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OFFICE OF THE CITY CLERK
OAKLAND

2014 MAR 13 PM 12:08 **AGENDA REPORT**

TO: HONORABLE CITY COUNCIL

FROM: Fred Blackwell

SUBJECT: ORSA FY12-13 Annual Report

DATE: March 4, 2014

COUNCIL DISTRICT: City-Wide

RECOMMENDATION

Staff recommends that the City Council accepts this:

Informational Report Presenting the Oakland Redevelopment Successor Agency (Agency) FY 2012-13 Annual Reports on Blight, Loans, Property, and Time Limits in Accordance with the Reporting Requirements of the California Community Redevelopment Law.

BACKGROUND/LEGISLATIVE HISTORY

On December 29, 2011, the California Supreme Court upheld state legislation, ABx1 26, which dissolved all redevelopment agencies in California as of February 1, 2012.

On January 10, 2012, the City Council designated the City of Oakland to serve as the Oakland Redevelopment Successor Agency (ORSA) and the housing successor to the former Redevelopment Agency. Subsequently, the City Council as governing body of ORSA is required to comply with existing Redevelopment laws.

The California Community Redevelopment Law, Health and Safety Code Section 33080, requires every redevelopment agency to present annual reports to the legislative body (i.e., the City Council) on activities to alleviate blight, and activities affecting housing and displacement. Additionally, Section 33080.1 requires every redevelopment agency to present annual reports on property, project time limits, and all defaulted loans for the previous year. Redevelopment law is still applicable and must be complied with except for those provisions such as preparation of the Statement of Indebtedness and the Housing and Community Development (HCD) report on activities that were repealed by the dissolution law.

The **Blight Report** (*Attachment A*) summarizes the Agency's progress in 6 of 10 active redevelopment project areas in alleviating blight. FY 2012- 2013 project and program activities included assisting with the development of vacant and underutilized properties through land

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assembly, environmental assessments and clean-ups, and marketing to developers. Public improvements to infrastructure include lighting, streetscape, and public facility upgrades. Low cost loans and grants are available to improve blighted structures and decrease commercial vacancies through a variety of commercial and community programs.

The following major activities for FY 2012-2013 are highlighted by project area:

Acorn	
Plan terminated Jan 1, 2012	
Broadway/MacArthur/San Pablo	
Category	Activities
Project Development	<ul style="list-style-type: none"> • MacArthur Transit Village – Site construction of BART Garage 65% completed. • 7 Façade Improvement projects and 5 Tenant Improvement projects completed.
Public Improvements	<ul style="list-style-type: none"> • Golden Gate Recreation Center and Mosswood Teen Center – Design work underway.
Planning	<ul style="list-style-type: none"> • Broadway/Valdez Specific Plan – Plans underway and the Environmental Impact Report (EIR) was started.
Loans	<ul style="list-style-type: none"> • 3 businesses received commercial loans.
Central City East	
Category	Activities
Project Development	<p>Opportunity sites acquired for future development:</p> <ul style="list-style-type: none"> • Foothill/Seminary Ave • 73rd and Foothill Blvd • 28th and Foothill Blvd • 36th and Foothill Blvd • 105th and MacArthur Blvd • 4 Façade/Tenant Improvement projects completed
Public Improvements	<p>Streetscapes under construction:</p> <ul style="list-style-type: none"> • MacArthur Blvd – 3 separate nodes. Approx. \$6M including a \$1.7M grant to cover costs. • Foothill/Fruitvale Phase I: 35th Ave to High Street - \$5M to cover costs with CCE bond funds. • Foothill/Seminary - 65% design complete. • 14th Avenue Streetscape project – 65% design complete. • East 18th Street – substantially completed. • Foothill/High/Melrose - 65% design complete.

Central District	
Category	Activities
Project Development	<ul style="list-style-type: none"> • Uptown Art Park created featuring Bay Area Artists and new art projects were commissioned for the space. • City Walk - 252 residential units and 3,000 square feet of retail were completed. • City Center Site Preparation –Modifications requested to the Disposition and Development Agreements (DDA) are under review. • 1800 San Pablo Mixed Use Project – The Environmental Impact Report (EIR) was certified and developer in process of securing the Finding of Completion from the State. • 35 Façade Improvement projects completed and 16 are under construction. 32 Tenant Improvement projects completed and 14 under construction.
Public Improvements	<ul style="list-style-type: none"> • Latham-Telegraph Streetscape: Engineering agreements with 10 of 14 property owners: 1 completed construction, 2 are under construction and 7 are in the bid phase. • Uptown Art Park opened featuring sculptures by Bay Area Artists. New Art Projects commissioned for the space. • Uptown Temporary Art Park – Construction started. • Scotlan Convention Center – Renovated and modernized. Upgraded the wireless network infrastructure and installed a movable partition. • Henry J. Kaiser Memorial Park – Sculpture installation completed.

Coliseum	
Category	Activities
Project Development	Catalyst Development Project: <ul style="list-style-type: none"> • Coliseum City – Proposals for sports and entertainment venues examined. • Coliseum Transit Village Phase I – Awarded \$8,5M Transit Oriented Development grant from State. • Lion Creek Crossings Affordable Housing Development – 128 units under construction in Phase V. Agency plans to reimburse the Oakland Housing Authority \$3.9M for Phase IV infrastructure improvements. • Coliseum Long Range Property Management Plan (LRPMP) Parcels submitted for State approval. – for key development sites • 7 Façade and 7 Tenant Improvement projects completed.
Public Improvements	Streetscapes: <ul style="list-style-type: none"> • 66th Avenue - substantially completed • South Coliseum – design/build contract executed Infrastructure: <ul style="list-style-type: none"> • Oakland Airport Connector Project – under construction
Land Development	Catalyst Development Project: <ul style="list-style-type: none"> • Coliseum City – Specific plan and ENA executed • Coliseum Transit Village Phase I – Executed \$8.5M grant agreement with State of CA • Lion Creek Crossings Affordable Housing Development – Phase IV completed • Coliseum Disposition Strategy Parcels – purchased key development sites
Oak Center	
Plan terminated Jan 1, 2012. No activities.	
Oak Knoll	
Property management activities continued.	

Oakland Army Base	
Category	Activities
Planning	<ul style="list-style-type: none"> • Master Plan and Initial Study/Addendum to the EIR were completed • Cost sharing agreement and an amendment were executed by and between the City and Port of Oakland. • A lease Disposition and Development Agreement (DDA) was executed by and between the City and Prologis and the California Capital and Investment Group (CCIG). • A Property Management Agreement was entered into by and between the City and CCIG. • ENA was executed with 2 West Oakland recycling firms for the relocation and redevelopment of two new facilities at the former Oakland Army Base
Area Development	<ul style="list-style-type: none"> • The City was awarded an allocation of \$176.3 million from the State of California Transportation Corridor Improvement Fund for the construction of public backbone infrastructure improvements and site preparation to support vertical development. • The City approved rezoning and entered into a Development Agreement with Prologis and CCIG. • 35% to 65% Bridging Documents for the design and public backbone improvements and site preparation were also completed. • Construction on public backbone infrastructure and site preparation to support vertical development is scheduled to begin in November 2013.
Stanford Adeline	
Tax collection limit was reached. No activities.	
West Oakland	
Category	Activities
Planning	<ul style="list-style-type: none"> • West Oakland Specific Plan – 1st draft of plan was completed.
Public Improvements/Infrastructure	<ul style="list-style-type: none"> • Peralta/MLK Streetscape – Master Plan was completed. • 7th Streetscape – Work on initial transportation study and traffic analysis was started. • West Oakland Teen Center – Construction underway.

The **Loan Report** (*Attachment B and Table I*) for FY 2012-13 is summarized below.

