

OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

RESOLUTION NO. 2018 003

RESOLUTION ADOPTING THE 2015-2020 IMPLEMENTATION PLAN FOR THE OAKLAND ARMY BASE REDEVELOPMENT PROJECT

WHEREAS, Section 33490 of the California Community Redevelopment Law (Health & Safety Code Section 33000, et seq.) requires a redevelopment agency to adopt an implementation plan every five years; and

WHEREAS, pursuant to Health and Safety Code section 34173, the Oakland Redevelopment Successor Agency (“ORSA”) is the successor agency to the Redevelopment Agency of the City of Oakland, and is responsible for satisfying the remaining enforceable obligations of the Redevelopment Agency; and

WHEREAS, the ORSA Administrator has prepared and presented to ORSA an Implementation Plan for the Oakland Army Base Redevelopment Project for 2015-2020; and

WHEREAS, ORSA has held a public hearing and received comment on the proposed Implementation Plan; and

WHEREAS, the proposed Implementation Plan as presented to ORSA sets forth the specific goals and objectives for the Oakland Army Base Project Area, the specific programs, projects and estimated expenditures over the next five years, and an explanation of how the goals, objectives, programs, projects, and expenditures will eliminate blight within the project area and meet low- and moderate-income housing requirements, as required by law, to the extent there are enforceable obligations of the former Redevelopment Agency that have yet to be satisfied; now, therefore, be it

RESOLVED: That ORSA hereby approves and adopts the 2015-2020 Implementation Plan for the Oakland Army Base Redevelopment Project attached to this Resolution as Exhibit A; and be it further

RESOLVED: That the ORSA Administrator or his or her designee is hereby authorized to take whatever action is appropriate with respect to the Implementation Plan consistent with this Resolution and its basic purposes.

BY SUCCESSOR AGENCY, OAKLAND, CALIFORNIA, APR 17, 2018

PASSED BY THE FOLLOWING VOTE:

AYES- ~~XXXXXXXXXX~~, CAMPBELL WASHINGTON, GALLO, GIBSON McELHANEY,
GUILLEN, KALB, KAPLAN, and CHAIRPERSON ~~XXXX~~ - 6

NOES- 0

ABSENT- 0

ABSTENTION- 0

EXCUSED - Brooks, Ford

ATTEST: 
LATONDA SIMMONS
ORSA Secretary

**A RESOLUTION ADOPTING THE 2015-2020 IMPLEMENTATION PLAN FOR THE
OAKLAND ARMY BASE REDEVELOPMENT PROJECT**

EXHIBIT A

**OAKLAND ARMY BASE REDEVELOPMENT PROJECT AREA
FIVE -YEAR IMPLEMENTATION PLAN
2015-2020**

I. INTRODUCTION

Since 1994, the California Community Redevelopment Law ("CRL") required redevelopment agencies to adopt an implementation plan for each five-year period that the Redevelopment Plan is effective. This 2015-2020 Implementation Plan for the Oakland Army Base Redevelopment Project is a policy statement that has been prepared to guide and set priorities for redevelopment activities in the Oakland Army Base Project Area (the "Project Area") for the 2015-2020 period, to the extent there are remaining redevelopment activities. This Implementation Plan covers the original Oakland Army Base Redevelopment Project Area adopted in 2000.

A. Dissolution of Redevelopment Agency

On December 29, 2011, the California Supreme Court upheld state legislation, AB 26, which dissolved all redevelopment agencies in California. On February 1, 2012, the Redevelopment Agency of the City of Oakland ("Redevelopment Agency") was dissolved. The dissolution process required the designation of a successor agency to the Redevelopment Agency to take over the affairs of the Redevelopment Agency, as well as a housing successor to specifically take over the housing assets and functions of the Redevelopment Agency. The successor agency, under the supervision of an oversight board, is responsible for winding down the former redevelopment agency's obligations and affairs, including fulfilling the legally enforceable obligations of the former redevelopment agency. On July 17, 2012, the Oakland Redevelopment Successor Agency ("ORSA") was formed to act as the successor agency to the former Redevelopment Agency. On January 10, 2012, the City of Oakland ("City") elected to become the housing successor.

As a result, ORSA is unwinding the affairs of the dissolved Redevelopment Agency and fulfilling existing enforceable obligations under the Base Reuse and Redevelopment Plan and Lease Disposition and Development Agreements (LDDAs) for redevelopment of the former Oakland Army Base. Existing obligations still include many activities to eliminate physical and economic blight conditions in the Project Area and, specifically at the former Oakland Army Base, involves completing environmental and geotechnical remediation, constructing new public improvements and facilities, and meeting the former Redevelopment Agency's contractual obligations under LDDAs with the private sector to enter into long term ground leases and develop vacant and/or previous underutilized properties.

While state law abolished redevelopment agencies, the obligation to prepare five-year implementation plans remains in the CRL, and is now the responsibility of the Oakland Redevelopment Successor Agency's ("ORSA"), which succeeded to the obligations and functions of the Redevelopment Agency under California Health and Safety Code section 34173.

ORSA is responsible for satisfying the remaining enforceable obligations of the former Redevelopment Agency, as well as taking steps to wind down the affairs of the former Redevelopment Agency.

This Implementation Plan includes separate Redevelopment and Housing components. The Redevelopment component revisits the goals and objectives of the Redevelopment Plan, presents the programs, projects, and expenditures (other than those related to low- and moderate-income housing) that have been or will be implemented to achieve ORSA's goals and objectives, to the extent there are remaining enforceable obligations of the Redevelopment Agency that need to be satisfied. It also describes how these programs, projects, and expenditures eliminate blight within the Project Area. The redevelopment undertakings are primarily happening within the former Oakland Army Base and Sub-Maritime Port of Oakland sub-areas.

The Housing component describes various CRL requirements regarding low- and moderate-income housing, such as housing preservation and production requirements. Regarding such activities, ORSA can only satisfy existing contractual obligations listed in its Recognized Obligation Payment Schedule (ROPS) that pertain to low- and moderate income housing, but cannot initiate any new housing projects and programs; the City, as housing successor, is now responsible for most affordable housing activities in Oakland. The housing activity in the Project Area is located within the 16th and Wood sub-area.

ORSA is required to prepare a mid-term review of the Implementation Plan and conduct a public hearing between the second and third year after the Implementation Plan has been adopted. New issues and opportunities may be encountered during the five-year period. Therefore, this Implementation Plan may be amended, if necessary, to effectuate changes in ORSA's priorities. Any such amendments will be reflected in the mid-term review of the Implementation Plan.

