

**REDEVELOPMENT AGENCY  
OF THE CITY OF OAKLAND  
AGENDA REPORT**

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2011 DEC -1 PM 1:07

TO: Office of the Agency Administrator  
ATTN: Deanna J. Santana  
FROM: Community and Economic Development Agency  
DATE: December 13, 2011

RE: Informational Report Presenting the Redevelopment Agency's FY 2010-11 Annual Reports on Blight, Housing Activity, Loans, Property, and Time Limits in Accordance with the Reporting Requirements of the California Community Redevelopment Law

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### SUMMARY

As part of the Redevelopment Agency of the City of Oakland ("Agency") presentation of the Comprehensive Annual Financial Report (CAFR) and the Oakland Redevelopment Agency Single Audit Report, the Agency is presenting the attached reports that will be included in the Report to the State of California for FY 2010-11 to the City Council: Blight, Housing Activity, Loans, Property and Time Limits for the following 10 redevelopment project areas: Acom, Broadway/MacArthur/San Pablo, Central City East, Central District, Coliseum, Oak Center, Oak Knoll, Oakland Army Base, Stanford/Adeline and West Oakland.

### FISCAL IMPACT

This is an informational report only. The attached Agency reports 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.

### BACKGROUND

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 that are included in the Report to the State of California for FY 2010-11 to alleviate blight, and activities affecting housing and displacement within six months after the close of the fiscal year. 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.

The reports contain preliminary numbers as the Audit of the Agency for FY 2010-11 has not been completed at this time. If available, it is our intent to provide the version with the audited numbers to City Council on December 20, 2011.

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## KEY ISSUES AND IMPACTS

The **Blight Report** (*Attachment A*), included in the Report to the State of California for FY 2010-11, summarizes the Agency's progress in each of the 10 redevelopment project areas, including specific actions and expenditures, in alleviating blight in FY 2010-11. Within the 10 redevelopment project areas, FY 2010-11 activities included transit villages, mixed-used, commercial and residential developments, community spaces, neighborhood project initiatives, supplying low cost loans, grants and subsidies via facade and tenant improvement programs, opportunity sites, streetscapes, acquiring and/or rehabilitating blighted, vacant and underutilized properties and identifying additional opportunities for improvements in housing, neighborhood-serving retail, and infrastructure, and public improvements to infrastructure including, lighting, streetscape, and public facility upgrades.

### Redevelopment Blight Alleviating Activities

Strategies to eliminate blight include assisting with the development of vacant and underutilized properties through land 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.

### Acorn Blight Alleviating Activities

- Jack London Gateway Shopping Center: City Trends opened in October 2009 and JLG continues to market the remaining grocery space.

### Broadway/MacArthur/San Pablo Blight Alleviating Activities

- MacArthur Transit Village: The first phase of construction, the demolition of two motels on the site for the replacement BART garage, was completed.
- Commercial Façade and Tenant Improvement Programs: Five façade improvement and four tenant improvement projects were completed.
- Neighborhood Project Initiative Program: The Golden Gate neighborhood gateway signs were installed and construction commenced on the Mosswood Teen Center and the Mosswood Tot Lot.
- San Pablo Pedestrian Streetlights Project: Construction began on the project in July 2009 and was completed in November 2010.

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- Broadway/Valdez Specific Plan: Ongoing work on the Specific plan began in FY 2008-09 and continued in FY 2010-11.
- Broadway/MacArthur/San Pablo Redevelopment Plan Amendment: The Agency executed consultant contracts and started work on a blight study and Environmental Impact Report.
- MLK Transit Oriented Development: Construction is currently on hold given the current housing market conditions. Work on the specific plan continued in FY 2011.

#### Central City East Blight Alleviating Activities

- Opportunity Site Acquisition Program: Six sites were acquired for the purpose of eliminating blighted properties.
- Notice of Development Opportunity Projects: Agency staff continue to work with developers at 73<sup>rd</sup> and MacArthur and Foothill and Seminary sites through 2010/11 with the hope of entering into Disposition and Development Agreements in 2012.
- Streetscapes and Infrastructure Improvement Projects: The streetscape and infrastructure projects target 8 distinct areas in the CCE Project Area. In addition to tax increment funds, approx. \$14 million in tax-exempt bonds is being used to fund the design and construction of the streetscape projects described below.
- MacArthur Boulevard (73<sup>rd</sup> Avenue to San Leandro border): Design work and construction documents were completed for three retail nodes – Focus Area 1 extends along MacArthur from 73rd Avenue to 77th Avenue; Focus Area 2 from 89th Avenue to 90th Avenue; and Focus Area 3 from 106th Avenue to Durant Avenue.
- 23<sup>rd</sup> Avenue between East 12<sup>th</sup> Street and Foothill Boulevard: Construction of the Project is currently underway and the Project is scheduled for completion in the spring of 2012
- Foothill/Fruitvale Phase I between 35th Ave and High Street: In FY 2010-11, CEDA and Public Works Agency staff awarded the contract to begin construction along this section of Foothill Blvd.
- Foothill/Fruitvale Phase II between Rutherford and 35<sup>th</sup> Avenue: In FY 2010-11, CEDA and Public Works Agency staff completed the construction documents. The project continues to move forward with expected final approvals in 2011 for bidding of the project in early 2012.
- Foothill/Seminary: In FY 2010-11, 35% design was completed and the project was authorized by Council to proceed based upon an expedited Design/Build contract.
- 14th Avenue: In the Eastlake/ International Boulevard area, which includes 14th Avenue from East 8th Street to East 27th Street, 35% design was completed and the project was authorized by Council to proceed based upon an expedited Design/Build contract.
- Foothill/High/Melrose: 35% design was completed and the project was authorized by Council to proceed based upon an expedited Design/Build contract.

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- Community and Public Facilities Projects: Fire Station No. 18 was successfully completed. Josie de la Cruz Park was improved with a new basketball court, grass, new entryway and other improvements. A window replacement program for the historic Melrose Library and exterior improvements for Fremont Pool were completed.
- Commercial Façade and Tenant Improvement Program: 2 FIP and 2 TIP projects were completed in FY 2010-2011.
- Homeownership Rehabilitation Projects: 2 homeownership projects were successfully completed in FY 2010-2011.
- Central City East Tough on Blight Program: A blight enforcement sweep operation commenced along the major commercial corridors of the Central City East Project Area.
- Graffiti Abatement Programs: The Men of Valor worked on the removal of graffiti throughout the Central City East area and one mural was completed on MacArthur Boulevard and 108th Avenue.

#### Central District Blight Alleviating Activities

- Citywalk (252 residential units and 3,000 square feet of retail): A new developer has taken over the project with the intent to convert the project to rental housing and has begun construction.
- Streetscape Improvements: The Old Oakland (Washington 7th to 9th Streets) Streetscape Improvement Project and the Latham-Telegraph Streetscape Project (Latham Square to 20th and Telegraph) are on hold.
- Basement Backtill and Repair Program (BBRP): Six owners were issued building permits. One owner has closed on loan and construction is underway. Six owners have executed construction loan agreements.
- Bay Area Rapid Transit (BART) 17th Street Gateway Project: Project activities included the installation of a major piece of public art at BART's 17th Street entrance in order to improve the appearance and functionality of the BART entry point.
- Downtown Façade Program: 44 façade projects were completed and 18 are under construction.
- Downtown Tenant Improvement Program: 39 Tenant Improvement projects were completed and 12 are under construction.
- Key System Building: Agency staff assisted the developer in efforts to secure an anchor tenant for the project. Start of project construction has been delayed until June of 2013.

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- City Center Site Preparation: 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.
- George P. Scotlan Memorial Convention Center: Design work was completed in July 2011 and project renovation will be completed by mid 2012.
- 1800 San Pablo: The Agency entered into an ENA with the developer in July of 2010. In December of 2010, the Agency entered into a ground lease with San Jose Arena Management to improve and operate an existing vacant surface lot. Construction of the lot was completed in March of 2011.
- Public Parks and Facilities: The Agency funded \$2 million to improve the following parks and public facilities:
- Henry J. Kaiser Memorial Park: The Agency completed and installed 3 components of a sculpture at the Park.
- Lincoln Square Park (261-11th Street): Construction started on a modernization project for a new synthetic turf field connecting the park to the adjacent Lincoln Elementary School as well as landscaping and irrigation, fencing, game tables, benches, site lighting and ornamental walls.
- Malonga Casquelourd Center for the Arts (1428 Alice Street): The first phase of the Malonga facility renovation began in 2008 and was completed in 2009. Design plans for the second phase of construction were completed in June of 2010, and construction to renovate the facility was scheduled to start in October of 2011 now that additional funds have been allocated.
- Jefferson Square Park (618 Jefferson Street): Jefferson Park was improved in the early summer of 2010 with major renovations to upgrade its tot lot, add a new dog park with separate areas for small and large dogs, add a historical marker, relocate an existing full-sized basketball court, and complete general landscaping improvements. Project construction began in May of 2010 and was completed in November 2010.