Table 1
Oakland Redevelopment Successor Agency
Notes and Loans Receivable
As of June 30, 2013

<u>Category</u>	<u>Ending Balance</u>	<u>Doubtful Accts</u>	<u>Ending Balance</u>
Coliseum	1,339,001 16		1,339,001 16
Central City East	45,000 00		45,000 00
Central District	58,341,365 43	(46,956,185.52)	11,385,179.91
Non-Major Governmental Funds	1,831,643.08	(1,163,487.81)	668,155 27
Grand Total	61,557,009.67	(48,119,673 33)	

Gross Notes and Loans Receivable (Amounts in Thousands)	\$61,557 00
Allowance for uncollectible	(\$48,120.00)
Total Notes and Loan Receivable, Net	\$13,437 00

As of June 30, 2013, ORSA has a total of \$13.4 million net notes and loans receivable

According to the audited ORSA Financial Report for year ended June 30, 2013 no defaulted loans for \$50,000 or more were reported.

The Property Report (*Attachment C* and **Table 2**) for FY 2012-13 is summarized below.

Table 2
Oakland Redevelopment Successor Agency
Property Report
Fiscal Year 2013

Property Held for Resale by Project Area	Amount
Central District	\$44,948,567
Coliseum	\$44,249,949
Central City East	\$11,027,072
GRAND TOTAL	\$100,270,588

As of June 30, 2013, ORSA has a total \$100.3 million for properties held for resale. On July 2, 2013, the City approved Resolution No. 2013-0022 C.M.S. for a Long-Range Property Management Plan ("LRPMP") addressing the disposition and use of former Agency properties and authorizing the disposition of properties pursuant to the plan, subsequently, the oversight Board followed suit on July 15, 2013 with approving resolution No. 2013-014 for the same. The Department of Finance has yet to approve the LRPMP.

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The **Time Limits Report** (*Attachment D* and *Table 3* below) summarizes the end dates for eminent domain, implementation plans, tax increment, and debt incurrence.

Table 3
 Plan Limit Termination Dates
 Fiscal Year: 2012-2013

PROJECT AREA	ADOPTION DATE	DEBT INCURRENCE LIMIT DATE	PLAN TERMINATION DATE	TI RECEIPT LIMIT DATE	EMINENT DOMAIN LIMIT DATE [1]	IMPLEMENTATION PLAN PERIOD	BOND LIMIT	TI LIMIT	INCLUS. IISC*
Acorn	11/3/1961	1/1/2004[2]	1/1/2012	1/1/2022	12/16/1998	12/8/2009-12/8/2014	N/A	\$30M	NO
Broadway/MacArthur/San Pablo	7/25/2000	7/25/2020	7/25/2030[3]	7/25/2045[3]	7/25/2012	12/8/2009-12/8/2014	\$100M	N/A	YES
Central City East	7/29/2003	7/29/2023	7/29/2033[3]	7/29/2048[3]	7/29/2015	7/29/2013-7/29/2018	\$2.3B	N/A	YES
Central District – original project area	6/12/1969	Eliminated on 1/6/2004	6/12/2023	6/12/2033	6/12/2023	12/8/2009-12/8/2014	N/A[4]	\$3B	YES
Central District – Brush & MLK amendment area	7/24/2001	7/24/2021	7/24/2033	7/24/2048	7/24/2023	12/8/2009-12/8/2014	N/A	N/A	YES
Coliseum – original project area	7/25/1995	7/25/2015	7/25/2027	7/25/2042	7/25/2019	12/8/2009-12/8/2014	\$300M	N/A	YES
Coliseum – Kennedy/Fruitvale amendment area	7/29/1997	7/28/2017	7/29/2028	7/29/2043	7/25/2019	12/8/2009-12/8/2014	Same as above	N/A	YES
Oak Center	11/30/1965	1/1/2004[2]	1/1/2012	1/1/2022	12/16/1998	12/8/2009-12/8/2014	N/A	\$12,572,000	NO
Oak Knoll	7/14/1998	1/21/2029[5]	1/21/2040	1/21/2055	1/21/2021	12/19/2011-12/19/2016	\$400M	\$1.5B	YES
Oakland Army Base	7/11/2000	6/30/2022	6/30/2033	6/30/2048	6/30/2014	7/11/2010-7/11/2015	N/A	\$506,400,000	YES
Stanford/Adeline	4/10/1973	1/1/2004[2]	4/10/2016	4/10/2026	12/16/1998	12/8/2009-12/8/2014	N/A	\$1,625,000	NO
West Oakland	11/18/2003	11/18/2023	11/18/2033[3]	11/18/2048[3]	11/18/2011	11/18/2008-11/18/2013	\$640M	N/A	YES

[1] This time limit may be extended by plan amendment

[2] Under SB 211, these debt incurrence limits may be eliminated by ordinance, limited pass-through applies. Debt incurrence limits for low/mod housing were eliminated for Acorn, Oak Center, and Stanford/Adeline in 2006

[3] The plan termination and TI receipt dates for the Broadway/MacArthur/San Pablo, Central City East, and West Oakland can be extended by one additional year for 03-04 ERAF payments made

[4] There is a bonded indebtedness limit of \$100M for the Central District 1982 amendment area

[5] Debt incurrence limit is 20 years after \$100k TI threshold is reached, plan termination limit is 31 years from threshold, TI receipt limit is 45 years from threshold, and eminent domain limit is 12 years from threshold. \$100k TI threshold for Oak Knoll was reached on 1/21/2009

COORDINATION

All reported activities have prior Council approval. This report has been reviewed by the Office of the City Attorney and by the Budget Office.

FISCAL

This is an informational report on Redevelopment activities from July 1, 2012 through June 30, 2013. The attached Agency report is presented to comply with the annual reporting requirements of the Community Redevelopment Law of the State of California, Health and Safety Code Sections 33080 and 33080.1 that are discussed in the background section of this report. There are no fiscal impacts from this informational report.

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SUSTAINABLE OPPORTUNITIES

There are no sustainable opportunities identified from the preparation and presentation of this required annual informational report. Many of the activities described herein have had a positive impact on the economic, environmental, and social equity wellbeing of Oakland residents.

For questions regarding this report please contact Donna Howell, Administrative Services Manager, at (510) 238-3852.

Respectfully submitted,



Fred Blackwell
City Administrator

Reviewed by:
Gregory Hunter
Neighborhood Investment Manager

Prepared by:
Donna M. Howell
Administrative Services Manager

- Attachment A: Blight Report
- Attachment B: Loan Report
- Attachment C: Property Report
- Attachment D: Time Limits Report

ATTACHMENT A

BROADWAY/MACARTHUR/SAN PABLO FY 2012-2013 BLIGHT REPORT

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2009-2014)

The leading indicators of blight in the Broadway/MacArthur/San Pablo Redevelopment Project Area include underutilized and vacant land, deteriorated and dilapidated buildings, high rates of vandalism and crime, high commercial vacancies, inadequate public improvements, and lack of private investment.

The Agency will focus on the following strategies to eliminate blight in the Broadway/MacArthur/San Pablo Redevelopment Project Area:

- A. Assist with the development of vacant and underutilized properties through land assembly, environmental assessments and clean-ups, and marketing to developers.
- B. Make public improvements to Project Area infrastructure including, lighting, streetscape, and public facility upgrades.
- C. Supply low cost loans and grants to improve blighted structures and decrease commercial vacancies through programs such as the Façade Improvement Program and the Tenant Improvement Program.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2012-13

Activities to reduce blight within the Broadway/MacArthur/San Pablo Project Area in FY 2012-13 include:

1. MacArthur Transit Village: The Redevelopment Agency is working with MacArthur Transit Community Partners to develop a transit village at the MacArthur BART Station on the BART surface parking lot. The project will offer a mix of high-density residential units (both market-rate and below-market rate), neighborhood retail, and community space. The first phase of construction, the demolition of two motels on the site for the replacement BART garage, was completed May 2011. Construction on the replacement BART garage commenced in August 2012 and is about 65 percent complete as of June 2013. The affordable housing project will start construction in September 2013.
2. Commercial Façade and Tenant Improvement Programs: The Redevelopment Agency established a Commercial Façade Improvement program and a Tenant Improvement program in the project area. The Façade Improvement Program and Tenant Improvement Program offer matching grants depending on the square footage of the commercial space. In addition, both programs also offer free architectural assistance up to \$5,000 to participating property owners and businesses. Since the inception of the programs, 51 Façade Improvement projects and 20 Tenant Improvement projects have been completed. In Fiscal Year 2012-13, 7 Façade Improvement projects and 5 Tenant Improvement projects were completed.