II. BACKGROUND

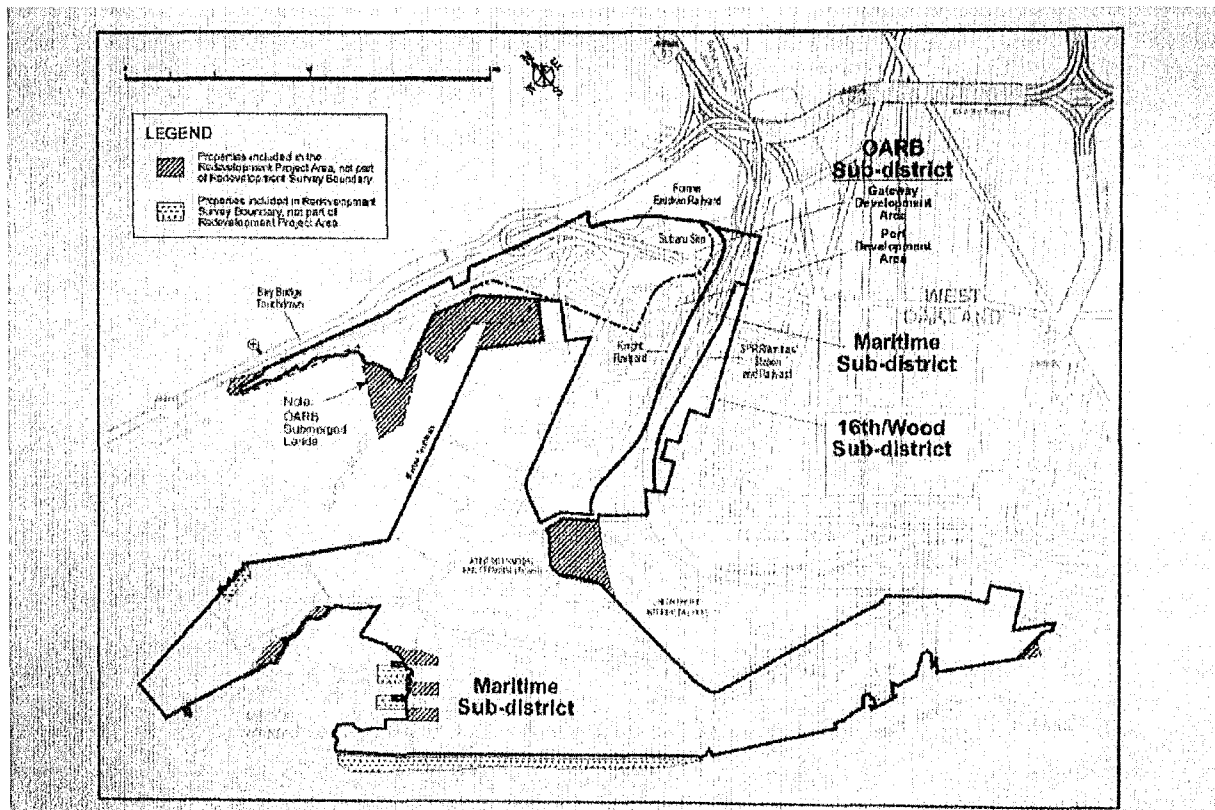
The Redevelopment Plan for the Oakland Army Base Redevelopment Project ("OARB Redevelopment Plan") was adopted by the Oakland City Council on July 11, 2000 (Ordinance No. 12259 C.M.S.), and has since been amended three times. The Oakland Army Base Redevelopment Project Area consists of the former Oakland Army Base property and two adjacent areas, encompassing a total area of approximately 1,800 acres. The Project Area is generally bounded by Wood Street and the Oakland Inner, Middle and Outer Harbors of the Port of Oakland, and consists of three distinct subareas:

- (1) *OARB Subarea*: the former Oakland Army Base property;
- (2) *Maritime Subarea*: the Port of Oakland's maritime area west and south of the Base, including the existing marine terminal facilities and related infrastructure along the Outer and Inner Harbor channels, as well as the area of the former Naval Fleet and Industrial Supply Center, Oakland (FISCO) property; and
- (3) *16th and Wood Subarea*: the underutilized commercial and industrial property generally bounded by the realigned I-880 Freeway, and Pine and Wood Streets between 7th and 26th Streets.

At the time the OARB Redevelopment Plan was adopted, the Oakland Army Base was no longer an active military installation and was in the process of being conveyed by the federal government to the Oakland Base Reuse Authority ("OBRA"), on behalf of the Redevelopment Agency as its successor-in-interest, to develop the property for economic development purposes. Hence, a major purpose of establishing the Redevelopment Project Area was to mitigate the economic and social impacts of military base closure on the community by supporting the planning and development of new economic activity and elimination of blighting influences, integrating development of the former base into the surrounding areas.

Figure 1 provides a map of the Oakland Army Base Redevelopment Project Area.

Figure 1. Map of Oakland Army Base Project Area



A. Military Base Conversion

The Oakland Planning Commission certified OBRA's Final Environmental Impact Report ("FEIR") for the Oakland Army Base Area Redevelopment Plan on July 31, 2002. Concurrently, the OBRA Governing Body adopted the Final Reuse Plan for Oakland Army Base. OBRA successfully negotiated agreements for an early transfer under which it would conduct its own environmental remediation of the base property, securing the Army's commitment of \$13 million toward the cleanup, and obtaining approval from the governor and the State of California's Department of Toxic Substances Control ("DTSC") for its "Brownfields" remediation plan.

On a parallel track, OBRA conducted the economic analysis to demonstrate the basis to receive ownership of the Army Base property via a no-cost Economic Development Conveyance ("EDC"), and on September 27, 2002, OBRA and the Oakland Redevelopment Agency signed the Oakland Army Base EDC Memorandum of Agreement ("EDC MOA") with the Department of the Army. The related federal and state environmental agreements were exhibits to the EDC MOA and became part of the conveyance. The deed transfer and related conveyance documents were executed on August 7, 2003 and the deed for the EDC property was recorded on August 8, 2003.

The Army's conveyance of the property to OBRA under a No-Cost EDC supported the economic development goals of the OARB Redevelopment Plan and the Final Reuse Plan. The zero-cost conveyance acknowledged the blighted condition of the property and need for investment to render it useable. Converting former military facilities to productive local use requires resolving a myriad of jurisdictional and regulatory requirements – federal, state and regional – and developing plans and financing to turn obsolete facilities and infrastructure into new economically-productive sites that can be economic drivers for the surrounding area.

B. Previous Implementation Plan Accomplishments

Since the OARB Redevelopment Plan was adopted in 2000, the Redevelopment Agency has previously supported a number of actions to implement the Project Area goals and objectives. Such actions include:

1. Site Control and Site Assembly

- Took ownership on August 7, 2006 of 171 acres of former Army Base property from OBRA and OBRA completed transfer of 220 acres of the property to the Port of Oakland. ORSA continues to carry out OBRA's obligations under the conveyance and remediation agreements.
- Made final installment payment on \$8,200,000 purchase of 19-acre former Army Reserve-retained section of the former base known as the "Subaru Lot" to expand the North Gateway Development Area.
- Negotiated extension of Caltrans' temporary construction easement and access easement to conduct Bay Bridge construction project.
- Identified and initiated actions to clear the majority of title exceptions on the former Army Base property.

2. *Site Preparation and Deconstruction*

- Completed a significant part of the Remedial Action Plan/Risk Management Plan (“RAP/RMP”) environmental cleanup and reporting under the \$13 million Environmental Services Cooperative Agreement (“ESCA”) between ORSA, the Port of Oakland, the Army, the State Department of Toxic Substances Control, and the Regional Water Quality Control Board (“RWQCB”).
- Established a Joint Environmental Remediation Account Fund of \$11,400,000 with the Port of Oakland to support ongoing remediation efforts in compliance with the RAP/RMP.
- Along with the Master Developer, conducted field surveys and analyses for full-scale site preparation and infrastructure development anticipated to serve all potential vertical development scenarios.
- Under joint program with Port, monitored deconstruction of warehouse Building 802 to determine best management practices for deconstruction projects going forward, to fulfill Cultural (Historic) Resources mitigation measures required by Environmental Impact Report.
- Obtained approval from the Landmarks Board to deconstruct warehouses on ORSA’s portion of the East Gateway Area in anticipation of development of the Oakland Maritime Support Services (“OMSS”) project.

3. *Infrastructure, Roadway Improvements and Parcelization*

- Performed engineering analyses and cost estimates for the major infrastructure and traffic improvements needed for development, under a \$2,400,000 grant from the U.S. Department of Commerce Economic Development Administration.
- Prepared conceptual internal roadway alignments and parcelization plans for ORSA’s development area.
- Tested traffic circulation and infrastructure capacity in context of EIR requirements under the California Environmental Quality Act (“CEQA”).
- Conducted a sanitary sewer assessment to determine the best alignment for a new sanitary sewer line to serve future development.

4. *Public Access and Open Space Improvements*

- Planned 16.5 acre waterfront open space and public access plan for ORSA’s West Gateway Development Area as part of obtaining Tidelands Trust exchange from the California State Lands Commission.
- Began multi-agency planning process consisting of the City of Oakland, Caltrans, EBRPD, the San Francisco Bay Conservation and Development Commission (“BCDC”), the Bay Area Toll Authority (“BATA”), California Transportation Commission (“CTC”), East Bay Municipal Utility District (“EBMUD”), the Port of Oakland (“Port”), and the Association of Bay Area Governments (“ABAG”), and

supported a Project Study Report to study design options for the Gateway Park Area on the “spit” west of ORSA’s open space area near the Bay Bridge.

