

CITY OF OAKLAND



250 FRANK H. OGAWA PLAZA • OAKLAND, CALIFORNIA 94612

ECONOMIC AND WORKFORCE DEVELOPMENT

(510) 238-5313

FAX: (510) 238-3991

TDD: (510) 238-3254

**TO: Eligible Entities**

**FROM: Ashleigh Kanat, Director, Economic & Workforce Development**

**DATE: February 18, 2025**

**RE: NOTICE OF AVAILABILITY AND INTENT TO DISPOSE OF SURPLUS PROPERTY PURSUANT TO GOVERNMENT CODE SECTION 54220 et seq.**

**To Whom It May Concern:**

Pursuant to Government Code Section 54220 *et seq.*, as it may be amended, the City of Oakland (“City”) is hereby giving notice of availability and its intent to dispose of its 100% interest by sale or lease in the following surplus real property (“Site”), more particularly described in the attached parcel map:

Address: 633 Hegenberger, Oakland, CA  
Assessor’s Parcel Numbers: 42-4328-1-16  
Lot Size: Approximately 538,837 SF

Pursuant to Government Code Section 54222, the City is hereby providing this written notice of availability to your agency/organization to purchase or lease the Site for certain purposes including developing low- and moderate-income housing or other uses as described in Section 54222 that may be consistent with your agency’s/organization’s mission. Please be advised that the City is concurrently providing this written notice to all eligible entities designated in Government Code Section 54222.

If your agency/organization desires to purchase or lease the Site, you have up to 60 days from the date of this notice to notify the City of your intent. Among offers received, priority shall be given to entities proposing affordable housing development as designated in Section 54222(a).

Your response should include a description of your intended development proposal, including the proposed number of residential units and levels of affordability, and a description of any other proposed

uses; development team description and experience, including examples of past projects that are similar in size and scope and on similarly-sized properties; and a financial proposal, including your proposed purchase price or rent and development budget.

The minimum price that the City intends to accept is the fair market value or fair market rent, based on an appraisal commissioned by the City. Responses must also be consistent with the Coliseum Area Specific Plan.

Note that the Site is currently subject to a lease for an emergency shelter program with a term ending June 30, 2027; a license for an additional emergency shelter program with a term ending April 14, 2026; and a month-to-month license for construction staging.

If you submit a response that meets the requirements of Government Code Section 54220 *et seq.*, the City will enter into good faith negotiations with your agency/organization to discuss your proposed development proposal or use and to determine a mutually satisfactory sales price or lease terms.

**The deadline to notify the City of your organization's interest to purchase or lease the Site is April 21, 2025 by 5:00 PM PST.**

Proposals may be delivered either via physical or electronic submittals. Please address electronic submittals to [bmoriarty@oaklandca.gov](mailto:bmoriarty@oaklandca.gov). Physical submittals should be addressed as follows:

City of Oakland  
Real Property Asset Management Division  
250 Frank Ogawa Plaza, 4<sup>th</sup> Floor  
Oakland, CA 94612  
Attn: Real Property Asset Manager

For information on the City's surplus properties, the Surplus Land Act, and the disposition process, please visit the following link: <https://www.oaklandca.gov/resources/surplus-land-act>