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3. Broadway/Valdez Specific Plan: In 2008, the Redevelopment Agency contributed funds for the preparation of a Specific Plan to analyze retail and housing opportunities for the reuse of key properties in the Broadway Auto Row portion of the redevelopment area. Work on the Specific plan began in FY 2008-09 and was still ongoing in FY 2012-13. It is anticipated that the EIR and the Specific Plan will be presented to the Planning Commission for approval in February of 2014, followed by City Council approval in March of 2014.
4. Graffiti Abatement Program: In September 2011, ORSA partnered with a community-based non-profit to start a graffiti abatement program for businesses and properties on the major commercial corridors within the Project Area. In FY12-13, approximately 317 tags were abated.
5. Public Facility Improvements: In January 2012, contracts were executed for extensive renovations to the Golden Gate Recreation Center and a new teen center at Mosswood Park. Design work is underway on both projects. The Golden Gate Recreation Center improvements are scheduled to start in the summer of 2014, while the teen center at Mosswood Park has not started due to the elimination of the Redevelopment Agency and its funding contribution to the project. However, construction documents were completed.
6. Commercial Loan Program. The program provided three loans to the following businesses:
 - a. Gopher Pipe Solutions,
 - b. Marquee Salon, and
 - c. Actual Café.

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CENTRAL CITY EAST REDEVELOPMENT FY 2012-2013 BLIGHT REPORT

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2013-2018)

The Central City East (CCE) Project Area proposes to concentrate its blight elimination activities by focusing on the following remaining projects and programs:

- A. Stimulate in-fill development and land assembly opportunities on obsolete, underutilized, and vacant properties in the Project Area.
- B. Improve transportation, public facilities and infrastructure throughout the Project Area.
- C. Revitalize neighborhood commercial areas and strengthen retail in the Project Area.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2012-13

In FY 2012-13, the CCE Project Area activities included: preparation of the Long Range Property Management Plan (LRPMP), the Bond Spending Plan and the ROPS reporting schedules. Other project activities included streetscapes, infrastructure projects, Façade and Tenant Improvement Projects, and maintenance of the Oakland Redevelopment Successor Agency (Agency) parcels.

1. Disposition Strategy of CCE Parcels: The Agency acquired a number of key opportunity sites in CCE for the purpose of future development. An LRPMP was prepared to identify which key sites are to be retained in an effort to pursue future development opportunities. The entire LRPMP was submitted to the State Department of Finance and is under review.
2. Streetscapes and Infrastructure Improvement Projects: Streetscape and infrastructure projects included the following:

MacArthur Boulevard (3 separate nodes along MacArthur Blvd):

Streetscape improvements continued within three separate nodes along MacArthur Blvd and included: new sidewalks, bulb-outs, curbs and ADA compliant curb ramps; and gutters, concrete bus pads, resurfacing, and re-striping. Beautification components for each focus area included: new street trees, tree grates, tree guards, and pedestrian lighting. The public art component of the Project is two arched gateway structures which will span MacArthur Boulevard at 73rd Avenue and at Durant Avenue.

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Foothill/Fruitvale (Phase I and II):

The Foothill/Fruitvale Streetscape Project consists of two separate phases. Phase I along Foothill Blvd from High Street to 35th Avenue was completed in 2013. Phase II is scheduled to begin in early 2014 and will continue the improvements along Foothill Blvd from 35th Avenue towards Fruitvale Ave.

Foothill/Seminary:

A design/build contract was awarded to McGuire and Hester for the Foothill/Seminary Streetscape project and the design phase is 100% completed. Once final authorization is approved by the State, the Agency plans to complete construction with the remaining CCE bond funds. The estimated total construction cost for the Project is approximately \$5.5M.

14th Avenue:

A design/build contract was awarded to Ray's Electric for the 14th Avenue Streetscape project and the design phase is 100% completed. Once final authorization is approved by the State, the Agency plans to complete construction with the remaining CCE bond funds.

Foothill/High/Melrose:

A design/build contract was awarded to McGuire and Hester for the Foothill/High/Melrose Streetscape project and the design phase is 100% completed. Once final authorization is approved by the State, the Agency plans to complete construction with the remaining CCE bond funds.

3. Façade and Tenant Improvement Program (FIP/TIP): The Agency plans to complete and wind down all enforceable obligations through the façade and tenant improvement programs. Once the January – June 2014 ROPS goes into effect, the Agency plans to allocate a small portion of remaining CCE bond funds to offer the programs on a limited one-time basis. 4 FIP/TIP projects were completed in FY 2012-13.
4. Blight Abatement Programs: The CCE project area addressed graffiti and blight related issues through a contract with a local community based organization. The Agency also maintained its properties through this contract and plans to allocate a small portion of remaining bond funds in 2014 to continue these programs on a limited basis.

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CENTRAL DISTRICT REDEVELOPMENT PROJECT FY 2012-2013 BLIGHT REPORT

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2009-2014)

On December 29, 2011, the California Supreme Court upheld state legislation, ABx1 26, which dissolved all redevelopment agencies in California as of February 1, 2012.

On January 10, 2012, the City Council designated the City of Oakland to serve as the Oakland Redevelopment Successor Agency (ORSA) and the housing successor to the former Redevelopment Agency. The City Council as governing body of ORSA has adopted bi-annual Recognized Obligation Payment Schedule (ROPS) listing the remaining enforceable obligations of ORSA, including many obligations related to activities in the Central District.

As a result, ORSA initiated the process under the dissolution legislation to unwind the affairs of the dissolved Redevelopment Agency. Existing obligations still include many activities to eliminate physical and economic blight conditions in the Central District Project Area by completing the construction of public improvements and facilities, and meeting the former Agency's contractual obligations with private partners to develop vacant and/or underutilized properties.

During the reporting period, ORSA primarily focused on the following activities to eliminate blight in the Central District:

BLIGHT ALLEVIATING ACTIVITIES IN FY 2012-13

Activities to reduce blight within the Central District Project Area in FY 2012-13 include:

1. Streetscape Improvements: The Latham-Telegraph Streetscape Project (Latham Square to 20th and Telegraph) has been reactivated due to the successful completion of a Basement Backfill and Repair Program grant (BBRP). The BBRP provides grants and loans to property owners for structural repair and/or backfill of basements under the sidewalks in the program's target areas, where streetscape projects are planned (eg. Old Oakland and Latham-Telegraph). The BBRP includes two phases. First, grants are made to property owners to cover the engineering costs for the required backfill or retrofit. These engineering grants have been executed by all 14 property owners in the program area. The second phase involves execution of construction loan agreements. Thus far, 10 of the 14 property owners have entered into these loan agreements. One owner has closed a loan and construction is complete. Two owners have closed loan agreements and construction is underway. The remaining 7 projects are in the bid phase.

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The Latham Square Pilot Project was awarded in June 2013 and construction is anticipated to be completed by August 2013. The pilot project will temporarily close Latham Square to vehicular traffic to create a large pedestrian plaza. Concurrent with the pilot project, a consultant has been hired to complete the permanent design for Latham Square. ORSA staff is also managing several grant-funded infrastructure projects. The Bay Area Rapid Transit (BART) 17th Street Gateway project was awarded in June 2013 and anticipated to go to construction in the fall of 2013. Consultant design is underway for the San Pablo and 17th Street Streetscape projects. The Old Oakland (Washington Street from 7th Street to 9th Street) Streetscape Improvement Project is in redesign.