5. *Pre-Development Planning and Development Actions*

- Conducted land use studies and market analyses for development alternatives that helped guide the master developer selection process.
- Obtained City Council approval of Preferred Development Scenario for Gateway Development Area.
- Selected Oakland Maritime Support Services (“OMSS”) to develop and operate a 15-acre ancillary maritime support services (“AMS”) facility within the East Gateway Area, which fulfills two regulatory obligations for ORSA: (1) a joint Agency and Port requirement under the EIR Mitigation, Monitoring and Reporting Program (“MMRP”) to mitigate port-serving truck activity by providing port-related truck parking and trucking services at the former Army Base; and (2) requirement by BCDC that ORSA and the Port each reserve at least 15 acres of their respective development areas on the former Army Base property for development of AMS uses, which include truck parking.
- Conducted a competitive master developer solicitation and selection process for majority of Agency’s Gateway Development Area at the former base and obtained City Council approval to start negotiations for an Exclusive Negotiating Agreement (“ENA”) with AMB Property Corporation/California Capital Group (“AMB/CCG”) for the development of up to 135 acres of the Gateway Development Area.
- Started phase-out of interim leasing program at former Army Base to vacate area for development.
- The Port of Oakland selected Ports America as concessionaire to develop and operate the Port’s Berths 22 - 24 with an option to lease the Berth 21 area, contiguous to ORSA’s Central Gateway area at the former Army Base.
- The Port entered into the first stage of agreements that could lead to a long-term master lease with AMB/CCG as a prospective master lessee for the Port’s development area of the former Army Base.
- Established with the Port and AMB/CCG a One Vision, One Project, One Team framework for coordinating efforts and resources to prepare the Army Base Subarea for development to its best and highest use.

6. *Affordable Housing Development*

- Completed construction of a 99-unit affordable housing project within the Wood Street Zoning District.

7. *Historic Preservation and Elimination of Physical Blighting Influences*

- Approved \$616,757 to purchase historic baggage wing of 16th Street Train Station.

- Approved \$400,000 loan for feasibility study on Train Station restoration interim repairs. The feasibility study was completed and a development plan based upon it is underway.
- Supported formation of nonprofit Train Station entity called the Restoration Association for Improving the Landmark 16th Street Station (“RAILS”) to oversee restoration project.

III. GOALS AND OBJECTIVES FOR THE PROJECT AREA

Generally, it was the objective of the former Redevelopment Agency to assist in the improvement of the Project Area, which is in need of redevelopment and private reinvestment to correct health and safety concerns and to address economic and physical blighting conditions. The redevelopment goals of the OARB Redevelopment Project as set forth in the OARB Redevelopment Plan are as follows:

- The mitigation of the economic and social degradation that is faced by the City of Oakland due to the closure of the OARB by the federal Base Closure Commission.
- Implementation of the adopted Oakland Army Base Final Reuse Plan, as such Plan may be amended or modified from time to time.
- The elimination of physical and economic blighting influences in the Project Area.
- The subdivision of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- The re-planning, redesign, and redevelopment of portions of the Project Area which are underutilized.
- Strengthening the economic base of the community by encouraging new economic development stimulus opportunities, employment, and social and economic growth resulting from environmental cleanup and the construction of new modern infrastructure and self-sustaining private development and operation.
- The expansion, improvement, and preservation of the City’s supply of housing available to low- and moderate-income persons and families.
- Other goals and purposes of redevelopment as set forth in the Community Redevelopment Law.

One of the primary functions of this Implementation Plan is to illustrate how ORSA’s efforts during the five-year term of this Implementation Plan will continue to eliminate blighting conditions throughout the Project Area, to the extent there are remaining enforceable obligations that would achieve these goals. The next section provides a description of those activities planned for the term of this Plan.

IV. PROJECTS, PROGRAMS, AND EXPENDITURES PROPOSED FOR THE NEXT FIVE YEARS (2015-2020)

This section of the Implementation Plan provides a summary of ORSA's remaining enforceable obligations for the next five years and how these will serve to eliminate blight in the Project Area. Per the redevelopment dissolution law, and California Health and Safety Code Section 34177(1), ORSA is required to prepare a Recognized Obligation Payment Schedule ("ROPS") each year listing the Redevelopment Agency's recognized enforceable obligations, payment sources, and related information. This Implementation Plan focuses on all the items included on the ROPS.

Please note that the City and ORSA entered into a Bond Expenditure Agreement in 2013 which required ORSA to transfer excess tax allocation bond proceeds that were not previously obligated to the City to be used by the City for bond-eligible purposes. The City adopted a Bond Spending Plan outlining a plan for spending the excess tax allocation bond proceeds. Since the uses of the bond funds transferred pursuant to the Bond Expenditure Agreement are now the responsibility of the City, not ORSA, those uses are not governed by CRL and are not part of this Implementation Plan.

In addition, pursuant to its Long-Range Property Management Plan ("LRPMP"), which was prepared pursuant to California Health and Safety Code section 34191.5, ORSA conveyed certain properties to the City of Oakland for future development and governmental use, and the City accepted these properties from ORSA. This Implementation Plan will indicate those properties in the Project Area that are now with the City pursuant to the LRPMP, although this Plan will no longer govern the development of those properties since they are now the City's responsibility and are not subject to CRL. Certain other properties formerly owned by the Redevelopment Agency and identified in the LRPMP remain with ORSA for sale or satisfaction of remaining enforceable obligations.

Under the dissolution law, there is no longer any net tax increment revenue available in the Capital Projects Fund for ORSA, nor is there any more set-aside of funds into the Low and Moderate Income Housing Fund.

It is also important to note that redevelopment of the former Oakland Army Base, (under construction as of Winter 2018) no longer relies on tax increment or bond funds to implement goals and objectives of the Project Area. There are no expenditures for projects listed in the ROPS for the Project Area over the five-year period of this Implementation Plan.

Table 1 below outlines publicly funded expenditures for projects within the former Oakland Army Base within the Redevelopment Project Area over the five-year period of this Implementation Plan. The publicly funded expenditures for the project within the former Oakland Army Base are expected to leverage in the range of approximately \$263 Million to \$363 million or more of private investment, which will result in a significant increase in property taxes resulting from capital investment as well as possessory interest resulting from long- term ground leases.

Table 1
Projected Construction Expenditures
Fiscal Years 2014/15 to 2018/19
Oakland Army Base Project Area

| | TOTAL PROJECT | FY 2014-15 | FY 2015-16 | FY 2016-17 | FY 2017-18 | FY 2018-19 | FY PERIOD TOTALS |
|--|----------------------|---------------------|---------------------|---------------------|---------------------|--------------------|----------------------|
| OAB Public Improvement Budget | \$235,341,000 | \$64,672,732 | \$58,564,021 | \$25,320,978 | \$44,143,128 | \$6,971,542 | \$166,733,898 |
| City Staff & Overhead (TCIF Prop 1C/ACTC MBB) | \$4,205,702 | \$632,134 | \$691,675 | \$746,454 | \$792,447 | \$997,537 | \$3,897,154 |
| Debt Service | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Façade & Tenant Improvement Program | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Public Improvements (TCIF Prop 1C/ACTC MBB) | \$174,249,877 | \$64,016,681 | \$57,148,994 | \$19,376,766 | \$2,332,147 | \$0 | \$176,341,000 |
| Public Improvements (ACTC MBB) | \$38,885,421 | \$0 | \$0 | \$4,479,070 | \$28,432,346 | \$5,974,005 | \$46,000,000 |
| Public Improvements (City Land Sales Proceeds) | \$18,000,000 | \$23,916 | \$723,352 | \$718,688 | \$12,586,188 | \$0 | \$18,000,000 |
| TI Rebates | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTAL PROJECTED EXPENDITURES | \$235,341,000 | \$64,672,732 | \$58,564,021 | \$25,320,978 | \$44,143,128 | \$6,971,542 | \$166,733,898 |

Various types of projects and programs have been identified to alleviate blighting conditions in the Project Area and advance the goals and objectives of the OARB Redevelopment Plan. Most are public backbone infrastructure improvements and other capital improvements. The specific types of projects and programs identified through the OARB reuse planning process and the relevant Port of Oakland and City of Oakland planning processes are summarized below. Although the improvements are identified by subarea, they will be of benefit to the entire Project Area. This section also identifies the properties and funds that were transferred to the City pursuant to the LRPMP and the Bond Spending Plan.