#### Coliseum Blight Alleviating Activities

- Coliseum Transit Hub Utility Undergrounding: Completed the utility undergrounding project along San Leandro Street between 73<sup>rd</sup> and 66<sup>th</sup> Avenues with a combination of Agency, Federal, State and Local funds.

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- Railroad Avenue Streetscape Improvements: Commenced construction on project which includes new storm drain pipelines, raising and resurfacing the road, adding curbs, sidewalks and gutters to make the street more functional for residents and businesses.
- Sunshine Court Improvements: Completed improvements on severely dilapidated residential street in East Oakland. Improvements include new street resurfacing, curbs gutters and street entrances.
- Fruitvale Alive Streetscape Improvements: The project was completed to substantially increase intermodal transit, address pedestrian safety and improve pedestrian connections between transit nodes and commercial centers.
- 66<sup>th</sup> Avenue Streetscape: Construction commenced along 66<sup>th</sup> Avenue between San Leandro Street and International Boulevard. Project shall improve pedestrian access to the transit facilities on both International Boulevard and San Leandro Street.
- 81st Avenue Branch Public Library: Construction of the 81st Avenue Library was completed which was a joint project between the Oakland Unified School District and the City of Oakland.
- Lion Creek Crossings Mixed Income Housing Development (20 acres located at San Leandro Street between 66th and 69th Avenues): Phase IV of the development was under construction and is scheduled to be completed in early 2012 which will include an additional 72 units. Project partners include the Oakland Housing Authority, the East Bay Asian Local Development Corporation (EBALDC) and Related Companies of California.
- Coliseum BART Station Transit Village: Design work continued on the infrastructure improvements for the planned mixed-use transit oriented development.
- Coliseum Commercial Security and Security Enhancement Program: The Agency funded the "8L18" Enhanced Patrol Area and Neighborhood Enforcement Team (NET) programs for extra police patrols in the commercial/industrial areas on nights and weekends.
- Coliseum Tough on Blight Operation: The Agency funded enhanced blight enforcement in cooperation with the Building Services Division.
- The Community Cleanup Corps: The Agency funded activities for individuals transitioning out of homelessness to alleviate blight in Oakland redevelopment areas through a training and paid work experience program.
- Graffiti Abatement Programs: The Agency funded a youth apprenticeship program employing individuals to abate graffiti along the major commercial corridors.

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- Facade and Tenant Improvement Programs: 8 facade projects and 9 tenant improvement projects were completed in the Coliseum area.
- Rebuilding Together Oakland: The Agency funded rehabilitation activities for low-income elderly/ disabled homeowners and non-profit community facilities that serve low-income communities.
- Neighborhood Project Initiative (NPI): The Agency funded community-initiated public/private improvement and infrastructure projects.
- Improvements to Neighborhood Parks: The East Oakland Sports Complex was completed. Construction commenced on Sobrante Park restroom upgrades, utility connections and handicap accessible pathways. The Agency allocated funding for the Tyrone Carney Park redesign.
- Coliseum Revolving Loan Program: The Agency funded loans for eligible businesses, property owners, and community-based organizations to rehabilitate, develop or build commercial property.

#### Oak Center **Blight Alleviating Activities**

- Existing fund balances were used to complete projects and pay off debt, including returning an overpayment of tax increment to Alameda County.

#### Oak Knoll **Blight Alleviating Activities**

- SunCal demolished more than 90 structures, including the Oak Knoll Naval Hospital structure, and removed hazardous materials. The Agency, SunCal and the Oakland's Fire Services Agency performed coordinated vegetation management activities.

#### Oakland Army **Base Blight Alleviating Activities**

- Master Development Exclusive Negotiating Agreement (ENA): The Agency amended its ENA with the master developer, originally executed in January 2010, to extend the term of the agreement to 2012.
- Infrastructure Planning: The Agency executed an agreement with the master developer to conduct infrastructure master planning for the entire Agency property at the Army Base.
- Site Preparation in Central Gateway Area: The Agency continued environmental testing and remediation activities.

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- Maritime/Industrial Development: The Agency initiated preliminary site planning in the Central Gateway for an additional three-acre retail component that will provide fuel and food services to truckers.
- North Gateway Area Development: The Agency negotiated with two recycling firms proposing to relocate their operations out of West Oakland to the North Gateway Area of the Oakland Army Base Sub-District.
- Wood Street Zoning District: 3 of 4 developers completed projects in prior years. The fourth developer completed soil remediation of its parcel and plans to begin construction in 2013.
- 16th Street Train Station: RAILS proposed developing and operating the Train Station, and has started fundraising for preliminary stabilization of the structure and security work at the site.

#### Stanford/Adeline Blight Alleviating Activities

- Stanford-Adeline Project Area: Funding that is not being used to service debt is being used for the Low and Moderate Income Housing Program.

#### West Oakland Blight Alleviating Activities

- West Oakland Specific Plan: The Agency issued a Request for Proposals (RFP) and selected a consultant.
- 7th Street Streetscape Project: Construction of Phase I of 7th Street between Union Street and Peralta was underway in 2010-2011 and is expected to be completed in 2012.
- Peralta and MLK Streetscape Projects: The Master Plans were developed. Construction documents for selected segments of the streets will be completed and ready to bid in late 2012.
- Commercial Façade Improvement and Tenant Improvement Programs: Staff worked with over 16 projects and completed eight projects during FY 2010-11.
- NPI (Neighborhood Project Initiative) Program: For this third grant cycle, 9 NPI projects were selected for funding and commenced in 2010-11.
- Fitzgerald Community Farm: Construction was completed.
- 7th and Campbell Properties: Staff began foreclosure proceedings on these properties.

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- West Oakland Street Tree Master Plan: The West Oakland Street Tree Master Plan was completed.
- West Oakland Teen Center: The Agency secured construction funding for the West Oakland Teen Center and construction will commence in 2012.

The Housing Activity Report (*Attachment B*) consists of the following sections:

Schedule HCD-A: One report for each project area, showing revenue received and deposited into the Low/Mod fund for that project area, along with information about any displacement activity and affordable units expected to be completed within the next two years in that area.

Schedule HCD-B: Similar to HCD-A, this reports on displacement and replacement housing obligations outside of any project area as a result of Agency-assisted activity, and any Agency-assisted affordable units expected to be completed within the next two years.

Schedule HCD-C: Financial summary of revenue and expenditures for the entire Low and Moderate Income Housing Fund, including amounts committed and reserved for specific Council-approved projects and activities.

Schedule HCD-D: One set of forms for each completed project that provided replacement housing, met the requirements for affordable units within a redevelopment project area, or was assisted with Low/Mod funds or with non-housing Agency funds. There were no replacement units to be reported during this reporting period.

### Housing Activities

Below is a detailed summary of activities in affordable housing production by Redevelopment Project Area that were included in the Report to the State of California for the Housing and Community Development Department for the City of Oakland, fiscal year 2010-2011<sup>1</sup>.

In summary: there were 2 multi-family housing developments (72 units) that were substantially rehabilitated, 1 newly constructed senior housing development (80 units), and 28 affordable ownership units completed. In the next 2 years there are approximately 912 affordable units (in 20 developments) in the pipeline. Of those affordable units, about 52% of the units (475 units) are new construction and 48% of the units (437 units) are preservation/substantial rehabilitation projects. Of the new affordable units, there are 34 units slated for affordable homeownership.

### Central City East Housing Activities

<sup>1</sup> Unless otherwise noted, these are only affordable units completed or under contract using Low/Mod Housing Funds. Units completed or underway using other funding sources are not included in this report. Also included are some market rate developments not supported with Low/Mod Housing Funds.

- Units Completed
  - Hugh Taylor House, substantial rehabilitation of 43 units, 42 units of housing for very low-income family rental households and 1 manager's unit.
  - Oakland Community Land Trust, there were 2 units sold of substantially rehabilitated foreclosed units of ownership housing for low-income families.
- Units expected to be completed by June 30, 2013
  - 720 E. 11<sup>th</sup> Street, new construction of 55 units including 54 units of housing for extremely low-, very low- and low income family rental households and 1 manager's unit.
  - Eldridge Gonaway Commons, substantial rehabilitation of 40 units, 39 units for very low-income family rental households and 1 manager's unit.
  - Kenneth Henry Court, substantial rehabilitation of 51 units of housing for very low- and low-income family rental households.
  - MacArthur Apartments, new construction of 32 units including 31 units of rental housing for extremely low-, very low- and low-income family rental households and 1 manager's unit.
  - Posada de Colores, substantial rehabilitation of 100 units, 99 units for very low-income senior rental households and 1 manager's unit.