2. Uptown Art Park. In April of 2013, the Uptown Art Park was opened on a vacant lot located in the Uptown area. The Uptown Art Park is an outdoor gallery and cultural space in the heart of Oakland's Uptown. The temporary park was created through a grant from the National Endowment for the Arts and public art funding from the former Oakland Redevelopment Agency. Located at Telegraph Avenue and 19th Street, Uptown Art Park features existing large-scale sculptures by Bay Area artists, as well as new art projects commissioned for the space.
3. Downtown Façade Program: The program provides \$5,000 in design services and matching grants of up to \$75,000 for façade improvements. In FY 2012-2013, 51 façade projects completed or started construction (35 completed and 16 under construction.)
4. Downtown Tenant Improvement Program: The program provides up to \$99,000 in matching grants and \$5,000 of free design assistance to attract retail, restaurants, arts and entertainment uses to vacant storefronts in designated areas of the Downtown. In FY 2012-13, 46 Tenant Improvement projects were completed or under construction (32 completed and 14 under construction).
5. Downtown Commercial Loan Program: The program provided five loans funding improvements for the following businesses during the fiscal year, including:
 - a. Beer Revolution
 - b. Nido Restaurant
 - c. Loring Café
 - d. Tambo Restaurant
 - e. Oakland Venue Management - special event facilities
6. Key System Building: This project includes renovation of the historic Key System building and its integration into a new high-rise mixed-use office tower to be developed on an adjacent vacant site. The project is subject to the terms of an expanded Owner Participation Agreement (OPA) with SKS Investments. Once the project proceeds, the City of Oakland will sell an adjacent 145-space garage to the developer to ensure the financial feasibility of the project and to maximize the amount of ground-floor retail space that can be placed in the new building. The developer secured project planning approvals in July of 2008. Start of project

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construction has been delayed due to unfavorable conditions in the office market in downtown Oakland and the developer's inability to secure construction financing and sign up an anchor tenant. In June of 2013, ORSA extended the commencement of the construction date for the project from June 2013 to June 2014.

7. City Center Site Preparation: This project includes four City Blocks, of which two were transferred to private developers (Shorenstein and the Olson Company) that completed the development of an office tower (555 12th Street), and a for-sale residential project on T-10(14th and Jefferson Street). A joint venture partnership between the Shorenstein Company and MetLife Insurance purchased the site known as T-12 located at 12th and Jefferson Street in December 2007. Excavation and hazardous materials remediation at the site in preparation for the construction of a 600,000 square foot office building were completed in November of 2008; subsequently, the developer stopped project construction because of a deteriorating office market and the recession. In 2010, the Agency and Shorenstein negotiated a 13th Amendment to the City Center DDA extending the date to complete construction of the project from April of 2012 to April of 2015, with two additional extension options that could extend completion of construction until 2017. The developer is maintaining the site and placed a mural on the construction fence in May of 2012. In June of 2013, Shorenstein submitted another request for substantial modifications to the DDA, including elimination of the requirement to start construction on a specified date. Staff is reviewing the request.
8. George P. Scotlan Memorial Convention Center: The Oakland Redevelopment Successor Agency (Agency) is sub-leasing the George P. Scotlan Memorial Convention Center (SCC) from the City of Oakland. In FY 2010-11, the Agency committed \$7.75 million to renovate the facility. The scope of the project focuses mainly on upgrades to the property, new furniture and fixtures, and remodeled bathrooms to make them ADA accessible. During the last fiscal year, the Central Plant serving the utility infrastructure for the Marriott Hotel and the SCC was renovated and modernized. At the same time, the building's wireless network infrastructure was upgraded and a new movable partition for the East Exhibit Hall was installed. The remaining items consist of painting the exterior of the building and potentially installing another movable partition in the West Exhibit Hall.
9. 1800 San Pablo: The City owns a parcel located at 1800 San Pablo Avenue. In October of 2009, the Agency issued a request for proposals to develop a mixed-use project for the site and selected Sunfield Development, LLC. Sunfield is proposing to build approximately 110,000 square feet of retail space and a 200-space public parking garage. The Agency entered into an Exclusive Negotiation Agreement (ENA) with the developer in July of 2010. Because of the dissolution of the Agency, staff has been unable to enter into a disposition and development agreement with the developer. However, preparation of a Supplemental Environmental Impact Report was initiated in FY 2011-12, and final certification occurred in November of 2012. Before ORSA will be able to enter into a DDA

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with Sunfield, it must receive a Finding of Completion from the State of California Department of Finance, which is anticipated for the fall of 2013. Project construction would start in the spring of 2015.

10. Malonga Casquelourd Center for the Arts (1428 Alice Street): The renovation of the Malonga facility, which is one of the Bay Area's busiest multicultural, multidisciplinary performing arts facilities, addresses critical building needs, including protecting the building's interior from damage due to precipitation, sunlight, and wind, and optimizing energy efficiency. Renovating Malonga will assist in the elimination of the following blight conditions: health and safety concerns, serious disrepair and dilapidation which hinder the viable use of the building. Construction started in the October of 2011 and was completed in August of 2012.

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COLISEUM REDEVELOPMENT FY 2012-2013 BLIGHT REPORT

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2009-2014)

Leading indicators of blight in the Coliseum Redevelopment Area include obsolete and underutilized land, poor transportation circulation and connections, and lack of private investment.

Due to the elimination of redevelopment, primarily Coliseum activities have been limited to the wind-down and close out of existing capital projects and programs that in the past have helped mitigate physical and economic blight in the Coliseum Project Area.

Strategies previously used to help correct these blighting factors have included:

- A. Expenditures to improve intermodal transportation opportunities, public facilities and infrastructure in residential, commercial and industrial areas, and
- B. Improve underutilized properties with acquisition and development efforts to create new catalyst projects, and
- C. Address on-going blight conditions through various neighborhood programs.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2012-2013

INFRASTRUCTURE AND PUBLIC FACILITIES

1. 66th Avenue Streetscape: The 66th Avenue streetscape was substantially completed between San Leandro Street and International Boulevard. The project provides enhanced pedestrian access to the area's transit, schools and activity centers. Funding for the project includes: \$1,230,000 in MTC Housing Incentive Program awards, \$387,115 from the Transportation for Clean Air grant, and \$1,188,000 of Coliseum Project Area funds.
2. Oakland Airport Connector Project: Project Area provides limited funds through a City Cooperation Agreement for administrative support for engineering, plan review and construction monitoring associated with the proposed BART Oakland Airport Connector (OAC) project.
3. Railroad Avenue Streetscape Improvements: Project included new storm drain pipelines, raising and resurfacing the road, adding curbs, sidewalks and gutters to make the street more functional for residents and businesses. The project was substantially completed in FY 2012-13.

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CATALYST DEVELOPMENT PROJECTS

4. Coliseum City: This sports venue and mixed use entertainment development effort consists of an exclusive negotiating agreement and separate specific planning CEQA/EIR process surrounding the Oakland Alameda County Coliseum Complex. The process has involved examining alternative proposals for a number of master planned sports and entertainment venues. The Coliseum City master plan envisions up to 3 new venues as well as providing commercial, science and technology, office, hotel and housing on the area surrounding the Coliseum site.
5. Coliseum Transit Village Phase I: CTV Phase I consists of a planned mixed-use transit oriented development centered on a 1.3 acre portion of the existing Coliseum BART Station parking lot. The project is a collaborative effort with BART, City of Oakland, Oakland Economic Development Corporation and Urban Core Partners. Phase I will replace a portion of the existing Coliseum BART parking lot with approx. 100 units of workforce/market rate rental housing and neighborhood serving retail. The project was awarded an \$8.5M Prop 1C Transit Oriented Development grant from the State.
6. Lion Creek Crossings Affordable Housing Development: Approximately 442 units of affordable family rental housing units have been completed in Phases I – IV. The final Phase V, under construction, will deliver an additional 128 units of affordable rental housing. To date, the Coliseum Project Area has contributed over \$4M in tax-exempt bonds towards the newly reconfigured park and on-site infrastructure improvements. The Agency plans to reimburse the Oakland Housing Authority approx. \$3.9M for Phase IV infrastructure improvements, using Prop 1C grant and Project Area funds.
7. Fruitvale Transit Village Phase II: In 2010, the former Oakland Redevelopment Agency negotiated and purchased the 3.41 acre parking lot from BART and currently the Oakland Redevelopment Successor Agency (ORSA) now owns the parking lot where the proposed phase II development is currently proposed. The fully entitled project calls for a total of 275 units of rental housing along E. 12th Street to be developed in multiple phases around a central residential parking garage. The City recently partnered with Unity Council in the latest application round for Prop 1C grant funds.
8. Coliseum Long Range Property Management Plan Parcels: ORSA owns a number of key development sites and properties throughout the Coliseum project area. Contingent upon state approval of the Long Range Property Management Plan, staff plans to resume work with developers and interested parties to further pursue development on a number of ORSA owned properties throughout the project area.