1. OARB Subarea

For the OARB Subarea, the Plan focuses on public improvements that help to enhance Port of Oakland operations and the creation of new development opportunities for City logistics facilities. Public improvements include environmental remediation, geotechnical site preparation along with improving rail access, and the construction of new underground utilities and roadways for safer vehicular and pedestrian access and relies heavily on strong regional support and public-private partnerships.

Activities will include:

a) Environmental Remediation

- Implementation of the \$11,400,000 Joint Environmental Remediation Account Fund with the Port of Oakland to fund the remaining remediation requirements above and beyond the expenditure of the Army's \$13 million ESCA grant.
- Achieving regulatory closure of all RAP sites and RMP environmental remediation sites in coordination with Master Developer site preparation for vertical development.
- Performing additional remediation as required for the development of public infrastructure, expanded rail service, and the 7th and Maritime Streets grade separation project, as well as for vertical development using a combination of public and private financing.

b) Demolition/Deconstruction

The EIR addresses the mitigation measures involved with removing the structures that contribute to a Historic District on the former base. When development plans require the remaining warehouse buildings to be removed, the City has had to coordinate redevelopment efforts with both the Port and the Master Developer to conduct the deconstruction in accordance with the protocols established to implement the mitigation measures. In the meantime, remaining non-historic-contributing structures have been demolished on the City side as part of site preparation activities.

c) Utilities

Existing utilities on the former Army Base have required rerouting and replacement to meet current Master Plan and standards and provide adequate capacity for the modern development planned. Substantial improvements have been constructed for the delivery of water, anticipated demands for electrical, telecommunications, natural gas, sanitary sewer, and storm drainage systems. With the absence of the availability of Redevelopment Agency funds, constructing necessary improvements have required securing substantial state, county and local funding for the construction of major public infrastructure improvements.

d) Road Improvements

A new on-site roadway network that accommodates the future parcelization and land uses will be needed, as well as improvements to the existing streets planned to remain in use. The new development also will require improvements or construction of access intersections to provide new connections to West Grand Avenue and 7th Street, and other

off-site roadway improvements to achieve acceptable traffic operations in the area. Road and intersection improvements will be coordinated with utility upgrades.

e) Other Site Preparation

Completion of predevelopment site preparation, including filling, grading and removal of non-historic-contributing buildings in the Central Gateway Development Area is planned for the coming period.

f) Public Access and Open Space Improvements

The City will continue to participate with the multi-agency Working Group to facilitate and implement the Project Study Report for the Gateway Park Area which will continue to involve both City and regional planners for the Bay Trail and Bike Path which need to be coordinated with the Gateway Open Space Waterfront Park to ensure appropriate access to the public shoreline and parks to be developed within this subarea.

g) OARB Development Activities

- Construction and start of operations of ancillary maritime support services truck parking lot and services facility.
- Continued implementation of a Lease Disposition and Development Agreement with the Master Developer for the Army Base Gateway Development Area.
- Execution of a Cost Sharing Agreement with the Port of Oakland to leverage existing and potential public funds for site preparation.
- Resolving the City's obligation to the Painting & Decorating Joint Apprenticeship Training Committee of the Bay Area, Inc. ("JATC") for three acres on ORSA's portion of the former OARB.
- Commencement of development coordination between West Oakland opportunity sites and available sites on former Army Base, particularly for the relocation of recycling operations.

2. *Port of Oakland Maritime Subarea*

The Port of Oakland plans development of new rail, shipping, terminals, and ancillary maritime support facilities. Rationalization and modernization of the rail and roadway infrastructure are required to facilitate and accommodate new maritime terminal development and to enhance the Port's overall competitive position. The Port of Oakland plans to make the following capital improvements for the maritime-related subareas of the Project Area:

- Outer Harbor Intermodal Terminal

Development of an Outer Harbor Intermodal Terminal (“OHIT”) facility to provide a single, centralized terminal for the efficient transfer of containers between ships and rail that would serve both existing and new terminal facilities. Working track, support track, and parking areas for containers/trailers are planned. The project will also require relocation of some existing rail facilities in the Port maritime area.

- Rail yard Improvements

The completion and close out of the expansion of the former Knight Rail yard on the eastern edge of the OARB to enable extension of the OHIT to be developed on adjacent Port of Oakland property. These improvements are part of the overall rationalization and modernization of rail infrastructure in the larger Project Area.

- New Roadways and Intersections

A new roadway may be required to serve the planned new marine terminals to be developed on the former FISCO site. In addition, 7th Street requires a grade separation to provide more marine terminal capacity and more efficient, higher capacity access to the harbor area. Additional roadway improvements, including two other intersections that need to be redesigned with new signaling and other improvements, have been identified for mitigating transportation impacts of planned marine terminal development.

- Roadway and Rail Improvements: Maritime Expansion Area of OARB

Improvements are required to the roadway and rail system in the Maritime Area to facilitate expansion and modernization of the terminal facilities in that area.

3. *16th and Wood Subarea*

Improvements are needed in this part of the Project Area to remove impediments to development and enhance the potential for revitalization in accordance with recently adopted General Plan and zoning changes for this subarea. In support of the City’s and Agency’s approval of the Wood Street Residential Project, a major residential mixed-use project within this subarea, a number of improvements have been identified for improving access and circulation, meeting historic preservation goals, meeting affordable housing requirements, and otherwise enhancing potential for new development and revitalization:

- Demolition/Renovation/Site Work
- Improvements and assistance to remove unsafe structures, to address possible soil contamination, and to facilitate/rationalize parcelization are expected to be required in the area. In addition, seismic retrofitting, structural improvements, earthquake damage repair, and overall building renovation have been identified as required to reinforce and improve the safety of older structures, particularly the historic former train station.

- Historic preservation
- Recent approvals for the Wood Street Residential Project anticipate significant Agency contributions to purchasing of the baggage wing of the former Train Station and the renovation of the Train Station and baggage wing. Funding is expected to be primarily from tax increment revenues generated by the Wood Street residential development.
- Coordination with RAILS to approve development, finance, management, business and community outreach plans for the redevelopment of the Train Station, including fund development for Train Station construction.
- Affordable Housing
- The Wood Street area contains the only residentially zoned property in the OARB redevelopment plan area. The approval of the Wood Street Residential Project anticipated Agency participation in funding affordable rental and ownership housing. Further details are set forth in Section V below.
- Transportation and Related Improvements
- Improvements in the 16th and Wood area are anticipated to be initiated during the next five years of the Redevelopment Plan, with the precise timing dependent on market demand for new development. Within the area, improvements to and in the vicinity of the former Train Station property may occur first to remove the visible blight of that area.

V. HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

The leading indicators of blight in the Oakland Army Base Redevelopment Project Area included deteriorated and dilapidated buildings; underutilized and vacant land or abandoned buildings; lots of irregular form and shape and inadequate size; high vacancy rates; obsolete design; and inadequate public infrastructure.

The OARB Redevelopment Plan goals and objectives, as well as the overarching purpose of successful revitalization, are to be accomplished through the implementation of a variety of projects and programs. These projects and programs are specifically tailored to advance these goals and objectives and to address blighting influences identified through the redevelopment process. Table 2 (below) is from the 2000-2005 Implementation Plan and identified the relationship between the projects and programs and the specific goals and objectives they are designed to achieve. The elimination of blight would be accomplished in the same manner during the 2015-2020 period.

Along with the Project Area-specific goals and objectives, the implementation of the Redevelopment Plan in the subareas under the jurisdiction of the City of Oakland will also conform to community-wide goals and adopted policies for encouraging sustainable

development, implementing contracting and employment programs, and conforming with City design and land use policies and standards. Taken together, achieving all of these goals and objectives will ensure successful redevelopment and foster a livable community.