#### Central District

- Units expected to be completed by June 30, 2013
  - 6<sup>th</sup> & Oak Street, new construction of 70 units including 69 units for extremely low- and very low-income senior households and 1 manager's unit.
  - Harrison Senior Apartments, new construction of 74 units including 73 units for very low-income senior households and 1 manager's unit.
  - James Lee Court, substantial rehabilitation of 26 units for extremely low-, very low-, low- and moderate-income family rental households.
  - Madison Park Apartments, substantial rehabilitation of 98 units including 96 units for extremely low- and very low-income family rental households and 2 manager's units.
  - The Savoy (formerly Jefferson Oaks Apartments or Oaks Hotel), substantial rehabilitation of 106 units including 105 units for extremely low-, and very low-income SRO and special needs rental households and manager's unit.

#### Coliseum Housing Activities

- Units Completed
  - Edes Avenue Phase B, new construction of 28 units of ownership housing for low- and moderate-income families.
  - Arcadia Park 168 units of market-rate ownership housing.
- Units expected to be completed by June 30, 2013
  - Brookfield Court, new construction of 12 units of ownership housing for low- and moderate-income families.

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- Drasnin Manor, substantial rehabilitation of 26 units including 25 units for very low-income family rental households and 1 manager's unit.
- Lion Creek Crossings, Phase IV, new construction of extremely low- and very low-income family rental households and 1 manager's unit.
- Saint Joseph Family Apartments, new construction of 58 units including 57 units of very low- and low-income family rental housing.
- Saint Joseph Senior Apartments, new construction of 78 units including 77 units of very low- and low-income senior rental housing and 1 manager's unit.
- Tassafaronga Homeownership (aka Kinsell Commons), new construction of 22 units of ownership housing for low- and moderate-income families.

#### West Oakland Housing Activities

- Units expected to be completed by June 30, 2013
  - Marcus Garvey Commons, substantial rehabilitation of 21 units for very low- and low-income family rental housing.
  - Oakland Point Limited Partnership, substantial rehabilitation of 31 units for low-income family rental housing.
  - Project Pride, rehabilitation of foreclosed hotel to construct 20 units for very low-income rental units for the special needs population.
  - Saint Andrew's Manor, rehabilitation of 60 units including 59 units for low-income senior households and 1 manager's unit.
  - Slim Jenkins Court, substantial rehabilitation of 32 units including 30 units for very low- and moderate-income family rental housing, and 2 units for above moderate-income households.

#### Housing Activities Outside Redevelopment Project Area

- Units expected to be completed by June 30, 2013
  - Effie's House, substantial rehabilitation of 21 units for very low- and low-income family rental housing.
  - Emancipation Village, new construction of 32 units, including 30 units for extremely-low income special needs population and 2 manager's units.

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The Loan Report (*Attachment C* and Table 1) for FY 2010-11. There were no defaulted loans for \$50,000 or more reported in FY 2010-11.

Table 1						
Oakland Redevelopment Agency Loan Report As of June 30, 2011						
	June 30, 2011	July 1, 2010 - June 30 2011				June 30, 2011
	Net	New Loans	Payments	Adjustments	Reserved Loans	Ending Balance
Coliseum	1,791,927	346,029	(224,331)	-	-	1,913,625
Broadway/MacArthur/ San Pablo	6,244	-	-	-	-	6,244
Central District	47,931,050	5,160,936	(285,424)	-	12,133,827	64,940,390
Low & Moderate Housing Housing	103,472,711	18,542,188	(2,499,355)	12,947,187	33,720,877	166,183,609
Oakland Amy Base	341,899	15,270	-	-	-	357,168
Non Major Governmental Funds	2,494,606	167,392	(206,276)	103,911	1,163,488	3,723,121
Grand Total - All Funds	156,038,437	24,231,815	(3,215,385)	13,051,098	47,018,191	237,124,156
	156,038,437	Beginning Notes & Loans per General Ledger				
	237,124,156	Total Notes & Loans Per General Ledger				
	81,085,719	Net Increase (Decrease) Per General				
	24,231,815	New Loans				
	(3,215,385)	Payments Received				
	13,051,098	Adjustments				
	47,018,191	Reserved Loan Amounts				
	81,085,719	Net Increase (Decrease)				

The Property Report (*Attachment D* and Table 2) summarizes \$179 million in Agency-owned properties in FY 2010-11.

Table 2				
PROPERTY REPORT				
Fiscal Year 2010-2011				
Project Area	Balance 7/1/10 Amount	Acquisition/ Other Debits	Sales/Other Credits	Balance 6/30/11 Amount
Central District	61,845,397	-	-	61,845,397
Coliseum	30,717,872	14,285,982	-	45,003,853
Oakland Army Base	48,939,425	-	-	48,939,425
Central City East	9,992,426	1,034,645	-	11,027,071
Other Projects	4,411,441	-	-	4,411,441
Low Moderate Housing	8,012,504	-	-	8,012,504
<b>Grand Total</b>	<b>163,919,065</b>	<b>15,320,627</b>	<b>-</b>	<b>179,239,691</b>

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

Table 3  
 Plan Limit Termination Dates  
 Fiscal Year: 2010-2011

PROJECT AREA	ADOPTION DATE	DEBT INCURRENCE LIMIT	PLAN TERMINATION	TI RECEIPT LIMIT <sup>1</sup>	EMINENT DOMAIN LIMIT <sup>1</sup>	IMPLEMENTATION PLAN PERIOD
Acom	11/3/1961	1/1/2004 <sup>2</sup>	1/1/2012	1/1/2022	12/16/1998	12/8/2009-12/8/2014
Broadway/MacArthur/San Pablo	7/25/2000	7/25/2020	7/25/2030 <sup>3</sup>	7/25/2045 <sup>3</sup>	7/25/2012	12/8/2009-12/8/2014
Central City East	7/29/2003	7/29/2023	7/29/2033 <sup>3</sup>	7/29/2048 <sup>3</sup>	7/29/2015	7/29/2008-7/29/2013
Central District – original project area	6/12/1969	Eliminated on 1/6/2004	6/12/2012	6/12/2022	6/12/2009	12/8/2009-12/8/2014
Central District – Brush & MLK amendment area	7/24/2001	7/24/2021	7/24/2032	7/24/2047	7/24/2013	12/8/2009-12/8/2014
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
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
Oak Center	11/30/1965	1/1/2004 <sup>2</sup>	1/1/2012	1/1/2022	12/16/1998	12/8/2009-12/8/2014
Oak Knoll	7/14/1998	1/21/2029 <sup>4</sup>	1/21/2040	1/21/2055	1/21/2021	12/19/2006-12/19/2011
Oakland Army Base	7/11/2000	6/30/2022	6/30/2033	6/30/2048	6/30/2014	7/11/2010-7/11/2015
Stanford/Adeline	4/10/1973	1/1/2004 <sup>2</sup>	4/10/2016	4/10/2026	12/16/1998	12/8/2009-12/8/2014
West Oakland	11/18/2003	11/18/2023	11/18/2033 <sup>3</sup>	11/18/2048 <sup>3</sup>	11/18/2011	11/18/2008-11/18/2013

<sup>1</sup> This time limit may be extended by plan amendment.

<sup>2</sup> 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 Acom, Oak Center, and Stanford/Adeline in 2006.

<sup>3</sup> 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.

<sup>4</sup> 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.

## SUSTAINABLE OPPORTUNITIES

No sustainable opportunities have been identified.

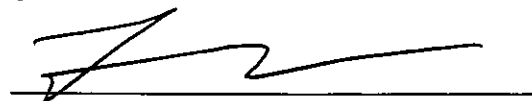
## DISABILITY AND SENIOR CITIZEN ACCESS

There are no American with Disabilities Act (ADA) or senior access issues contained in this report.

## ACTION REQUESTED OF THE CITY COUNCIL

Staff requests that the City Council accept the FY 2010-11 reports: Blight (*Attachment A*), Housing Activity (*Attachment B*), Property (*Attachment C*), Loans (*Attachment D*) and Time Limits (*Attachment E*).

