

How does the City evaluate potential uses for City-managed public land?

Using public land for public benefit means that the City should optimize this limited public resource to increase overall fiscal, economic, and community benefits. The City uses land development to create housing, mitigate physical and economic blight, create jobs, expand industrial, office and retail opportunities, and generate tax revenue that is used to fund City services and programs, including the Affordable Housing Trust Fund (AHTF).

For the City, “**what is possible?**” starts with technical considerations. These considerations include asking:

- What did the community say it wanted in the Specific Plan?
- What is possible given the zoning and market feasibility?
- What type of property are we looking at?
- If a property is well-suited to affordable housing development, the City asks, what type of affordable housing development is best?
- Are there other “highest and best uses” that should be considered for the site, particularly if they can yield a higher level of overall fiscal and community benefits?

What does the City consider when it is thinking about options?



affordable housing

- Developing 100% affordable housing on a property
- Developing a minimum threshold % of affordable housing on a property
- Extracting fees per unit on a market rate development to support affordable housing development on another property
- Using sales proceeds to increase the AHTF, purchase land suitable for affordable housing, or rehab/preserve existing affordable housing



economic development

- Encouraging development of office, industrial, retail, or hotel uses in a manner that supports local living wage jobs, local business incubators, businesses owned by worker cooperatives
- Enhancing under-served neighborhood commercial corridors, such as adding grocery stores in food deserts
- Increasing long term revenue streams that can fund other public benefit programs, such as job placement and training programs, or assistance to underrepresented entrepreneurs



other community benefits

- Creating additional parks, community gardens, or other publicly accessible open space
- Creating affordable space for community organizations, non-profits, and arts and culture
- Encouraging development of childcare facilities

City of Oakland

Public Land*

March 2017

KEY

Oakland Long Range Property Management Plan Sites

Property held in retention for Future Development
Property held to fulfill an Enforceable Obligation

Other City Public Land

City of Oakland
City of Oakland Housing Authority
City of Oakland Redevelopment Successor Agency

City Estimated Housing Production on City Property under Future Solicitation for Development City Staff Report 5/10/2016

Project Name	Land Area	Zoning	Units Allowed	Potential Affordable Units @ 15%
These numbers correlate with the numbers on the map				
1. 1800 San Pablo Ave	44,347	CBD-X	493	74
2. 36 th & Foothill	34,164	RU-5	76	11
3. 10451 MacArthur	23,000	CN-3	51	8
4. 27 th & Foothill	22,581	RU-5	50	8
5. 66 th & San Leandro	274,428	IG	N/A	
6. Clara & Edes	26,311	RM-4	24	4
7. Hill Elmhurst	28,802	CN-3	64	10
8. Coliseum City	1,504,670	D-CO-2	4,000	600
9. Rotunda Garage Remainder	6,697	CBD-C	74	11
10. 8280 MacArthur	6,720	RU-4	15	2
11. 8296 MacArthur	6,000	RU-4	13	2
12. 73 rd & International	5,435	CC-2	20	3
13. Oak Knoll **	205,337	RH-3	17	17
14. Wood Street **	147,081	D-WS	267	267
15. Golf Link Rd/82 nd Ave/MacArthur **	41,072	RU-4	91	91

*The City's inventory of public land is being double checked and refined.

For now, you can see a draft map of the City's and other agencies' land at <https://oakland-home.squarespace.com/maps/>

**Affordable Housing Sites owned by City as housing successor are assumed to be 100% affordable