Table 2

**PROJECTS AND PROGRAMS THAT ADVANCE
GOALS AND OBJECTIVES OF REDEVELOPMENT PLAN**

| Goals and Objectives | Projects and Programs | | | | | | | |
|---|-------------------------------|--------------------------|-----------|-------|------|---------------------------|--------------------------|------------------------------|
| | Demolition/ Deconstruction | Site Work/ Renovation | Utilities | Roads | Rail | Rehabilitation Program | Housing Fund Projects | Planning & Implementation |
| The mitigation of the economic and social degradation that is faced by the City of Oakland due to the closure of the Oakland Army Base. | 3 | 3 | 3 | 3 | 3 | 3 | | 3 |
| Implementation of the adopted Reuse Plan, as such Plan may be amended or modified from time to time. | 3 | 3 | 3 | 3 | 3 | 3 | | 3 |
| The elimination of physical and economic blighting influences in the Project Area. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| The subdivision of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area. | 3 | 3 | 3 | 3 | 3 | | | 3 |
| The replanning, redesign, and development of portions of the Project Area which are improperly utilized. | 3 | 3 | 3 | 3 | 3 | 3 | | 3 |
| The strengthening of the economic base of the community by the construction and installation of infrastructure and other needed site improvements to stimulate new development, employment, and social and economic growth. | 3 | 3 | 3 | 3 | 3 | | | 3 |
| The expansion, improvement, and preservation of the City's supply of housing available to low- and moderate-income persons and families. | | | | | | | 3 | 3 |
| Other goals and purposes of redevelopment as set forth in the Community Redevelopment Law. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |

Source: Oakland Redevelopment Agency; Hausrath Economics Group.

VI. TIME LIMITS

California Community Redevelopment Law (Health and Safety Code § 33000 *et seq.* “CRL”) requires that this Implementation Plan identify the year in which each of the time limits for the Project Area will expire. Table 2 shows the existing time limits for the Project Area.

Table 3. Project Area Time Limit Expirations

| Description of Time Limit Expiration | Expiration |
|--|-------------------|
| The time limit for the commencement of eminent domain proceedings to acquire property within the Project Area | 6/30/2014 |
| The time limit for the establishment of loans, advances, and indebtedness to finance the redevelopment project | 6/30/2022 |
| The time limit for the effectiveness of the Redevelopment Plan | 6/30/2033 |
| The time limit to repay indebtedness with the proceeds of property taxes | 6/30/2048 |

VII. HOW GOALS, OBJECTIVES, PROJECTS, PROGRAMS AND EXPENDITURES WILL FULFILL THE LOW/MODERATE-INCOME HOUSING REQUIREMENTS

A. Implementation Plan Requirements

The CRL provides that, in addition to the removal of blight, a fundamental purpose of redevelopment is to expand the supply of low- and moderate-income housing (Section 33071). This section of the Implementation Plan represents the Housing component for the Project Area. (All citations in this portion of the Implementation Plan are to the Health and Safety Code unless otherwise specified.)

On January 10, 2012, the City of Oakland, pursuant to Resolution No. 83680 C.M.S., elected to retain and assume the housing assets, functions and obligations of the Redevelopment Agency upon Redevelopment Agency dissolution. Since this Implementation Plan does not govern City activities, this Housing component does not cover any of the City’s activities or expenditure of funds relating to the production of housing affordable to low-and moderate-income households, either as housing successor or as original sponsor. This Housing component only covers ORSA’s remaining housing obligations under the dissolution law.¹

This Housing component also includes a summary of housing production in the Project Area since the extension of the term of the Project Area in April of 2012 until December of 20142000.

¹ Pursuant to Health & Safety Code Section 34176(d), the City will deposit any revenue generated from the housing assets of the former Redevelopment Agency, such as loan repayments or sales proceeds, into a Low and Moderate Income Housing Asset Fund. State law will govern the use of such funds.

and estimates of housing production during the implementation period, both of which are subject to the affordable housing production requirement.

Low to moderate income is defined in CRL by reference to Section 50093 of the Health and Safety Code, which specifies the following income levels:

- Moderate income, which is defined as household income of 80 percent to 120 percent of median income for the applicable household size (Section 50093);
- Low income, which is defined as income of 50 percent to 80 percent of median income for the applicable household size (Section 50079.5); and
- Very-low income, which is defined as income less than 50 percent of median income for the applicable household size (Section 50105).

Affordable housing cost is defined in Section 50052.5 as shown in the following table. Housing cost for rental housing includes rent plus an allowance for tenant-paid utilities. Housing cost for owner-occupied housing includes principal, interest, insurance, taxes, utilities, homeowner association dues, and maintenance.

Table 3

| Definition of Affordable Housing Cost Income Level | Rental Housing | Owner-Occupied Housing |
|---|-----------------------|---|
| Very Low Income | 30% of 50% of AMI | 30% of 50% of AMI |
| Low Income | 30% of 60% of AMI | 30% of 70% of AMI |
| Moderate Income | 30% of 110% of AMI | 35% of 110% of AMI, but no less than 28% of actual income |

1. Production of Housing Based on Activities in the Project Area:

For agency-housing units, the CRL area production housing obligation requires at least 30 percent of all new or substantially rehabilitated housing units to be available at affordable housing cost to persons and families of very low, low or moderate income. Of those units, at least 50 percent must be affordable to very low-income households. This requirement applies only to units developed by a redevelopment agency and does not apply to units developed by housing developers pursuant to agreements with a redevelopment agency.

Neither ORSA nor the former Redevelopment Agency directly developed housing in the past, nor does ORSA have plans to do so in the future. Therefore, ORSA does not have an affordable housing production requirement of 30 percent with respect to agency-developed housing.

When new dwelling units are developed in a project area by public or private entities other than the redevelopment agency or when housing is substantially rehabilitated in a project area by public or private entities with redevelopment agency assistance, at least 15 percent of these units must be affordable to very low, low or moderate income households. Of those

units, at least 40 percent must be affordable to very low-income households. This affordable housing production requirement applies to the Project Area.

2. Replacement Housing Obligation

Agencies are required to meet replacement-housing obligations pursuant to CRL Section 33413(a). This Section requires an agency to replace, on a one-for-one basis, all units removed from the low and moderate income housing stock caused by agency activities in the project area. Article 16.5 requires that if an implementation plan contains projects that could result in the removal of low-mod housing units, the plan must identify locations suitable for the replacement of such housing.

ORSA will not undertake or assist any actions in the Project Area that would result in the demolition or removal from the market of low and moderate income housing. Therefore, there is no replacement housing obligation at present and no need to identify potential locations for replacement dwellings.

3. Set-Aside and Expenditure of Tax Increment for Housing Purposes

The redevelopment dissolution law abolished tax increment financing, and there is no longer a requirement to deposit tax increment funds into the Low and Moderate Income Housing Fund, thereby eliminating the primary funding mechanism for affordable housing development in the Project Area.

4. Additional Requirements

The CRL provides that the implementation plan must include estimates of the balances and deposits into the Low and Moderate Income Housing Fund; a housing program identifying expenditures from the Housing Fund; an indication of housing activity that has occurred in the project area; and estimates of housing units that will be produced in the project area for each of the various income categories.

However, since the redevelopment dissolution law abolished tax increment financing and the requirement to deposit tax increment funds into the Low and Moderate Income Housing Fund, this Implementation Plan does not cover any estimates of the balances and deposits into the Low and Moderate Income Housing Fund.

For project areas that are within six years of the time limit on the effectiveness of their redevelopment plan, the implementation plan must show the ability of the agency to comply with its replacement housing and area production requirements and the disposition of the remaining monies in the Low and Moderate Income Housing Fund prior to the time limit.

B. Historical Housing Production (through 2019) and Applicable Low and Moderate Income Housing Requirements

1. Housing Construction Activity in the Project Area from 2000 to 2010.

As shown in Table 5, from the inception of the Redevelopment Plan for this Project Area in 2000 through 2010 (the first 10 year look-back period), there were a total of **392** housing units constructed². The production requirement for the 392 housing units that were constructed was **59** total affordable housing units of which **24** housing units were to be affordable to very low-income households. As of 2010, there were a total of **98** housing units constructed that are affordable to low-income households and all of those **98** housing units constructed are affordable to very low-income households.