Respectfully submitted,



Fred Blackwell, Assistant City Administrator  
Community and Economic Development Agency


Reviewed by:

Gregory Hunter, Deputy Director  
Economic Development and Redevelopment

Prepared by:

Donna Howell, Administrative Services Manager II  
Redevelopment Division, CEDA

APPROVED AND FORWARDED TO THE  
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE:

  
Office of the Agency Administrator

Item: \_\_\_\_\_  
Community and Economic Development Committee  
December 13, 2011

ATTACHMENT A  
ACORN REDEVELOPMENT PROJECT  
FY 2010-2011 BLIGHT REPORT

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

The substantial rehabilitation of Acom has eliminated blight from the 30 year-old public housing project and resulted in an updated, lower density, integrated mixed-income community. Although the original planned redevelopment activities have been completed, redevelopment goals and objectives for the Acom Project Area still involve acquiring and/or rehabilitating blighted, vacant and underutilized properties and identifying additional opportunities for improvements in housing, neighborhood-serving retail, and infrastructure.

**BLIGHT ALLEVIATING ACTIVITIES IN FY 2010-11**

Activities to reduce blight within the Acom Project Area in FY 2010-11 include:

1. Jack London Gateway Shopping Center: In March of 2006, the East Bay Asian Local Development Corporation (EBALDC) obtained a funding commitment from the Redevelopment Agency in the amount of \$4.9 million for a 61-unit senior rental housing complex, located on an underutilized section of the Center's parking lot identified as 900 Market Street. The project started construction January 31, 2008, and celebrated its grand opening on September 2, 2009. Jack London Gateway Associates ("JLG Assoc.") also worked diligently on re-tenanting the "grocery space", but after many tries they have decided to split the space into a smaller 13,000 sqft "grocery space" and an 11,000 sqft general retail space. The Agency agreed to allow the non-grocery use as long as the remaining space was held for a grocery use as required in the Disposition and Development Agreement. JLG Assoc. then leased the non-grocery space to Citi Trends, a value priced family apparel retailer with over 350 stores in twenty-two states, which opened in October 2009. JLG Assoc. continued to market the remaining "grocery space".



ATTACHMENT A  
BROADWAY/MACARTHUR/SAN PABLO  
FY 2010-2011 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 2010-i 1**

Activities to reduce blight with in the Broadway/MacArthur/San Pablo Project Area in FY 2010-11 include:

1. MacArthur Transit Village: The Redevelopment Agency is working jointly with BART and the MacArthur BART Citizens Planning Committee 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 serving retail, and community space. The Agency selected a development team, MacArthur Transit Community Partners, LLC., in April 2004. In FY 2009-10, the Redevelopment Agency entered into an Owner Participation Agreement with the Development team outlining the redevelopment financial contribution to the deal and the project schedule. The first phase of construction, the demolition of two motels on the site for the replacement BART garage, was completed May 2011. The construction of the garage and site infrastructure will commence in FY 2011-12 and the first phase of housing in FY 2012-13.
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, 42 Façade Improvement projects and 12 Tenant Improvement projects have been completed. In Fiscal Year 2010-II, there were 5 Façade Improvement projects and 4 Tenant Improvement projects completed.

3. Neighborhood Project Initiative Program: The Redevelopment Agency adopted a Neighborhood Project Initiative program in the Broadway/MacArthur/San Pablo Area in February 2006. The program offers capital grants of up to \$75,000 for small-scale neighborhood improvement projects within the project area. To date the program has funded 24 projects within the project area over 4 rounds of grant awards. Funded projects include median landscaping upgrades, park improvements, murals, flowering street planters, street furnishings and new street trees. In Fiscal Year 2010-11, the Golden Gate neighborhood gateway signs were installed and construction commenced on the Mosswood Teen Center and the Mosswood Tot Lot.
4. San Pablo Pedestrian Streetlights Project: In 2007, the Redevelopment Agency began design work for the installation of 70 new pedestrian street lights on San Pablo Avenue within the Project Area boundaries. During FY 2008-09, the Agency completed the construction documents, bid and awarded the construction contract. Construction began on the project in July 2009 and was completed in November 2010.
5. 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 2010-11.
6. Broadway/MacArthur/San Pablo Redevelopment Plan Amendment: In July 2010, the Redevelopment Agency adopted the Lowell/Gaskill neighborhood as a Redevelopment Survey Area for the purpose of studying an amendment to the Broadway/MacArthur/San Pablo Redevelopment Plan to expand the boundaries to include this area. Inclusion of this neighborhood within the Project Area will help address blighting conditions within the existing boundaries. In January 2011, Agency executed consultant contracts and started work on a blight study and Environmental Impact Report. The adoption of the Redevelopment Plan Amendment is anticipated to occur in February 2012.

**ATTACHMENT A  
CENTRAL CITY EAST REDEVELOPMENT  
FY 2010-2011 BLIGHT REPORT**

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

The Central City East (CCE) Redevelopment Project Redevelopment Plan proposes to reduce and/or eliminate the blighting conditions found in the Project Area by focusing on seven key goals and objectives, including:

- A. Stimulate in-fill development and land assembly opportunities on obsolete, undemiltized, and vacant properties in the Project Area.
- B. Stimulate opportunities for adaptive re-use and preservation of existing building stock in the Project Area.
- C. Attract new businesses and retain existing businesses in the Project Area, providing job training and employment opportunities for Project Area residents.
- D. Improve transportation, open space, parking, and other public facilities and infrastmcture throughout the Project Area.
- E. Stimulate home ownership opportunities in the Project Area.
- F. Improve the quality of the residential environment by assisting in new constmction, rehabilitation and conservation of living units in the Project Area, including units affordable to low- and moderate-income households.
- G. Revitalize neighborhood commercial areas and strengthen retail in the Project Area.

**BLIGHT ALLEVIATING ACTIVITIES IN FY 2010-11**

Activities to reduce blight within the CCE Project Area in FY 2010-11 included: The acquisition of opportunity sites; entering into Exclusive Negotiation Agreements with Developers; Completion of design for various Streetscapes and Infrastmcture Improvement Projects; the completion of Community and Public Facilities Projects; Façade and Tenant Improvement Programs; Homeownership Rehabilitation Projects, and Graffiti Abatement and Tough on Blight Programs.

1. Opportunity Site Acquisition Program: During FY 2010-11 the Agency acquired six opportunity sites in the Central City East Redevelopment Project Area. These sites were acquired for the purpose of eliminating blighted properties which created health and safety hazards and added to the decline of surrounding communities.

2. Notice of Development Opportunity Projects: A NODO was issued by the Agency in September 2009 soliciting developer interest in one or more of ten available sites within three of the City's ten Redevelopment Project Areas. The Agency received fourteen (14) development proposals. Two of the NODO sites are located within the Central City East Redevelopment Project Area. The Agency received two development proposals for property located at 73<sup>rd</sup> and MacArthur and four development proposals located at Foothill and Seminary. In July and November of 2010, the Agency entered into two Exclusive Negotiation Agreements with developers for the purpose of studying and evaluating the feasibility of, and further negotiating terms and conditions for, the transfer of the properties and redevelopment for neighborhood commercial serving uses. Agency staff continue to work with developers on these two sites through 2010/11 with the hope of entering into Disposition and Development Agreements in 2012.
3. Streetscapes and Infrastructure Improvement Projects: The streetscape and infrastructure projects target 8 distinct areas in the CCE Project Area. In addition to tax increment funds, approx. \$14 million in tax-exempt bonds is being used to fund the design and construction of the streetscape projects described below.

MacArthur Boulevard (73<sup>rd</sup> Avenue to San Leandro border): The MacArthur Boulevard Streetscape Improvement Project was preceded by a separate \$20 million utility under-grounding project which extends the length of MacArthur Boulevard between 73<sup>rd</sup> Avenue and Durant Avenue (the City of Oakland/City of San Leandro border). The Streetscape Improvements along MacArthur Boulevard is targeted to three targeted Focus Areas along MacArthur Blvd. between 73<sup>rd</sup> Avenue and Durant Avenue. Focus Area 1 extends along MacArthur from 73<sup>rd</sup> Avenue to 77<sup>th</sup> Avenue; Focus Area 2 from 89<sup>th</sup> Avenue to 90<sup>th</sup> Avenue; and Focus Area 3 from 106<sup>th</sup> Avenue to Durant Avenue.

Streetscape improvements within each of the three Focus Areas includes the construction of new sidewalks, bulb-outs, curbs and ADA compliant curb ramps, gutters, concrete bus pads, resurfacing and re-striping. Beautification components for each Focus Area includes new street trees, tree grates, tree guards, pedestrian lighting. The public art components of the Project include two arched Gateway structures ("Structures") which will span MacArthur Boulevard at 73<sup>rd</sup> Avenue and at Durant Avenue. Construction funding for the Project includes a \$1.7M grant from MTC. The total development cost for the Project is approximately \$6M. In FY 2010-11, the Project was bid out and the contractor was selected for the construction of the project. Construction on the Project is currently scheduled to begin in late 2011 and be completed in fall 2012.