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BLIGHT ABATEMENT PROGRAMS

9. Graffiti Abatement Programs: The Coliseum Project Area continued to support limited graffiti abatement services through an employment training program to help clean up properties and abate graffiti while providing valuable job skills. In addition, the same training program assisted with the on-going maintenance of the ORSA-owned parcels in the Coliseum area.

NEIGHBORHOOD AND COMMERCIAL DISTRICT IMPROVEMENT PROGRAMS

10. Facade and Tenant Improvement Programs (FIP/TIP): Programs offer limited architectural assistance and matching grants for improvements to commercial properties on targeted streets in the Coliseum Redevelopment Area. The Façade Improvement Program provides grants for the storefront and building exteriors and the Tenant Improvement Program provides grants for interior spaces. 7 FIP/TIP projects were completed during FY 2012-13.

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OAKLAND ARMY BASE FY 2012-2013 BLIGHT REPORT

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2010-2015)

The Oakland Army Base Redevelopment Project Area was established in 2000 and includes 1,800 acres in the western portion of Oakland, located along a traditionally industrial waterfront area. The Project Area is divided into three sub-districts: (1) Oakland Army Base Sub-District: the former Oakland Army Base, closed by the Army in 1999 and transferred to the Oakland Redevelopment Agency ("Agency") and the Port of Oakland ("Port") in August 2006; (2) Maritime Sub-District: land containing the Port of Oakland's existing marine terminal facilities and related infrastructure along the Outer Harbor and Inner Harbor channels, as well as a former Naval Supply Center previously conveyed to the Port of Oakland; and (3) 16th and Wood Sub-District: the underutilized commercial and industrial area where new mixed-use housing is being built along with the renovation of the historic 16th Street Train Station.

On March 3, 2011, the Agency and the City of Oakland ("City") entered into a Purchase and Sale Agreement ("PSA") whereby the Agency agreed to sell and convey the Agency-owned portion of the Army Base, excepting a Tidelands Trust encumbered parcel identified as Parcel E, to the City, and the City agreed to accept assignment of all agreements related to the property. On December 29, 2011, the California Supreme Court upheld state legislation, ABx1 26, which dissolved all redevelopment agencies in California as of February 1, 2012. On January 31, 2012, the City closed escrow under the Agency-City PSA and took title to the Agency-owned portion of the Army Base to maintain control of the property's development and ensure that enforceable obligations continue to be met.

The development of Parcel E is limited to Trust consistent uses, and this piece of land was transferred to the Oakland Redevelopment Successor Agency ("ORSA") upon the dissolution of the Agency. ORSA has approved the transfer of Parcel E to the City upon approval by the State Lands Commission.

The City will continue to focus on eliminating physical and economic blight conditions through: (1) the construction of public improvements and utilities, and (2) negotiating agreements with private developers for the redevelopment of vacant land on the former military base. The Redevelopment Plan and Five-Year Implementation Plan identify the following activities for each of the sub-districts:

- A. Oakland Army Base Sub-District - Site preparation, including demolition/deconstruction, environmental remediation, and reconfiguration and replacement of utility systems; relocation of tenants; installation and/or upgrade of new roads, traffic signals, and other traffic infrastructure; rail system modifications; and advancement of various economic development projects.

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- B. Maritime Sub-District - Construction of an Outer Harbor Intermodal Terminal; new roadways and intersections; roadway and rail improvements; and expansion of maritime facilities.
- C. 16th and Wood Sub-District - Renovation of the historic 16th Street Train Station; meeting historic preservation goals; meeting affordable housing requirements; transportation and related improvements; open space and site improvements.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2012-13

Activities taken to reduce blight within the Oakland Army Base Redevelopment Project Area in FY 2012-13 include:

A. OAKLAND ARMY BASE SUB-DISTRICT

1. Rezoning: The City moved ahead with the creation of a new zoning district called the Gateway Industrial District to be applied to the City-owned portion of the Army Base. The rezoning of the Army Base will help implement the Master Plan completed in June 2012 by permitting land uses consistent with the Master Plan. The rezoning will ensure that the design of new development is of high quality by requiring new development to comply with design standards.
2. Development Agreement (DA): The City completed negotiation of a DA with the master developer for the development of (a) a modern trade and logistics center, coordinated with the Port of Oakland's planned improvements in the Maritime Sub-District; (b) a bulk cargo marine terminal facility served by new rail lines; (c) Class A office; and (d) project-serving retail. The DA clarifies project responsibilities to ensure successful development the Army Base and maximize the job generating capacity of the former military base in key industries such as trade and logistics and green technology.
3. Bridging Documents and Construction: After completing the master planning for the entire Army Base, the City, in coordination with the Port, proceeded with and completed the development of bridging documents in June 2013, which preceded the completion of construction documents for infrastructure improvements at the Army Base under a Design Build Construction Contract which was executed in October 2013. Construction of the first phase of infrastructure improvements consists of grading and drainage, replacement of utilities, and roadway improvements started in November 2013. The second phase of improvements consists of wharf and rail access improvements, and site preparation, including earthwork and soil stabilization is currently scheduled to commence in June 2015. Following the horizontal and site preparation improvements, "vertical" development will commence and is scheduled to be complete in phases prior to June 2019. The City's public investment and TCIF grant will be used to leverage much of the private investment which will also count towards the local public/private match requirement for the State of California's Trade Corridor Improvement Fund (TCIF) program. To help leverage City funds for public improvements, the City entered into an amended grant agreement with the Port

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and the California Trade Commission to allocate most of the TCIF award to site preparation and backbone infrastructure for City land. The City and Port negotiated and entered into an Amended and Restated Cost Sharing Agreement to define each agency's respective roles and responsibilities regarding the use of TCIF funds.

4. Mitigation Monitoring and Reporting Program Project Manual: The City completed a draft Mitigation Monitoring and Reporting Project Manual, which includes a construction management plan ("CMP"). The CMP will provide a consistent framework and set of guidelines under which construction will be implemented and is intended to address mitigation measures identified in the Standard Conditions of Approval/Mitigation Monitoring and Reporting Program for the Army Base development.
5. Site Preparation in Central Gateway Area: The City developed a materials handling program in concert with the master developer to handle fill material to be used for soil surcharging and grading. The City is in the process of completing the demolition of three vacant, dilapidated non-historic buildings in the Central Gateway Area and remediation of the building sites.
6. Maritime/Industrial Development: After the master planning process defined an approximately 17-acre area, comprised of 7 acres of land in the North Gateway and under freeway and 10 acres in the Central Gateway, to be used for ancillary maritime services, the City began negotiating an LDDA for the development of a maritime-related truck depot. Services will include truck parking, trailer storage, weighing, administrative offices, maintenance, and fuel and food sales.
7. North Gateway Area Development: The City entered into an Exclusive Negotiating Agreement with two West Oakland recycling firms proposing to relocate their operations out of West Oakland to the North Gateway Area of the Oakland Army Base Sub-District. The relocation would enable the recyclers to consolidate and modernize their operations and would free up land in West Oakland for new economic development uses that are more compatible with the residential neighborhoods.

B. MARITIME SUB-DISTRICT

8. Railyard Improvements: The grant agreement for the TCIF program includes renovation and expansion of the former Knight Rail yard on the eastern edge of the Port of Oakland's Army Base property. These improvements are part of the overall rationalization and modernization of rail infrastructure in the larger Project Area.

Ground was broken for a new 35-acre rail yard that will connect the Port's Outer Harbor Intermodal Terminal ("OHIT") Rail Yard Phase 1 to Union Pacific Railroad's existing mainline track system, the Port's Joint Intermodal Terminal, and the City's Gateway rail development.