Table 5. Oakland Army Base Project Area Housing Production, 2000-2010

| Project Name | Units | Type | Year Completed | Affordability Level | | | |
|--|------------|---------------|----------------|---------------------|----------|----------|------------|
| | | | | Very Low | Low | Mod | Above Mod |
| Ironhorse at Central Station (formerly 14th Street Apartments) | 99 | Family | 2010 | 98 | | | 1 |
| Pacific Cannery Lofts (1111-1119 Pine Street) | 163 | Homeownership | 2008 | | | | 163 |
| Zephyr Gate-Phase 1 | 25 | Homeownership | 2007 | | | | 25 |
| Zephyr Gate-Phase 2 | 25 | Homeownership | 2009 | | | | 25 |
| Zephyr Gate-Phase 3 | 80 | Homeownership | 2010 | | | | 80 |
| Total | 392 | | | 98 | 0 | 0 | 294 |

| | |
|---------------------------------------|-----------|
| Affordable Units Required | 59 |
| Very Low Income Units Required | 24 |

² The last Implementation Plan published in 2010 identified a total of 309 housing units constructed during this 10-year look-back period. Data included in this IP is corrected to accurately reflect completed construction in the Oakland Army Base Project Area.

2. Estimate of Future Housing Construction Activity in the Project Area

ORSA estimates that between 2010 and 2020, as many as **669** units of housing may be newly constructed, substantially rehabilitated, or acquired with affordability covenants.

Table 6. Oakland Army Base Project Area, Projected Housing Production, 2010 – 2020

| Project Name | Units | Type | Year Completed | Affordability Level | | | |
|---|------------|------|----------------|---------------------|------------|----------|------------|
| | | | | Very Low | Low | Mod | Above Mod |
| 2011-2095 Wood Street | 235 | TBD | TBD | | | | 235 |
| Station House (formerly HFH Apts) – Phase 1 | 171 | TBD | TBD | | | | 171 |
| Station House (formerly HFH Apts) – Phase 2 | 38 | TBD | TBD | | | | 38 |
| Station House (formerly HFH Apts) – Phase 3 | 55 | TBD | TBD | | | | 55 |
| Wood Street Mixed Use ³ | 170 | TBD | TBD | | 141 | | 29 |
| Total | 669 | | | 0 | 141 | 0 | 528 |

3. Estimated Number of Units Required for Housing Production Obligation

If the allowed **669** housing units are built during this Implementation Plan period, this would generate a housing production obligation of at least **100** units affordable to very low-, low- and moderate-income households. Of these, at least **40** would be required to be affordable to and restricted for occupancy by very low-income households.

If all the projected housing units are built, there will be approximately **1,061** units constructed, as shown in Table 7. Given this, the production requirement is **160** affordable housing units for low- and moderate income households, of which **64** units would be required for occupancy by very-low income households. To the extent there is a deficit of affordable units constructed, ~~ORSA projects will be identified y-projects~~ and if necessary provide financial assistance to ensure that the required number of low- and moderate-income units are developed or otherwise made available.

³ Unit count as per City Council Resolution 2007-0082.

Table 7. Oakland Army Base Project Area, Affordable Unit Production Requirements Based on Completed/Underway/Proposed Housing Units from 2000 – 2020

| | Total | | | Total Affordable ^a | VLI Only |
|---|-------|--|--|-------------------------------|-----------|
| Total Units Completed-2000-2010 Implementation Plan since project area inception ^b | 392 | | | 98 | 98 |
| Total Units Projected Second Compliance Period | 669 | | | 141 | 0 |
| Less Required Affordable Units (15% total, 6% VLI) | | | | 160 | 64 |
| Surplus/(Deficit) | | | | 79 | 34 |

a. Includes units for very low, low and moderate income households.

b. This unit count has been adjusted to reflect corrected production numbers that were erroneously represented in the last published IP.

4. Applicable Provisions Regarding Low and Moderate Income Housing Set-Aside

As noted above, since the dissolution law abolished tax increment financing, there is no longer a requirement to deposit funds into the Low and Moderate Income Housing Fund. The remaining unencumbered balance of the Low and Moderate Income Housing Fund were remitted to the County for distribution to the taxing entities per Health and Safety Code Section 34179.6. Pursuant to Health & Safety Code Section 34176(d), the City will deposit any revenue generated from the housing assets of the former Redevelopment Agency, such as loan repayments or sales proceeds, into a Low and Moderate Income Housing Asset Fund.

a. Housing Goals and Objectives of the Implementation Plan

The City elected to become the housing successor to the Redevelopment Agency's housing functions, obligations and assets. ORSA does not have any housing goals or objectives, except for unwinding any enforceable obligations related to housing activities that are included in the ROPS.

b. Estimated Housing Fund Revenues and Expenditures

The dissolution law abolished tax increment financing and there is no longer a requirement to deposit tax increment funds into the Low and Moderate Income Housing Fund. The remaining unencumbered balance of the Low and Moderate Income Housing Fund were remitted to the County for distribution to the taxing entities per Health and Safety Code Section 34179.6. Therefore, ORSA will not receive any housing fund revenues or make housing fund expenditures in the Project Area. Pursuant to Health & Safety Code Section 34176(d), the City will deposit any revenue generated from the housing assets of the former Redevelopment Agency, such as loan repayments or sales proceeds, into a Low and Moderate Income Housing Asset Fund. State law will govern the use of such funds on expenditures by the City.

c. Anticipated Housing Program Activities

As noted above, since the dissolution law abolished tax increment financing, there is no longer a requirement to deposit funds into the Low and Moderate Income Housing Fund. Therefore, ORSA will not undertake any housing program activities in the Project Area.

State law will govern the use of funds in the Low and Moderate Income Housing Asset Funds held by the City.

d. Allocation of Housing Funds over Previous Implementation Period

The dissolution law abolished tax increment financing and there is no longer a requirement to deposit funds into the Low and Moderate Income Housing Fund. The remaining unencumbered balance of the Low and Moderate Income Housing Fund has been distributed to the taxing entities per Health and Safety Code Section 34179.6.

Tables 8 and 9 on the following pages provide information for the previous implementation plan periods, 2000-2016, regarding:

- the amounts of Low and Moderate Income Housing Fund monies utilized to assist units affordable to, and occupied by, extremely low income households, very low income households, and low-income households, including units available to families with children; and
- the number, the location, and level of affordability of units newly constructed with other locally controlled government assistance and without Agency assistance and that are required to be affordable to, and occupied by, persons of low, very low, or extremely low income for at least 55 years for rental housing or 45 years for homeownership housing