23<sup>rd</sup> Avenue between East 12<sup>th</sup> Street and Foothill Boulevard: A construction contract in the amount of \$1,876,021.00 was awarded to Ray's Electric for the construction of the 23<sup>rd</sup> Avenue Improvement Project. Construction of the project is currently underway and is expected to be completed by the spring of 2012. The

work for this project is being funded by Central City East bond funds. The intent of the 23<sup>rd</sup> Avenue Improvement Project is to increase public safety and improve the street for pedestrian use by providing new crosswalks, sidewalks, curbs, gutters, bulb-outs, street resurfacing, landscaping, trees, and additional pedestrian lights. A new plaza is also under construction on the corner of 23<sup>rd</sup> Avenue and Foothill Boulevard.

Foothill/Fmitvale between Rutherford and High Street: The Foothill/Fmitvale Streetscape Project has two phases. Phase I is from 35<sup>th</sup> Avenue to High Street along Foothill Boulevard with \$5 million allocated from CCE bond funds for construction of the project. Staff expects phase I to be completed by fall 2012. Phase II is from Rutherford to 35<sup>th</sup> Avenue. In 2010, CCE staff applied and was awarded a grant in the amount of \$2,200,000 from Metropolitan Transportation Commission's Transportation for Livable Community funds. The total project costs for Phase II is \$3,370,000 with \$2,200,000 funded by MTC/TLC funds and the matching funds of \$1,370,000 funded by CCE tax increment funds and bond funds. In FY 2010-11, CEDA and Public Works Agency staff completed the construction documents. The project continues to move forward with expected final approvals in 2011 for bidding of the project.

Foothill/Seminary: The Foothill/Seminary Streetscape Improvement Project ("Project") extends along Foothill Blvd from Brookdale Avenue to 62<sup>nd</sup> Avenue and along Seminary Avenue from Bancroft Avenue to Fleming Avenue. The Project is also a companion project to the Safe Routes to Schools project which fronts Frick Elementary School along Foothill Boulevard, between 62<sup>nd</sup> and 63<sup>rd</sup> Avenue. The Streetscape Project proposes several transit and pedestrian improvements which include: bus stop enhancements to improve access for transit users; the construction of a new mini-transit plaza at Walnut and Seminary; new sidewalk bulb-outs at street corners; new pedestrian oriented street lighting; and new street trees with ornamental tree grates and tree guards along with vertical signage and awnings for retail uses along Foothill Boulevard will help to identify Foothill & Seminary as a major neighborhood retail node.

The Foothill/Seminary Streetscape Project is currently at the 35% design phase. The estimated total construction cost for the Project is approximately \$5.5M. The Foothill and Seminary Streetscape Project is one of several City streetscape projects which are expected to be expedited through the Design Build process. In FY 2010-11, CEDA and Public Works Agency staff finalized the bid for a design build contract. A contractor has been selected for the design build work to bring the project to 100% construction documents and construction. The Design Build Process would enable the Project to be completed prior to the end of 2012.

14th Avenue: This project will provide streetscape improvements on 14th Avenue in the Eastlake/ International Boulevard area, which includes 14th Avenue from East 8th Street to East 27th Street. Plans and costs estimates were modified according to the budget and input gathered by the design team and City Council authorized staff to prepare and award a design/build contract for this project. In FY 2010-11, CEDA and Public Works Agency staff finalized the bid for a design build contract. A contractor has been selected for the design build work to bring the project to 100% construction documents and construction.

5th Avenue: Due to budgetary constraints, this project was put on hold until the next two-year budget.

East 18<sup>th</sup> Street: These streetscape improvements are located in the Parkway Theater District on the east side of Lake Merritt along East 18<sup>th</sup> Street to Park Boulevard and Park Boulevard from East 18<sup>th</sup> Street to Newton Avenue. In FY 2010-2011, the project was bid out and Ray's Electric was selected as the contractor and the project is currently under construction. The planned streetscape improvements include: new sidewalks, curbs and gutters; new landscaping; pedestrian street lights; and traffic calming bulb-outs through out the project.

Foothill/High/Melrose: This project is located in two separate nodes. The first node is located on Foothill Boulevard from High Street to 45<sup>th</sup> Avenue and on High Street from Bancroft Avenue to Ygnacio Avenue. The second node is located on Foothill Boulevard from Congress Avenue to Cole Street. City Council authorized staff to prepare and award a design/build contract for this project in 2011. In FY 2010-11, CEDA and Public Works Agency staff negotiated the design build contract. The contractor selected for the project is McGuire and Hester at \$3,249,900 for construction.

4. Community and Public Facilities Projects: The Community Facilities Program focuses on the need for new or improved community facilities such as fire stations, parks, community centers, libraries, open space and cultural facilities. Such facilities can be provided in conjunction with public schools to enrich the educational experience. These projects are intended to encourage further investment in the neighborhoods and make them more desirable places to visit and live. In FY 2010-11, Fire Station No. 18 was completed along with the rehabilitation of other public facilities. Construction documents for Josie de la Cruz Park were completed with the bid and selection process for the contractor to take place in FY 2011-12. Cesar Chavez Park was completed with a new basketball court, grass, new entryway and other improvements to the recreation facility for the park. A window replacement program was completed for the historic Melrose Library. Exterior improvements for Fremont Pool were also successfully completed and were open for the summer of 2011.
5. Commercial Façade Improvement Program: The Redevelopment Agency has established a Commercial Façade Improvement program in the project area. The program offers matching grants of up to \$30,000 for eligible façade improvements. In addition, the program also offers free architectural assistance of up to \$5,000 to participating property

owners and businesses. The program is available to commercial businesses and property owners along the major commercial corridors in the CCE Redevelopment Area. In FY 2010-11 two FIP projects were completed with a total of \$193,300 expended for these projects.

6. Tenant Improvement Program: The purpose of the program is to assist property owners and potential tenants in occupying vacant retail spaces in neighborhood commercial areas. The TIP helps to eliminate blighted property by providing financial assistance for improvements to the interior retail space of vacant storefronts. The program offers matching grants on a dollar-for-dollar basis up to \$45,000 for tenant improvements. In addition, the program offers up to \$5,000 for design services per property in the CCE Project Area. In FY 2010-11, 2 TIP projects were completed with a total of \$223,374 expended for these projects.
7. Homeownership Rehabilitation Projects: The program provides loan funds of up to \$75,000 for exterior work on homes owned and occupied by low to moderate income households in the CCE Redevelopment Area, and a grant of up to \$5,000 for design services per property owner. It is designed to enhance the curb appeal of individual homes, as well as the neighborhoods where the homes are located. The HRP works in coordination with the City's existing city-wide housing rehabilitation programs. For FY 2010-11 a total of two homeownership projects were completed.
8. Central City East Tough on Blight Program: This program is an enhanced blight enforcement operation that aggressively pursues blighted properties and blighting conditions within the Central City East Project Area in cooperation with the Building Services Division, conducting sweeps of project area commercial corridors each year.
9. Graffiti Abatement Programs: The Central City East Project Area finances programs to address graffiti through various mechanisms, such as, a re-entry program helping ex-offenders work on removal of graffiti while building new skills through a contract with an organization called Men of Valor. The graffiti abatement program includes the placement of murals on highly visible properties where artists work to create murals with at-risk youth. In FY 2010-11, the Men of Valor worked on the removal of graffiti throughout the Central City East area and one mural was completed on MacArthur Boulevard and 108<sup>th</sup> Avenue.

ATTACHMENT A  
CENTRAL DISTRICT REDEVELOPMENT PROJECT  
FY 2010-2011 BLIGHT REPORT

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

The Agency continued to focus its activities on eliminating physical and economic blight conditions in the Project Area by constructing public improvements and facilities, and partnering with the private sector to develop vacant and/or underutilized properties. The Agency, as stated in the goals and objectives of the Implementation Plan, continues to encourage private investment in areas designated for commercial and residential uses.

During the reporting period, the Agency primarily focused on two types of activities to eliminate blight in the Central District. These are:

- A. Provide grants via the Façade Program, the Downtown Historic Façade Program and the Downtown Tenant Improvement Program. By eliminating physical deterioration and improving the appearance of retail and commercial buildings, more patrons will be attracted to the area which will improve retail sales in the Project Area. The increase in commercial activity should attract new businesses to the Project Area and result in property tax increases.
- B. Provide infrastructure improvements covering a variety of public works projects including streetscape projects that provide new or replace existing curbs, gutters and sidewalks, plant street trees and shrubs; construct both decorative and handicapped accessible crosswalks; add visual and safety improvements to existing medians; install street furniture; upgrade or eliminate vault basements under existing sidewalks by providing loans and/or grants to property owners; and improve area lighting by increasing the number of luminaries, increasing the wattage of individual streetlights or adding pedestrian streetlights.

