CENTRAL BUSINESS DISTRICT PEDESTRIAN RETAIL COMMERCIAL	0.17403	7580.87823	Surface Parking Lot	25		Per City Econ Develop Sold January 2018 to 822 Washington Owner LLC  Per City Admin No longer owned by City	Would have been perfect to sell to affordable housing developer instead of market rate