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9. New Roadways and Intersections: Improvements to roadways, intersections and signaling connecting the maritime terminals and the planned Outer Harbor Intermodal Terminal on the Port's Development Area of the former Oakland Army Base are part of the Port's comprehensive plan under the TCIF. In addition, a grade separation at 7th Street is planned to provide more efficient, higher capacity access to the harbor area.

C. 16TH AND WOOD SUB-DISTRICT

10. Wood Street Zoning District: The Agency worked with four developers to facilitate the development of approximately 1,300 units of housing (including affordable housing) on a 29-acre site. Three projects have been completed — Pacific Cannery Lofts, a 163-unit condominium project, in 2008, Ironhorse at Central Station, a 99-unit affordable housing project, in 2009, and Zephyr Gate, a 130-unit condominium project, in early 2011. The fourth developer extended his entitlements to 2015.
11. 16th Street Train Station: The Agency authorized a \$400,000 predevelopment loan to RAILS, the entity overseeing the redevelopment of the historic 16th Street Train Station. RAILS used the loan to study options for renovating the Train Station. The study, completed in 2009, included initial studies of the site conditions and a financial feasibility analysis of uses such as an event center, classrooms, offices, catering facility, café, and museum for the Train Station and attached properties. RAILS brought the Agency a proposal for developing and operating the Train Station, and started fundraising for preliminary stabilization of the structure and security work at the site. Renovation of the Train Station will be a catalyst to stimulate further economic development in a blighted area.

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WEST OAKLAND FY 2012-2013 BLIGHT REPORT

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2008-2013)

The West Oakland Redevelopment Plan proposed to reduce and/or eliminate the blighting conditions found in the Project Area by focusing on 25 key goals and objectives which address issues of housing, land use, infrastructure, public safety, environmental health, equitable development and historic preservation:

HOUSING

1. Improve the quality of housing by assisting new construction, rehabilitation, and conservation of living units in the Project Area.
2. Maintain and improve the condition of the existing very low, low, and moderate income housing in the Project Area.
3. Increase opportunities for homeownership in the Project Area.
4. Develop renter stabilization strategies that encourage and assist renters to remain in the Project Area.
5. Not concentrate any very low income housing as stand-alone high density projects, but rather as infill projects, scattered site, and/or in mixed-income projects.

LAND USE

6. Mitigate and reduce conflicts between residential and industrial uses in the Project Area.
7. Maintain the mixed-use character of the Project Area in a manner equally beneficial to both businesses and residents.
8. Preserve and enhance existing residential neighborhoods and core industrial and commercial areas.

INFRASTRUCTURE

9. Provide streetscape improvements, utility undergrounding, open space, and community facilities to enhance neighborhood quality and foster economic and neighborhood vitality.
10. Support recreation, education, healthcare and programs for all members of the Project Area community, especially youth, seniors and disabled persons.
11. Improve infrastructure, transportation, and public facilities throughout the Project Area.
12. Improve street configuration on main arterials and their relationship to the surrounding neighborhoods; do urban design for street improvements such as center dividers, bulb-outs, tree planting, and landscape improvements.

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PUBLIC SAFETY

13. Improve public safety for people living and working in the Project Area.

ECONOMIC DEVELOPMENT

14. Restore blighted properties in the Project Area.
15. Assist neighborhood commercial revitalization, and attract more uses that serve the local community including neighborhood- serving retail.
16. Retain existing businesses and attract new businesses to Project Area locations designated for business activity; promote economic development of environmentally sound, light industrial and commercial uses.
17. Increase employment opportunities for Project Area residents.
18. Facilitate economic development by improving and rehabilitating substandard buildings and targeting infill on vacant lots on commercial corridors in the Project Area.

ENVIRONMENTAL HEALTH

19. Minimize/eliminate environmental hazards within the Project Area.

COMMUNITY OUTREACH AND EQUITABLE DEVELOPMENT

20. Incorporate ongoing community participation in the redevelopment process so residents of all income and wealth levels, geographic areas, language groups, and ages have opportunities to learn about and participate in the redevelopment decision-making process.
21. Promote equitable development that benefits the residents of the Project Area and minimizes the displacement of current residents and businesses.
22. Relocate displaced residents or businesses, whenever possible and feasible and with their consent, within the Project Area.
23. Support and recognize the benefit of new residents and incomes that can be encouraged through market-rate development and done without displacing existing residents or businesses or destroying the existing cultural assets of the Project Area.

HISTORIC PRESERVATION

24. Not encourage or support block-busting development, developments that demolish historically significant structures that can be rehabilitated, or developments that destroy the positive functioning character of existing areas.
25. Encourage and assist the rehabilitation of historically significant properties to avoid demolition or replacement.

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BLIGHT ALLEVIATING ACTIVITIES IN FY 2012-13

Activities to reduce blight within the West Oakland Redevelopment Project Area in FY 2012-13 include:

1. West Oakland Project Area Committee: The West Oakland Redevelopment and Implementation Plans were developed with considerable community input from the West Oakland Project Area Committee (WOPAC) members who continued to retain a strong advisory role in redevelopment prioritization and implementation by meeting monthly with staff support. Staff hosted 3 WOPAC meetings in FY 2012-13 with the last meeting occurring on November 14, 2012, after meeting monthly for over 9 years, since before the adoption of the Redevelopment Plan in November 2003. For the first time, the WOPAC was not renewed after its annual expiration date of November 18, 2012.
2. West Oakland Specific Plan: In 2010, the WOPAC recommended \$400,000 of redevelopment funds for the preparation of a Specific Plan and associated EIR to provide a blueprint for public and private investment in the West Oakland Redevelopment Area. Particular attention will be given to identified opportunity sites. In 2010, City staff applied and was awarded TIGER II grant funding from the Department of Transportation (DOT) to supplement this planning work. After Agency approval, City staff and the selected consultant team, JRDV International, began work on the Specific Plan in FY 2010-11 and this continued into FY 2012-13, working closely with community input to develop a Draft of the Specific Plan. It is anticipated that a Draft EIR and the Specific Plan will be released for public review in January of 2014. Following Planning Commission review in Spring of 2014, City Council approval is expected in July of 2014.
3. West Oakland Transit Village: In April 2013, the City entered into an Exclusive Negotiating Agreement with the West Oakland Development Group to determine the feasibility of WODG's proposal to develop housing on two Caltrans sites near the West Oakland BART station. If certain activities are satisfactorily completed by WODG during the upcoming 2013-14 ENA period, – including completion of environmental testing, obtaining project entitlements and CEQA approval, etc. – then the City may enter into a Disposition and Development Agreement with WODG to transfer the Caltrans property to WODG via a double escrow sale, without any expenditure of City funds. WODG's proposal is consistent with the West Oakland Specific Plan's vision for transit-oriented development around the BART station.
4. 7th Street Streetscape Project: WOPAC prioritized the preparation of a Master Streetscape Plan for 7th Street, intended to restore the traditional role of 7th Street as a local commercial and cultural center for the West Oakland community and strengthen its historical identity as a transportation hub through pedestrian, bicycle and transit improvements around the West Oakland BART Station. In 2002-03, City staff began working with landscape architect Hood Designs and the West Oakland community to prepare a conceptual Master Streetscape Plan, funded by an \$185,000 Environmental Justice grant from Caltrans. Advance design and construction work was divided into two Phases.

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Phase I is the section of 7th Street between Union Street and Peralta Street. In April 2008, WOPAC recommend Oakland Redevelopment Agency funds to complete construction documents and close the construction funding gap. In FY 2012-13, construction of Phase I was completed with the exception of one public art component: final design and installation of the "Blues Walk Hall of Fame," which includes 85 bronze plaques on the 7th Street sidewalk outside of West Oakland BART station. This final piece is expected to be completed in Spring 2014.

Phase II is the section of 7th Street between Peralta and West Street. In 2011-12, City staff initiated on-call consultant UrbanDesign to begin to advance the work on the established conceptual design, including preparation of the initial transportation study and traffic analysis. In 2012-13, UrbanDesign prepared 35% design documents and staff applied for and was awarded One Bay Area Grant funding for the construction of Phase II in the amount of \$3.29 million. Construction documents are expected to be completed in FY 2013-14.