By assuming costs that might otherwise be borne by the private sector, the Agency's infrastructure improvements will help to attract new development to the Project Area. Furthermore, public improvements such as temporary parking facilities will support the viability of commercial properties. Lastly, lighting improvements will create a safer retail environment and discourage graffiti. The Agency programs for these activities include the Streetscape Master Plan, including Streetscape Improvements in Uptown, Old Oakland/Chinatown and Lower Broadway, the Broadway Improvement Program, the Basement Backfill and Repair Program and the continued operation and new construction of public parking facilities.



## BLIGHT ALLEVIATING ACTIVITIES IN FY 2010-11

Activities to reduce blight within the Central District Project Area in FY 2010-11 include:

1. City Walk: (264 residential units and 3,000 square feet of retail) Construction started in March 2005 and stopped shortly thereafter due to issues with the contractor. At this time, a new developer has taken over the project with the intent to convert the project to rental housing and has completed most of the construction. The new project completion date is September 2012.
2. Streetscape Improvements: The Old Oakland (Washington 7th to 9th Streets) Streetscape Improvement Project and the Latham-Telegraph Streetscape Project (Latham Square to 20th and Telegraph) are on hold pending implementation of the Basement Backfill and Repair Program (BBRP). The BBRP was developed to provide grants and loans to property owners for the required structural repair and backfill of basements under the sidewalks in the program's target areas (i.e. Old Oakland and Latham-Telegraph). Agency staff has assisted 14 property owners with execution of engineering grant agreements with third party consultants to analyze basement structures and develop retrofit or backfill plans for building permit review and issuance. Six of these owners were issued building permits. One owner has closed on loan and construction is underway. Six owners have executed construction loan agreements. Lastly, the Agency has initiated the new Bay Area Rapid Transit (BART) 17th Street Gateway Project, which includes the installation of a major piece of public art at BART's 17th Street entrance in order to improve the appearance and functionality of this BART entry point. The first phase of this project will start construction in early 2012.
3. Downtown Façade Program: The program provides \$5,000 in design services and matching grants of up to \$50,000 for façade improvements. In FY 2010-2011, 62 façade projects completed or started construction (44 completed and 18 in 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 2009-10, 51 Tenant Improvement projects were completed or under construction (39 completed and 12 under construction).
5. 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 with SKS Investments. The Agency will also 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 construction has been delayed because of the developer's inability to sign up an anchor tenant and to secure construction financing as a result of the recession. It is now anticipated that project construction will start in June of 2013. Agency staff is assisting the developer in efforts to secure an anchor tenant for the project.

6. **City Center Site Preparation:** This project includes four City Blocks, of which two have been transferred to private developers (Shorenstein and the Olson Companies) for the development of an office tower (555 12th Street), and a for-sale residential project on T-10, which is located at 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, but the developer subsequently stopped project construction because of a deteriorating labor 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.
7. **George P. Scotlan Memorial Convention Center:** In June 2010, the Redevelopment Agency and the City of Oakland entered into a 12-year sublease for the George P. Scotlan Memorial Convention Center to develop appropriate marketing strategies and a capital improvement program for the renovation and modernization of the aging facility in order to enhance its appearance, marketability and long-term economic success. The sublease authorizes lease payments of \$2 million in FY 2009-10, and \$2 million in FY 2010-11. 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. Design work was completed in July 2011, construction bidding will be completed by September 2011, construction will start in October of 2011, and project renovation will be completed by mid 2012.
8. **1800 San Pablo:** The Agency owns a parcel bounded by San Pablo Avenue, 18th Street, 19th Street and the Fox Courts Project. In October of 2009, the Agency issued a request for development proposal to develop a mixed-use project for the site and selected Sunfield Development, LLC as the developer. Sunfield is proposing to build approximately 110,000 square feet of retail space and a 200-space public parking garage to be owned by the Agency. Upon Council approval, the Agency entered into an ENA with the developer in July of 2010. After preparation of a Supplemental Environmental Impact Report under CEQA in June

of 2012, it is anticipated that the Agency and Sunfield will enter into a Disposition and Development Agreement for the project in the fall of 2012, with project construction starting in April of 2013 and project completion scheduled for early 2015.

9. **Public Parks and Facilities:** The Agency provides funding for certain public parks and facilities in the Project Area to address deferred maintenance and needed capital improvements. During the reporting period, the Agency made available \$2 million to improve the following parks and public facilities:

Henry J. Kaiser Memorial Park: The Agency, with financial assistance from the City, worked with Forest City to create Henry J. Kaiser Memorial Park, a new 25,000 square-foot public park in the Uptown area. The park was completed in October of 2008. In 2010, the Agency provided a grant not to exceed \$182,000 to the Oakland Chamber of Commerce Foundation to pay toward the cost of installing the sculptural monument titled "Remember Them: Champions for Humanity" by Mario Chiodo. Completion and installation of 3 components of the sculpture at the Park occurred in September of 2011.

Jefferson Square Park (618 Jefferson Street): Jefferson Park was subject to a major renovation to upgrade its tot lot, add a new dog park with separate areas for small and large dogs, relocate an existing full-sized basketball court, and complete general landscaping improvements. Construction started in 2010 and was completed in November 2010.

Lincoln Square Park (261-11th Street): The Lincoln Square Park modernization project will provide a new synthetic turf field connecting the park to the adjacent Lincoln Elementary School as well as landscaping and irrigation, fencing, game tables, benches, site lighting and ornamental walls. The project adds approximately 1/3 acre of developed open space to the existing park. The school, as well as four day-care centers and two Head Start Programs use Lincoln Square Park as additional play area. The contract for the work has been bid and awarded. Start of construction occurred in March 2011 with a completion date of September 2011.

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. New funding will be utilized for exterior waterproofing and weatherization, window replacement, plumbing upgrades, and tenant improvements. The first phase of the Malonga facility renovation began in 2008 and was completed in 2009. Design plans for the second phase of construction were completed in June of 2010, and construction is scheduled to start in the October of 2011 now that additional funds have been allocated.

Jefferson Square Park (618 Jefferson Street): Jefferson Park was improved in the early summer of 2010 with major renovations to upgrade its tot lot, add a new dog park with separate areas for small and large dogs, add a historical marker, relocate an existing full-sized basketball court, and complete general landscaping improvements. Community meetings and completion of the design took place in 2008. Project construction began in May of 2010 and was completed in November 2010.

1800 San Pablo: In December of 2010, the Agency entered into a ground lease with San Jose Arena Management to improve and operate an existing vacant surface lot in the Uptown Area into a temporary 72-space parking lot. The new parking lot will satisfy a demand for off-street parking next to a major entertainment venue and a recreational sports facility. Construction of the lot was completed in March of 2011.

ATTACHMENT A  
COLISEUM REDEVELOPMENT  
FY 2010-2011 BLIGHT REPORT

HOW REDEVELOPMENT 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.

Coliseum Redevelopment tax allocation bonds and tax increment revenue will provide funds to complete plans, capital projects and programs to mitigate physical and economic blight and assist in the revitalization of the Coliseum Project Area.

Strategies to correct these blighting factors include:

- A. Expenditures to improve intermodal transportation opportunities, public facilities and infrastructure in residential, commercial and industrial areas, and
- B. Improve underutilized properties by assisting with environmental assessments, clean-up and land assembly in order to stimulate catalyst development projects, and
- C. Improve security and directly address on-going blight conditions through targeted engagement programs, and
- D. Promote and stimulate investment in the neighborhoods, commercial and industrial areas throughout the Coliseum Redevelopment Project Area

BLIGHT ALLEVIATING ACTIVITIES IN FY 2010-2011

*INFRASTRUCTURE AND PUBLIC FACILITIES*

Coliseum Transit Hub Utility Undergrounding: Completed the utility undergrounding project along San Leandro Street between 73<sup>rd</sup> and 66<sup>th</sup> Avenues with a combination of Agency, Federal, State and Local funds.

Railroad Avenue Streetscape Improvements: Commenced construction on project which includes new storm drain pipelines, raising and resurfacing the road, adding curbs, sidewalks and gutters to make the street more functional for residents and businesses.

Sunshine Court Improvements: Completed improvements on severely dilapidated residential street in East Oakland. Improvements include new street resurfacing, curbs gutters and street entrances.