Attachment: Parcel Map

# ASSESSOR'S MAP 42

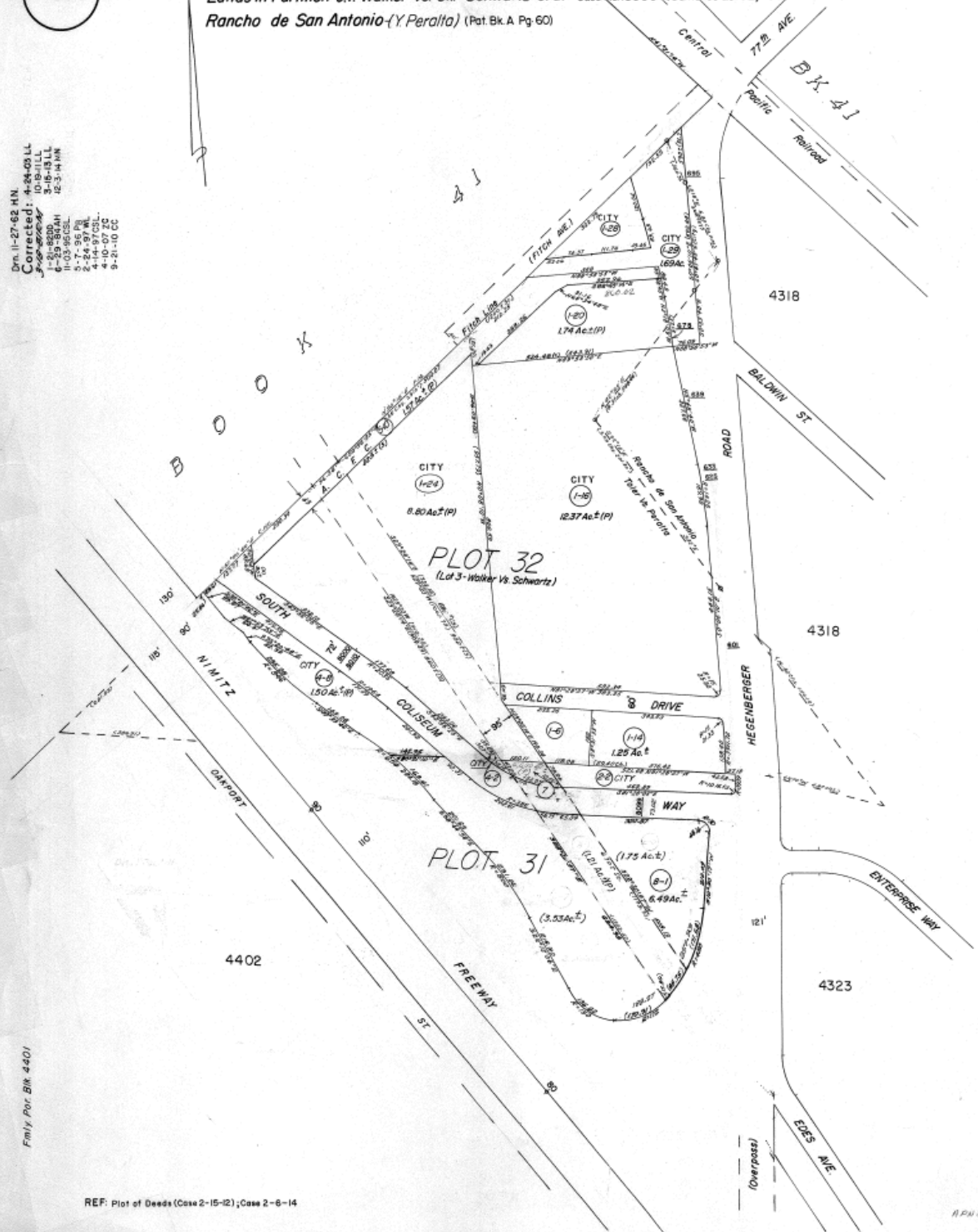
Code Area Nos. 17-032

4328

Scale: 1"=200'

Lands in Partition in the Suit of Wm. Toler et al Vs. J.C. Peralta - Case No. 5408 (Case 3-13-5B)  
Lands in Partition J.P. Walker Vs. C.P. Schwartz et al - Case No. 13006 - (Same as Lot 32, Toler Vs. Peralta)  
Rancho de San Antonio - (Y. Peralta) (Pat. Bk. A. Pg. 60)

Dr. 11-27-62 HN  
Corrected: 4-24-63 LL  
1-24-63 LL  
3-16-63 LL  
12-3-63 MN  
1-23-64 MN  
11-03-64 MN  
5-7-65 PR  
2-24-67 WL  
4-10-67 TC  
9-21-68 CC



Family Parc. Bk. 4401

REF: Plot of Deeds (Case 2-15-12); Case 2-6-14

APR 87