**Table 8. Redevelopment Agency Assisted Housing Activities Completed or Underway,
2000-2016**

| Property Name | Type | Status / Date Completed | Project Area | Number of Units at Each Affordability Level (2) | | | | Total Low/Mod Funds (1) |
|------------------------------------|----------------------|-------------------------|-------------------|---|------------|----------|-----------|-------------------------|
| | | | | Very Low Income | Low Income | Moderate | Above Mod | |
| 1574-1590 7th Street (Site Acq.) | TBD | Proposed | W. Oakland | | | 2 | 3 | \$ 127,327 |
| 3701 MLK Jr. Way (Site Acq.) | TBD | Proposed | W. Oakland | | 4 | | | \$ 109,510 |
| 3801 MLK Jr. Way (Site Acq.) | TBD | Proposed | B/M/SP | | | | | \$ 800,000 |
| 3829 MLK Jr. Way (Site Acq.) | TBD | Proposed | B/M/SP | | 4 | | | \$ 52,000 |
| 7th & Campbell Streets (Site Acq.) | TBD | Proposed | W. Oakland | | | | 79 | \$. 789,598 |
| 94th and International | Family | Underway | Coliseum | 58 | | | 1 | \$5,597,000 |
| Adeline Lofts | Family | 2002 | W. Oakland | 31 | 6 | | 1 | \$ 70,179 |
| Allen Temple Gardens | Senior | 2001 | Coliseum | 49 | | | 1 | \$1,951,000 |
| Altenheim Phase I | Senior | 2007 | None | 39 | 53 | | 1 | \$4,084,660 |
| Altenheim Phase II | Senior | 2010 | None | 48 | 32 | | 1 | \$1,753,000 |
| Bayporte Village | Ownership | 2000 | Acorn | | 71 | | | \$2,000,000 |
| Brookfield Court | Ownership | 2014 | Coliseum | 3 | 9 | | | \$1,867,000 |
| Byron Ave Homes (Site Acq.) | Ownership | Proposed | Central City East | 4 | 4 | 2 | | \$ 386,550 |
| California Hotel | SRO | 2013 | W. Oakland | 135 | | | 2 | \$5,253,000 |
| Casa Velasco | Senior | 2003 | Central City East | 19 | | | 1 | \$1,350,000 |
| Chestnut Court-Ownership | Ownership | 2003 | Oak Center | | 15 | | | \$1,727,000 |
| Chestnut Court-Rental | Family | 2003 | Oak Center | | 26 | | 1 | \$2,976,000 |
| Clinton Commons | Family | 2012 | Central City East | 37 | 17 | | 1 | \$5,827,497 |
| Courtyards at Acorn | Family | 2000 | Acorn | | 87 | | | \$ 904,500 |
| CURA-North | Disabled or HIV/AIDS | 2001 | None | 17 | | | 1 | \$ 587,876 |
| Drachma, Inc. | Family | 2012 | W. Oakland | 14 | | | | \$ 840,000 |
| Drachma, L.P. | Family | 2003 | W. Oakland | | 19 | | | \$1,712,000 |
| Drasnin Manor | Family | 2013 | Coliseum | 25 | | | 1 | \$1,800,000 |
| East Side Arts and Housing | Family | 2006 | Coliseum | 4 | 12 | | 2 | \$1,130,000 |
| Eastmont Court | Disabled or HIV/AIDS | 2005 | Central City East | 18 | | | 1 | \$1,427,000 |
| Edes Avenue Homes, Phase A | Ownership | 2008 | Coliseum | | 26 | | | \$2,517,000 |
| Edes Avenue Homes, Phase B | Ownership | 2010 | Coliseum | | 13 | 15 | | \$3,601,000 |
| Effie's House | Family | 2014 | None | 4 | 17 | | | \$2,517,000 |
| Eldridge Gonaway | Family | 2013 | Central City East | 39 | | | 1 | \$1,690,000 |
| Fairmount Apartments | Family | 2011 | None | 30 | | | 1 | \$3,700,000 |
| Fox Courts | Family | 2009 | Central District | 40 | 39 | | 1 | \$4,950,000 |
| Golf Links Road | Ownership | 2009 | None | | | 3 | 7 | \$ 584,000 |
| Habitat Fruitvale Homes | Ownership | 2003 | None | | 4 | | | \$ 112,000 |
| Habitat Village | Ownership | 2001 | Coliseum | | 40 | | | \$1,212,740 |
| Harrison Senior | Senior | 2012 | Central District | 29 | 43 | | 1 | \$5,133,000 |
| Hugh Taylor | SRO | 2011 | Central City East | 42 | | | | \$1,220,000 |

| Property Name | Type | Status / Date Completed | Project Area | Number of Units at Each Affordability Level (2) | | | | Total Low/Mod Funds (1) |
|---------------------------------------|-----------|-------------------------|-------------------|---|------------|----------|-----------|-------------------------|
| | | | | Very Low Income | Low Income | Moderate | Above Mod | |
| Irene Cooper Terrace | Senior | 2000 | Central City East | 39 | | | 1 | \$ 560,000 |
| Ironhorse at Central Station | Family | 2009 | Oakland Army Base | 98 | | | 1 | \$8,379,000 |
| Jack London Gateway Senior | Senior | 2009 | Acorn | 24 | 36 | | 1 | \$4,900,000 |
| James Lee Court | Family | 2013 | Central District | 15 | 9 | 2 | | \$2,396,000 |
| Kenneth Henry Court | Family | 2013 | Central City East | 22 | 28 | | | \$1,375,000 |
| Lincoln Court Senior Apartments | Senior | 2006 | None | 81 | | | 1 | \$2,000,000 |
| Linden Court Rental | Family | 2003 | W. Oakland | | 40 | | 1 | \$3,224,000 |
| Linden Street Land Trust (NCLT) | Ownership | 2002 | W. Oakland | | 4 | | | \$ 200,000 |
| Lion Creek Crossings-Rental Phase I | Family | 2005 | Coliseum | 14 | 56 | | | \$1,500,000 |
| Lion Creek Crossings-Rental Phase III | Family | 2008 | Coliseum | 68 | | | 1 | \$3,000,000 |
| Lion Creek Crossings-Rental Phase IV | Family | 2012 | Coliseum | 50 | | | 1 | \$2,980,547 |
| MacArthur Apartments | Family | 2013 | Central City East | 30 | 1 | | 1 | \$4,485,000 |
| Madison Park Apartments | Family | 2013 | Central District | 96 | | | 2 | \$1,250,000 |
| Madison Street Lofts | Family | 2008 | Central District | 78 | | | 1 | \$4,522,915 |
| Mandela Gateway Rental | Family | 2005 | W. Oakland | 60 | 60 | | 2 | \$2,500,000 |
| Mandela Gateway Townhomes | Ownership | 2008 | W. Oakland | | 8 | 6 | | \$1,479,100 |
| Marcus Garvey Commons | Family | 2013 | W. Oakland | 12 | 9 | | | \$ 352,000 |
| Merritt Crossing | Senior | 2013 | Central District | 69 | | | 1 | \$3,699,656 |
| MLK Plaza Homes | Ownership | 2002 | None | | 6 | 5 | | \$1,287,175 |
| Mural Apartments | Family | 2016 | B/M/SP | 89 | | | 1 | \$17,200,000 |
| Northgate Apartments | Family | 2003 | None | 32 | 9 | | 1 | \$ 349,229 |
| Oak Park Apartments | Family | 2004 | Central City East | 34 | | | 1 | \$3,419,000 |
| Oak Street Terrace Senior | Senior | 2004 | Central District | 16 | 22 | | 1 | \$2,072,000 |
| Oakland Point Limited Partnership | Family | 2012 | W. Oakland | | 31 | | | \$2,397,000 |
| Orchards on Foothill Senior | Senior | 2008 | Central City East | 64 | | | 1 | \$1,025,000 |
| Palm Court | Ownership | 2005 | Acorn | | 12 | | | \$ 855,400 |
| Palm Villas Residential Project | Ownership | 2005 | Central City East | | | 78 | | \$5,353,000 |
| Percy Abrams Jr. Senior | Senior | 2006 | None | 44 | | | | \$1,445,000 |
| Posada de Colores | Senior | 2011 | Central City East | 99 | | | 1 | \$ 450,000 |

| Property Name | Type | Status / Date Completed | Project Area | Number of Units at Each Affordability Level (2) | | | | Total Low/Mod Funds (1) |
|---|-----------------------|-------------------------|-------------------|---|------------|----------|-----------|-------------------------|
| | | | | Very Low Income | Low Income | Moderate | Above Mod | |
| Project Pride | Transitional Housing | 2012 | W. Oakland | 20 | | | | \$1,600,000 |
| Redwood Hill | Ownership | Underway | None | | | 12 | | \$1,310,000 |
| Rising Oaks | Special Use | 2013 | None | 30 | | | 1 | \$1,652,000 |
| Saint Joseph Senior | Senior | 2011 | Coliseum | 35 | 48 | | 1 | \$4,639,000 |
| San Pablo Gateway | Ownership | 2000 | B/M/SP | | 5 | 6 | | \$1,475,000 |
| Santana | Family | 2003 | Central City East | 30 | | | | \$ 670,923 |
| Sausal Creek | Ownership | 2008 | None | | | 17 | | \$3,980,000 |
| Seven Directions | Family | 2009 | Coliseum | 23 | 12 | | 1 | \$3,289,000 |
| Slim Jenkins | Family | 2012 | W. Oakland | 27 | | 3 | 2 | \$1,920,000 |
| Swans Market Apartments | Family | 2000 | Central District | | 18 | | | \$2,500,000 |
| Sylvester Rutledge Manor | Senior | 2003 | W. Oakland | 64 | | | 1 | \$2,551,750 |
| Kinsell Commons | Ownership | 2012 | Coliseum | | 17 | 5 | | \$1,868,000 |
| Tassafaronga Village | Family | 2010 | Coliseum | | 50 | | | \$3,000,000 |
| Terraza Palmera | Family | 2014 | Coliseum | 25 | 18 | 18 | 1 | \$6,427,656 |
| The Savoy | SRO and Special Needs | 2013 | Central District | 105 | | | 1 | \$1,100,000 |
| Town Center at Acorn | Family | 2000 | Acorn | 102 | 104 | | | \$ 565,000 |
| Wang Scattered Site | Ownership | 2009 | None | | 2 | | 1 | \$ 148,000 |
| Wood Street Affordable Housing Parcel (Site Acq.) | TBD | Proposed | Oakland Army Base | | 141 | | 29 | \$8,000,000 |

(1) Agency Funding includes all funding provided from Low and Moderate Income Housing Fund over the life of the project. Some funding may have been provided prior to 2000.