5. Peralta/MLK Streetscape Project: In 2010, WOPAC recommended \$600,000 in redevelopment funds for the preparation of Streetscape Plans for Peralta and MLK. The Master Plans are intended to be the road map to guide streetscape development along these corridors over the next decade and beyond. After Agency approval, City staff and the selected consultant team, Gates & Associates, began work on the Streetscape Plans in FY 2010-11. The Peralta/MLK Master Plan was completed in May 2012 after extensive input from West Oakland community, the Public Works Division, and AC Transit. 97% construction documents for selected street segments ("Phase I") were completed in FY 2012-13.

Also, in FY 2012-13, staff applied for and was awarded One Bay Area Grant funding for the construction of Phase I in the amount of \$2.98 million for Peralta and \$2.47 million for MLK. Construction is expected to begin in FY 2014-15 for the following Phase I components:

- For Peralta (no road diet), two miles from 3rd to 36th Streets. There is currently one lane of traffic in each direction and no bike lanes. Phase I components include: (1) from 7th to 36th Streets, striping for bike lanes; (2) 7th to 10th: new sidewalks and pedestrian fixtures; and (3) 32nd to Haven: pedestrian plaza and pedestrian amenities.
- For MLK, 1.2 miles from West Grand to 40th Street. Phase I components: (1) from West Grand to 40th Streets: a road diet from two lanes to one in each direction with a center turn lane, including a Class II bike lane; and (2) from 32nd to 35th Streets: new sidewalks, bulb-outs, one near-side to far-side bus stop relocation at 34th Street, improved crosswalks, and pedestrian fixtures.

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6. Façade and Tenant Improvement Programs: The Redevelopment Agency established a Façade Improvement (FI) Program and a Tenant Improvement (TI) Program in the project area for property owners and businesses in 2005. These two Programs offer matching grants, of up to \$30,000 or \$45,000 respectively, depending on the size of the commercial space. Both programs also offer free architectural assistance of up to \$5,000. Since the inception of the programs, 25 Façade Improvement projects and 16 Tenant Improvement projects have been completed to date, which include the Mandela Foods Cooperative, PS Print, and People Community Partnership Federal Credit Union. In FY 2012-13, 3 Façade Improvement projects and 1 Tenant Improvement project were completed.
7. Neighborhood Project Initiative Program: The Redevelopment Agency adopted an NPI program in the West Oakland in 2008. The program offers capital grants of up to \$75,000 for small-scale neighborhood improvement projects within the project area. Staff worked closely with the WOPAC to develop program guidelines, outreach for a "Call for Projects" and select projects. Through FY 2011-12, the program funded 23 projects within the project area through 3 rounds of grant awards. A total of 19 projects have been completed to date, with 3 projects completed in FY 2012-13. They include: landscaping/greening projects at locations throughout the Project Area, including: 27th Street median, Collin's Plaza, 40th Street median, West MacArthur Median and spots throughout Longfellow neighborhood; security improvements: security cameras at 3 locations and speed bumps and exterior lights at Mead and Athens; facility and façade improvements to: Boys and Girls Club, City Sliker Farms, The Crucible, and the 3421 Hollis Street building; and a mural at the 580 freeway overpass on San Pablo Ave. St. Andrew's Plaza improvement has been stalled and is the only NPI project that remains to be completed.
8. Graffiti Abatement Program: In September 2011, the Agency partnered with a community-based non-profit, Cypress Mandela Training Center, to start a graffiti abatement program for businesses and properties on the major commercial corridors within the Project Area. In FY12-13, approximately 1397 tags covering an estimated square footage of 27,000 were abated.
9. West Oakland Youth Center: The rehabilitation design of the existing building was completed with \$500,000 of Redevelopment funding. In 2010, staff applied for and was awarded a \$5 million State grant for construction. In FY 2010-11, 95% construction drawings were completed and WOPAC approved an additional \$1,098,000 to close construction gap funding. Construction began in FY 2011-12 and was completed Summer 2013.

ATTACHMENT B

OAKLAND SUCCESSOR REDEVELOPMENT AGENCY LISTING OF NOTES AND LOANS RECEIVABLE BY FUND As of June 30, 2013				
FUND#	CUSTOMER NAME	Gross Ending Balance	Allowance for Doubtful Accts	Net Ending Balance
<u>COLISEUM</u>				
9750	Fruitvale Development Corp	141,775 00		141,775 00
9750	Eastside Arts & Hsng-VHARP	249,000 00		249,000 00
9750	Aman Hamid	157,805.88		157,805 88
9750	The Nacho Spot	67,000.00		67,000 00
9750	Revolution Foods, Inc.	107,893 70		107,893 70
9750	Dodg Corporation	145,109 88		145,109 88
9750	Celeste Enterprises	17,200.00		17,200 00
9750	John Lewis Glass	39,072 13		39,072 13
9750	Uni Oakland	211,150 44		211,150 44
9750	One Toyota/BMODD RE1, LLC	152,261 21		152,261 21
9750	The Wing Time Café Inc	50,732 92		50,732 92
9750	Subtotal	<u>1,339,001.16</u>	-	<u>1,339,001.16</u>
	Total Coliseum	<u>1,339,001.16</u>	-	<u>1,339,001.16</u>
<u>Central City East: Operations</u>				
9740	Ming Wa LLC	45,000 00		45,000 00
9740	Subtotal	<u>45,000.00</u>	-	<u>45,000.00</u>
	Total Broadway/MacArthur	<u>45,000.00</u>	-	<u>45,000.00</u>
<u>CENTRAL DISTRICT</u>				
9710	Various botrowers	2,754,701 70	(2,754,701 70)	-
9710	Fox Oakland Theater, Inc	9,450,000 00	(9,450,000 00)	-
9710	Rotunda Partners	3,367,000 00		3,367,000 00
9710	Fox Oakland Theater Inc	25,500,000 00	(25,500,000 00)	-
9710	Fox Theater Landlord LLC/Oakland Sch of the Arts	126,267 89		126,267 89
9710	OAKLAND CATHEDRAL BUILDIN	20,625 08		20,625.08
9710	Subtotal	<u>41,218,594.67</u>	<u>(37,704,701.70)</u>	<u>3,513,892.97</u>
9711	Rocsil's Shoe Co Inc	23,380 22		23,380 22
9711	Friends of the Oakland Fox, Corp	2,700,000 00		2,700,000 00
9711	Rotunda Partners	1,600,000 00		1,600,000 00
9711	Gill Electric	80,282 03		80,282 03
9711	Just Pet me	3,087 06		3,087 06
9711	Bakesale Betty	144,854 81		144,854 81
9711	Shashamane Restaurant	52,765 07		52,765 07
9711	Grace Skye LLC/Farley's East	46,101 01		46,101 01
9711	Pican Oakland Restaurant LLC	114,922 23		114,922 23
9711	Subtotal	<u>4,765,392.43</u>	-	<u>4,765,392.43</u>
9714	Calzomo Partners LLC	36,027 00		36,027 00
9714	Subtotal	<u>36,027.00</u>	-	<u>36,027.00</u>
9715	Rotunda Partners	3,033,000 00		3,033,000 00
9715	Subtotal	<u>3,033,000.00</u>	-	<u>3,033,000.00</u>
9718	Fox Oakland Theater Inc (ground lease & interest)	9,251,483 82	(9,251,483 82)	-
9718	Oakland School of the Arts	36,867 51		36,867 51
9718	Subtotal	<u>9,288,351.33</u>	<u>(9,251,483.82)</u>	<u>36,867.51</u>
	Total Central District	<u>58,341,365.43</u>	<u>(46,956,185.52)</u>	<u>11,385,179.91</u>