Oakland Airport Connector Project: The Agency has approved City administrative support for the engineering, plan review and construction monitoring associated with the proposed BART Oakland Airport Connector (OAC) project. The BART OAC project has been recommended for \$70,000,000 in American Reinvestment and Recovery Act of 2009 regional transportation funding. The OAC project is scheduled to be built from 2011-2013.

Fruitvale Alive Streetscape Improvements: Project is substantially completed. Improvements are designed to increase intermodal transit, address pedestrian safety and improve pedestrian connections between transit nodes and commercial centers. The blocks between E. 15th Street and E. 12 Street adjacent to the Fruitvale BART station are within the Coliseum Project Area. The Coliseum Project Area contributed \$850,000 for this project to complement a \$2.8M grant from the Metropolitan Transportation Commission.

66<sup>th</sup> Avenue Streetscape: Project is currently under construction along 66<sup>th</sup> Avenue between San Leandro Street and International Boulevard. Leveraging the Lion Creek Crossings and San Leandro Street infrastructure improvements, the project will improve pedestrian access to the transit facilities on both International Boulevard and San Leandro Street. The project will provide better 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 Transportation for Clean Air grant, and \$1,188,000 of Coliseum Project Area funds.

81st Avenue Branch Public Library: Project was completed in January 2011. The Agency contributed \$4.25 million toward the construction of this \$14.3 million public library in East Oakland. The new 21,000 square foot facility at 81st Avenue and Ruidsdale Street is a joint project of the Oakland Unified School District and the City of Oakland. It is currently the City's largest branch library, sharing space with two new schools, Encompass Academy and Woodland School.

#### *CATALYST DEVELOPMENT PROJECTS*

Lion Creek Crossings Mixed Income Housing Development: The Oakland Housing Authority, in partnership with the East Bay Asian Local Development Corporation (EBALDC) and Related Companies of California, is developing a mixed-income housing project on 20 acres located at San Leandro Street between 66th and 69th Avenues. The project, which received \$34.5 million of HUD HOPE VI funding and a \$4 million Agency contribution, replaces the Coliseum Gardens public housing project that was demolished in 2004. Phase I of Lion Creek Crossings, with 115 units, was awarded both the California Redevelopment Association Award for Excellence in Residential New Construction and the National Association of Housing and Redevelopment Officials' National Award for Excellence in Project Design. To date, 370 affordable rental units in Phases I, II, and III have been completed. Phase IV is scheduled to be completed early 2012 which will include an additional 72 units.

Coliseum BART Station Transit Village: The Coliseum Transit Village is a planned mixed-use transit oriented development centered in the heart of an inter-modal transit hub at the Coliseum BART Station. Currently, Oakland Economic Development Corporation is working with Urban Core Partners on the development. The first phase of the project envisions replacing a 1.3 acre portion of the existing Coliseum BART parking lot and providing approximately 100 units of housing and approx 3,000 sq. ft. of neighborhood retail. The project, together with Lion Creek Crossings Phase IV, was awarded \$8.5 million in Proposition IC Transit Oriented Development funding from the California Department of Housing and Community Development.

#### *TARGETED SECURITY AND BLIGHT ABATEMENT PROGRAMS*

Coliseum Commercial Security and Security Enhancement Program: Both the 8L18 and Neighborhood Enforcement Team (NET) programs fund extra police patrols in the commercial/industrial areas on nights and weekends. In addition to the 8L18 Enhanced Patrol Area and the Neighborhood Enforcement Team (NET) program, Coliseum Area Redevelopment funds previously supported the Oakland Police Department's Vice and Child Exploitation Unit in their efforts to curtail prostitution in the project area, and also supported OPD walking patrols of high-crime commercial corridors.

Coliseum Tough on Blight Operation: This program is an enhanced blight enforcement operation that aggressively pursues blighted properties and blighting conditions within the Coliseum Project Area in cooperation with the Building Services Division, conducting sweeps of project area commercial corridors each year.

The Community Cleanup Corps: Individuals transitioning out of homelessness alleviate blight in Oakland redevelopment areas through a training and paid work experience program. Program provides full time, permanent employment at a living wage to former homeless people. The crews perform field work activities, including light clean-up, weed and blight abatement and limited vegetation management activities at sites throughout the project area.

Graffiti Abatement Programs: The Coliseum Redevelopment Project Area finances programs to address graffiti through various mechanisms, such as, a youth apprenticeship program employing individuals to abate graffiti while learning valuable work skills and ethics and a mural program for highly visible properties where artists work to create murals with at-risk youth.

#### *NEIGHBORHOOD AND COMMERCIAL DISTRICT IMPROVEMENT PROGRAMS*

Facade and Tenant Improvement Programs: These programs offer architectural assistance and matching grants for improvements to commercial property on targeted streets in the Coliseum Redevelopment Area. The Façade Program provides grants for the improvement of building exteriors and the Tenant Improvement Program provides grants for interior spaces. Some tenant and façade improvements administered by Redevelopment staff are also financed by federal Community Development Block Grant

funds. In FY 2010-11, 8 façade projects and 9 tenant improvement projects were completed in the Coliseum area.

Rebuilding Together Oakland: This program uses volunteer labor and leverages in-kind donations to rehabilitate the homes of low-income elderly/ disabled homeowners. There is absolutely no cost to the participating homeowners which enables them to live in safety, comfort and independence. Rebuilding Together Oakland also rehabilitates non-profit community facilities that work directly within low-income communities.

Neighborhood Project Initiative (NPI): The Neighborhood Project Initiative (NPI) is intended to further blight reduction and beautification efforts in redevelopment areas through the funding of small-scale, community-initiated public/private improvement and infrastructure projects that currently have no other funding source. For fiscal year 2010-11 the amount of funding allocated was \$180,000.

Improvements to Neighborhood Parks: Through the NPI program, and the public facilities program upgrades to various parks throughout the Coliseum Redevelopment Area have been made to minimize the hazards of outdated and overused park structures and make these public sites more safe and pleasant for community use. Investment in parks also increases surrounding property values and eliminates blight. The East Oakland Sports Complex received \$2 million in tax increment funds and Sobrante Park received new restroom upgrades and utility connections as well as handicap accessible pathways. Tyrone Carney Park was allocated \$200,000 towards completing construction documents for the park re-design.

Coliseum Revolving Loan Program: This program made available for eligible business and property owners, community-based organizations and residents, capital improvement loans up to \$249,500 to rehabilitate, develop or build commercial property within the Coliseum project area.



**ATTACHMENT A  
OAK CENTER  
FY 2010-2011 BLIGHT REPORT**

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

The public improvements and neighborhood facilities will improve the quality of life, enhance the areas around completed projects and encourage investment in the remaining unimproved Victorians and other vacant and underutilized property. Agency staff coordinates meetings of the Oak Center Neighborhood Association in order to gain community input for project selection.

**BLIGHT ALLEVIATING ACTIVITIES IN FY 2010-11**

Activities to reduce blight within the Oak Center Project Area in FY 2010-11 include:

- While the Oak Center Redevelopment Plan does not terminate until January 1, 2012, Oak Center reached its tax increment cap in FY 2005-06, and, as a result, the Agency no longer collects tax increment and has slowly closed out activities in Oak Center. Existing fund balances were used to complete projects and pay off debt, including returning an overpayment of tax increment to Alameda County.

ATTACHMENT A  
OAK KNOLL  
FY 2010-2011 BLIGHT REPORT

**HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL  
ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2006-2011)**

The current Oak Knoll Development Plan is designed to enable the master developer and the Agency to implement the Final Reuse Plan. This integrated development program will:

- A. Help to eliminate physical blighting conditions which prevent the effective use of buildings or lots;
- B. Upgrade buildings and infrastructure to enhance the health, safety and welfare of the community;
- C. Create a better living and working environment for the community by providing a well balanced and economically viable neighborhood;
- D. Enhance the City's recreational facilities and opportunities, open space, cultural and arts facilities, protection of wildlife habitat;
- E. Expand the supply of affordable housing for qualifying households and families; and
- F. Increase employment opportunities.

**BLIGHT ALLEVIATING ACTIVITIES IN FY 2010-11**

Activities to reduce blight within the Oak Knoll Project Area in FY 2010-11 include:

- 1. The City/Agency worked with Lehman Brothers, SunCal and the Lehman Brother Bankruptcy Trustee to release more than \$6,000,000 specifically for blight abatement and public safety activities within the entire Oak Knoll Redevelopment Area; Subsequently, items 2-4 were accomplished as follows:
- 2. SunCal demolished more than 90 structures that had been abated of hazardous materials in 2007-2008, and then removed all of the foundations and installed erosion control measures in compliance with its Storm Water Pollution Prevention Program;
- 3. SunCal performed vegetation management efforts to reduce blight and improve fire safety;
- 4. SunCal removed all hazardous materials from the 11-story Oak Knoll Naval Hospital and then imploded the structure in April 2011; all reusable concrete is being crushed and stored on site for use when development resumes; and
- 5. The Agency continues to perform vegetation management on its property in coordination with the Fire Services Agency.