(2) TBD = "to be determined" – specific affordability levels have not yet been established.

Table 9. Housing Units Newly Constructed in Redevelopment Project Areas, Assisted With Locally-Controlled Government Assistance and No Redevelopment Agency Low & Moderate Income Housing Financing, 2000 - 2014

| Property Name | Type | Status / Date Completed | Project Area | Number of Units at Each Affordability Level (2) | | | | Total Other City Funds (1) |
|---------------------------------------|------------------------|-------------------------|--------------------------------------|---|------------|----------|-----------|----------------------------|
| | | | | Very Low Income | Low Income | Moderate | Above Mod | |
| 1701 MLK Jr. Way | Family | 2015 | Central District | 25 | | | 1 | \$1,960,000 |
| 3823 MLK Jr. Way (Site Acq.) | TBD | Proposed | B/M/SP | | | | | |
| Adeline Lofts | Family | 2002 | W. Oakland | 31 | 6 | | 1 | \$2,163,821 |
| Allen Temple Manor | Disabled or HIV/AIDS | 2001 | Coliseum | 23 | | | 1 | \$1,035,350 |
| Altenheim Phase I | Senior | 2007 | None | 39 | 53 | | 1 | \$1,901,740 |
| Altenheim Phase II | Senior | 2010 | None | 48 | 32 | | 1 | \$6,440,000 |
| Bancroft Senior Homes | Senior | 2001 | None | 60 | | | 1 | \$1,719,847 |
| Bishop Nichols Senior Housing | Senior | 2003 | Stanford / Adeline | 16 | | | 1 | \$1,308,800 |
| Brooklyn Basin | | Approved | Central District / Central City East | | 465 | | 2,635 | |
| C. L. Dellums Apartments | SRO | 2013 | Downtown | 72 | | | 1 | \$1,000,000 |
| California Hotel | SRO | 2013 | W. Oakland | 135 | | | 2 | \$3,168,000 |
| Cathedral Gardens | Family / Special Needs | 2014 | Central District | 57 | 42 | | 1 | \$9,840,000 |
| Civic Center 14 TOD | Family | 2017 | Central District | 26 | 13 | | 1 | \$1,575,000 |
| Clinton Commons | Family | 2012 | Central City East | 37 | 17 | | 1 | \$1,669,500 |
| Drachma, Inc. | Family | 2012 | W. Oakland | 14 | | | | \$ 840,000 |
| Drachma, L.P. | Family | 2003 | W. Oakland | | 19 | | | \$ 516,475 |
| Drasnin Manor | Family | 2013 | Coliseum | 25 | | | 1 | \$1,159,031 |
| Eastmont Court | Disabled or HIV/AIDS | 2005 | Central City East | 18 | | | 1 | \$ 460,600 |
| Fox Courts | Family | 2009 | Central District | 40 | 39 | | 1 | \$6,300,112 |
| Fruitvale Transit Village, Phase I | Family | 2003 | Coliseum | 3 | 7 | | 37 | \$ 750,000 |
| Golf Links | Ownership | 2009 | None | | | 3 | 7 | \$2,165,000 |
| International Blvd Family Housing | Family | 2002 | Coliseum | 29 | | | 1 | \$2,285,853 |
| Irene Cooper Terrace | Senior | 2000 | Central City East | 39 | | | 1 | \$ 526,000 |
| James Lee Court | Family | 2013 | Central District | 15 | 9 | 2 | | \$1,105,000 |
| Lincoln Court Senior Apartments | Senior | 2006 | None | 81 | | | 1 | \$1,500,000 |
| Lion Creek Crossings-Rental Phase I | Family | 2005 | Coliseum | 14 | 56 | | | \$1,500,000 |
| Lion Creek Crossings-Rental Phase III | Family | 2008 | Coliseum | 68 | | | 1 | \$1,600,000 |
| Lion Creek Crossings-Rental Phase IV | Family | 2012 | Coliseum | 50 | | | 1 | \$3,499,453 |
| Madison Street Lofts | Family | 2008 | Central District | 78 | | | 1 | \$2,472,585 |
| Mandela Gateway Rental | Family | 2005 | W. Oakland | 60 | 60 | | 2 | \$1,000,000 |

| Property Name | Type | Status / Date Completed | Project Area | Number of Units at Each Affordability Level (2) | | | | Total Other City Funds (1) |
|--|-----------------------|-------------------------|-------------------|---|------------|----------|-----------|----------------------------|
| | | | | Very Low Income | Low Income | Moderate | Above Mod | |
| Mandela Gateway Townhomes | Ownership | 2008 | W. Oakland | | 8 | 6 | | \$ 771,300 |
| Marcus Garvey Commons | Family | 2013 | W. Oakland | 12 | 9 | | | \$ 382,000 |
| Merritt Crossing | Senior | 2013 | Central District | 69 | | | 1 | \$3,850,344 |
| Northgate Apartments | Family | 2003 | None | 32 | 9 | | 1 | \$2,200,771 |
| Oakland Community Land Trust | Ownership | 2012 | Scattered Sites | | 15 | | | \$5,025,000 |
| Oakland Home Renovation | Ownership | Proposed | Scattered Sites | | | 3 | 2 | \$ 750,000 |
| Orchards on Foothill Senior | Senior | 2008 | Central City East | 64 | | | 1 | \$3,475,000 |
| Percy Abrams Jr. Senior | Senior | 2006 | None | 44 | | | | \$1,045,800 |
| Project Pride | Transitional Housing | 2012 | W. Oakland | 20 | | | | \$ 904,000 |
| Prosperity Place | Family | 2016 | Central District | 40 | 30 | | 1 | \$2,750,000 |
| Saint Andrew's Manor | Senior | 2013 | W. Oakland | 59 | | | 1 | \$1,248,300 |
| Saint Joseph Senior | Senior | 2011 | Coliseum | 35 | 48 | | 1 | \$3,991,000 |
| Saint Patrick's Terrace | Senior | 2009 | W. Oakland | 65 | | | 1 | \$ 753,600 |
| Seven Directions | Family | 2009 | Coliseum | 23 | 12 | | 1 | \$1,216,600 |
| Slim Jenkins | Family | 2012 | W. Oakland | 27 | | 3 | 2 | \$ 669,000 |
| Stanley Avenue Apartments | Family | 2002 | Coliseum | 23 | | | 1 | \$2,033,167 |
| Terraza Palmera | Family | 2014 | Coliseum | 25 | 18 | 18 | 1 | \$3,850,344 |
| The Savoy | SRO and Special Needs | 2013 | Central District | 105 | | | 1 | \$2,500,000 |
| Town Center at Acorn | Family | 2000 | Acorn | 102 | 104 | | | \$ 450,000 |
| Wang Scattered Site (4100 MLK Jr. Way) | Ownership | 2002 | None | | 1 | | | \$ 65,000 |
| Wang Scattered Site 2002 - Wang (1063 82nd St) | Ownership | 2002 | Coliseum | | 2 | | | \$ 27,000 |
| Wang Scattered Site 2002 (1226 94th Ave) | Ownership | 2002 | Coliseum | | 1 | | | \$ 13,000 |
| Wang Scattered Site | Ownership | 2007 | None | | 2 | | | \$ 60,000 |
| Wang Scattered Site | Ownership | 2004 | Coliseum | | 1 | | | \$ 60,000 |
| Wang Scattered Site | Ownership | 2005 | W. Oakland | | 1 | | | \$ 45,000 |
| Wang Scattered Site | Ownership | 2009 | None | | 2 | | 1 | \$ 34,000 |

(1) City Funding includes all funding provided from Low and Moderate Income Housing Fund over the life of the project. Some funding may have been provided prior to 2000.

(2) TBD = "to be determined" – specific affordability levels have not yet been established.

(1) City Funding includes all funding provided from Low and Moderate Income Housing Fund over the life of the project. Some funding may have been provided prior to 2000.

(2) TBD = "to be determined" – specific affordability levels have not yet been established.