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OAKLAND SUCCESSOR REDEVELOPMENT AGENCY LISTING OF NOTES AND LOANS RECEIVABLE BY FUND As of June 30, 2013				
FUND#	CUSTOMER NAME	Gross Ending Balance	Allowance for Doubtful Accts	Net Ending Balance
<u>NON-MAJOR GOVERNMENTAL FUNDS</u>				
<i>Acorn</i>				
9791	Slim Jenkins	113,869.20	-	113,869.20
9791	Jack London Gateway	419,286.07	-	419,286.07
9791	Bridge West - from memo fund (ORA06124)	1,043,157.81	(1,043,157.81)	-
9791	Subtotal Acorn	<u>1,576,313.08</u>	<u>(1,043,157.81)</u>	<u>533,155.27</u>
<i>Planning</i>				
9709	CHDC of North Richmond	35,000.00	-	35,000.00
9709	Subtotal Planning	<u>35,000.00</u>	<u>-</u>	<u>35,000.00</u>
<i>West Oakland</i>				
9790	Oakland Coliseum Housing	220,330.00	(120,330.00)	100,000.00
9790	Subtotal West Oakland	<u>220,330.00</u>	<u>(120,330.00)</u>	<u>100,000.00</u>
	Total Nonmajor	<u>1,831,643.08</u>	<u>(1,163,487.81)</u>	<u>668,155.27</u>
GRAND TOTAL - ALL FUNDS		61,557,009.67	(48,119,673.33)	13,437,336.34

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**Oakland Redevelopment Successor Agency
Property Report
Fiscal Year 2013**

Fund No.	Description	Amount
Central District		
9710	728 73rd Ave. Coliseum Future Parking	365,000
9710	Total	365,000
9711	SNK 9th and Franklin	2,818,000
9711	City Center Garage West	21,446,577
9711	Total	24,264,577
9714	Ice Skating Rink, 540 17th St	10,588,072
9714	2330 Webster, 2315 Valdez Sts	5,000
9714	Total	10,593,072
9715	521 19th Street	1,329,077
9715	Total	1,329,077
9716	Uptown DDA APN#008-0668-004 &008-068-009	107,128
9716	Total	107,128
9717	Uptown DDA APN#008-0668-004 &008-068-009	3,440,000
9717	2330 Webster, 2315 Valdez Sts	2,037,500
9717	Total	5,477,500
9719	Telegraph Parking Garage	781,911
9719	2330 Webster, 2315 Valdez Sts	2,030,303
9719	Total	2,812,214
Total Central District		44,948,567
Coliseum		
9750	6775 (7001) Oakport Street APN# 041-3902-021	1,710,652
9750	Total	1,710,652
9756	7001 Snell Street APN#041-4170-005-03	278,438
9756	94th Avenue and International Blvd.	1,221,000
9756	711 71st Avenue APN#041-4170-001-02	1,335,000
9756	66th Ave at Joe Morgan Way	1
9756	710 73rd Avenue	337,332
9756	73rd Avenue west San Leandro Blvd	332,403
9756	73rd Avenue Intercity Rail Platform	474,168
9756	3050 International Boulevard	2,815,867
9756	633 Hegenberger Rd	13,740,608
9756	8000 Joe Morgan Way	1,400,000

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**Oakland Redevelopment Successor Agency
Property Report
Fiscal Year 2013**

Fund No.	Description	Amount
9756	3229, 3301 San Leandro St.	1,202,783
9756	905 66th Avenue	7,819,857
9756	799 66th Ave	5,606,841
9756	E 12 betweeb 35th and 36th Ave	6,020,000
9756	Total	42,584,297
Total Coliseum		44,294,949
<u>Central City East</u>		
9740	SUNSHINE COURT APN#040-3319-025	10,434
9740	5847-5841 Foothill Blvd.	5,000
9740	Total	15,434
9743	2777 FOOTHILL BLVD, APN#025-0733-008-02	1,058,303
9743	2759 FOOTHILL BLVD, APN#025-0733-088-03	241,000
9743	3614 Foothill Blvd., APN#032-2084-050	342,297
9743	3550 Foothill Blvd , APN#032-2115-038-01	692,349
9743	5847-5841 Foothill Blvd.	690,000
9743	2521 and 2529 Seminary Avenue	1,376,241
9743	73 Avenue and Foothill	2,218,233
9743	10451 MacArthur Blvd	743,829
9743	5859 Foothill Blvd.	472,929
9743	5803-5833 Foothill Blvd	1,115,000
9743	lot on Derby Avenue	392,400
9743	5835 Foothill Blvd	441,352
9743	3600 & 3566 Foothill Blvd.	1,023,049
9743	8296 McArthur Blvd	204,656
9743	Total	11,011,638
Total Central City East		11,027,072
GRAND TOTAL		100,270,588

ATTACHMENT D

OAKLAND REDEVELOPMENT PROJECT AREAS SUMMARY – 2/26/2014

PROJECT AREA	ADOPTION DATE	DEBT INCURRENCE LIMIT	PLAN TERMINATION	TI RECEIPT LIMIT	EMINENT DOMAIN LIMIT ¹	IMPLEMENTATION PLAN PERIOD	BOND LIMIT	TI LIMIT	INCLUS. HSG?
Acorn	11/3/1961	1/1/2004 ²	1/1/2012	1/1/2022	12/16/1998	12/8/2009-12/8/2014	N/A	\$30M	NO
Broadway/MacArthur/San Pablo	7/25/2000	7/25/2020	7/25/2030 ³	7/25/2045 ³	7/25/2012	12/8/2009-12/8/2014	\$100M	N/A	YES
Central City East	7/29/2003	7/29/2023	7/29/2033 ³	7/29/2048 ³	7/29/2015	7/29/2013-7/29/2018	\$2.3B	N/A	YES
Central District – original project area	6/12/1969	Eliminated on 1/6/2004	6/12/2023	6/12/2033	6/12/2023	12/8/2009-12/8/2014	N/A ⁴	\$3B	YES
Central District – Brush & MLK amendment area	7/24/2001	7/24/2021	7/24/2031	7/24/2048	7/24/2023	12/8/2009-12/8/2014	N/A	N/A	YES
Coliseum – original project area	7/25/1995	7/25/2015	7/25/2027	7/25/2042	7/25/2019	12/8/2009-12/8/2014	\$300M	N/A	YES
Coliseum – Kennedy/Fruitvale amendment area	7/29/1997	7/28/2017	7/29/2028	7/29/2043	7/25/2019	12/8/2009-12/8/2014	Same as above	N/A	YES
Oak Center	11/30/1965	1/1/2004 ²	1/1/2012	1/1/2022	12/16/1998	12/8/2009-12/8/2014	N/A	\$12,572,000	NO
Oak Knoll	7/14/1998	1/21/2029 ⁵	1/21/2040	1/21/2055	1/21/2021	12/19/2011-12/19/2016	\$400M	\$1.5B	YES
Oakland Army Base	7/11/2000	6/30/2022	6/30/2033	6/30/2048	6/30/2014	7/11/2010-7/11/2015	N/A	\$506,400,000	YES
Stanford/Adeline	4/10/1973	1/1/2004 ²	4/10/2016	4/10/2026	12/16/1998	12/8/2009-12/8/2014	N/A	\$1,625,000	NO
West Oakland	11/18/2003	11/18/2023	11/18/2033 ³	11/18/2048 ³	11/18/2011	11/18/2008-11/18/2013	\$640M	N/A	YES

¹ This time limit may be extended by plan amendment

² Under SB 211, these debt incurrence limits may be eliminated by ordinance; limited pass-through applies. Debt incurrence limits for low/mod housing were eliminated for Acorn, Oak Center, and Stanford/Adeline in 2006.

³ The plan termination and TI receipt dates for the Broadway/MacArthur/San Pablo, Central City East, and West Oakland can be extended by **one additional year** for 03-04 ERAF payments made.

⁴ There is a bonded indebtedness limit of \$100M for the Central District 1982 amendment area.

⁵ Debt incurrence limit is 20 years after \$100k TI threshold is reached, plan termination limit is 31 years from threshold, TI receipt limit is 46 years from threshold, and eminent domain limit is 12 years from threshold. \$100k TI threshold for Oak Knoll was reached on 1/21/2009.