Note: SunCal Oak Knoll, LLC is still in bankruptcy. Agency staff continues to work as needed with the trustee and his representatives to release funding to mitigate blight and secure the property until it is purchased and the entitlement process is resumed.

**ATTACHMENT A  
OAKLAND ARMY BASE  
FY 2010-2011 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 property, closed by the Army in 1999 and transferred to the Oakland Redevelopment Agency 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) 16<sup>th</sup> 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 16<sup>th</sup> Street Train Station.

**HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL  
ELIMINATE BLIGHT**

The Agency will continue to focus its activities 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 Agency will focus on the areas identified in the Redevelopment Plan and Five-Year Implementation Plan, which identify the following activities:

- A. Oakland Army Base Sub-District - Activities include: 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.
- B. Maritime Sub-District - Activities include: Construction of an Outer Harbor Intermodal Terminal; new roadways and intersections; roadway and rail improvements; and expansion of maritime facilities.
- C. 16<sup>th</sup> and Wood Sub-District - Activities include: Renovation of the historic 16<sup>th</sup> 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 2010-11

Activities taken to reduce blight within the Oakland Army Base Redevelopment Project Area in FY 2010-11 include:

### A. OAKLAND ARMY BASE SUB-DISTRICT

1. Master Development Exclusive Negotiating Agreement (ENA): The Agency amended its ENA with the master developer, originally executed in January 2010, to extend the term of the agreement to 2012. During the ENA period, planned uses will be refined and specific tasks – such as the Agency’s completion of CEQA work and the developer’s infrastructure master plan – will be accomplished prior to execution of a Lease Disposition and Development Agreement (LDDA) with the developer. The master development will include a modern port logistics center, coordinated with the Port of Oakland’s Maritime Sub-District, which will help improve the Port’s functioning, R&D flex-office, Class A office, and project-serving retail. The proposed development is expected to maximize the job generating capacity of the former military base, and lead to quality jobs in key industries such as trade and logistics and green technology.
2. Infrastructure Planning: The Agency executed an agreement with the master developer to conduct infrastructure master planning for the entire Agency property at the Army Base. The Army Base will require extensive infrastructure improvements now estimated at roughly \$500,000,000 that will include soil surcharging, utility upgrades, enhancement of existing streets, major traffic mitigations, and construction of new roads, and rail expansion. To leverage Agency funds, the Agency entered into a Cost Sharing Agreement with the Port of Oakland to share the cost of master planning the utility systems and roadways for the Army Base and to share in the Port’s funding from the State of California’s Trade Corridor Improvement Fund (TCIF) program.
3. Site Preparation in Central Gateway Area: The Agency is developing a materials handling program in concert with the master developer to handle fill material to be used for soil surcharging and grading. The Agency is planning to demolish three vacant, dilapidated non-historic buildings in the Central Gateway Area, and continues environmental testing and remediation activities.
4. Maritime/Industrial Development: The Agency is exploring use of the Baldwin Yard and under freeway acreage in the North Gateway Area for a 12-acre maritime-related truck depot that will include truck parking, trailer storage, scales, administrative offices, and maintenance facilities. The Agency has also initiated preliminary site planning in the Central Gateway for an additional three-acre retail component that will provide fuel and food services to truckers.
5. North Gateway Area Development: The Agency is negotiating with two 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

ATTACHMENT A  
STANFORD ADELINE  
FY 2010-2011 BLIGHT REPORT

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

The primary indicators of blight in the Stanford/Adeline area when the Redevelopment Plan was adopted were incompatible uses and inefficient street layout. During the late 1970's, the incompatible industrial and commercial areas were removed and replaced with open space. In addition, the confusing interchange of Stanford and Adeline Streets was realigned to make the neighborhood quieter and safer. The Stanford/Adeline Project was completed in 1987.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2010-11

Activities to reduce blight within the Stanford/Adeline Project Area in FY 2010-11 include:

- While the Stanford/Adeline Redevelopment Plan does not terminate until April 10, 2016, Stanford/Adeline reached its tax increment cap in FY 2008-09, and, as a result, the Agency no longer collects tax increment and has slowly closed out activities in Stanford/Adeline. Existing fund balances were used to complete projects and pay off debt, including returning an overpayment of tax increment to Alameda County.

**ATTACHMENT A  
WEST OAKLAND  
FY 2010-2011 BLIGHT REPORT**

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

The West Oakland Redevelopment Plan proposes to reduce and/or eliminate the blighting conditions found in the Project Area by focusing on 25 key goals and objectives, including:

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. Mitigate and reduce conflicts between residential and industrial uses in the Project Area.
6. Provide streetscape improvements, utility undergrounding, open space, and community facilities to enhance neighborhood quality and foster economic and neighborhood vitality.
7. Support recreation, education, healthcare and programs for all members of the Project Area community, especially youth, seniors and disabled persons.
8. Improve public safety for people living and working in the Project Area.
9. Restore blighted properties in the Project Area.
10. Assist neighborhood commercial revitalization, and attract more uses that serve the local community including neighborhood- serving retail.
11. 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.
12. Increase employment opportunities for Project Area residents.
13. Facilitate economic development by improving and rehabilitating substandard buildings and targeting infill on vacant lots on commercial corridors in the Project Area.
14. Minimize/eliminate environmental hazards within the Project Area.
15. Improve infrastructure, transportation, and public facilities throughout the Project Area.
16. 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.

17. Promote equitable development that benefits the residents of the Project Area and minimizes the displacement of current residents and businesses.
18. Maintain the mixed-use character of the Project Area in a manner equally beneficial to both businesses and residents.
19. Preserve and enhance existing residential neighborhoods and core industrial and commercial areas.
20. 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.
21. 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.
22. Encourage and assist the rehabilitation of historically significant properties to avoid demolition or replacement.
23. Relocate displaced residents or businesses, whenever possible and feasible and with their consent, within the Project Area.
24. 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.
25. 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.

#### BLIGHT ALLEVIATING ACTIVITIES IN FY 2010-11

Activities to reduce blight within the West Oakland Project Area in FY 2009-10 include staffing the WOPAC and its standing subcommittee, which advises the Agency Board on projects and programs for implementation. The WOPAC also monitors new development in the Project Area and sponsors an annual picnic and newsletter as outreach activities.



Specific blight-alleviating projects and programs include:

1. West Oakland Specific Plan: WOPAC approved funding of \$310,000 for the West Oakland Area Plan. In addition, the Army Base Redevelopment Area contributed \$90,000 and staff applied for and was awarded a federal grant (TIGER II from HUD and DOT) in the amount of \$400,000. Staff issued a Request for Proposals (RFP) in April 2011 and selected a consultant team (JR DV International) to prepare the Plan. The West Oakland Specific Plan will provide a blueprint for public and private investment in the West Oakland Redevelopment Area. Particular attention will be given to identified opportunity sites.
2. Peralta and MLK Streetscape Project: WOPAC approved funding of \$600,000 for the development of Peralta and MLK streetscape plans. An RFP was issued and a team headed by Gates and Associates was selected in August of 2010. The planning process is underway. The Master Plans are expected to be completed in late 2011. Construction documents for selected segments of the streets will be completed and ready to bid in late 2012.
3. 7th Street Streetscape Project: Since 2000 the area around the West Oakland BART Station has been designated with the zoning "S-15 Transit-Oriented Development". The City has also developed a streetscape plan for 7th Street using an \$185,000 Environmental Justice grant from Caltrans. The streetscape project will restore the traditional role of 7th Street as a local commercial and cultural center for the West Oakland community, as well as strengthen its historical identity as a transportation hub through pedestrian, bicycle and transit improvements around the West Oakland BART Station Street commercial historic district.

The 7th Street Streetscape Improvement Project goals are as follows:

- Bring an overall improvement to the vehicular and non-motorized circulation, and enhance streetscapes within the Project Area.
- Provide safe pedestrian, bicycle and vehicular access and amenities while connecting neighborhoods to the main BART entry and the 7th Street commercial corridor.
- Enhance the appearance of 7<sup>th</sup> Street and the area around West Oakland BART Station and provide incentives for residents of Oakland to access the West Oakland BART station by foot, bicycle and local transit.
- Promote economic revitalization to encourage additional residential development.
- Celebrate the history of blues and jazz in Oakland.

Improvements include lane reconfiguration, traffic signal modifications, paving, sidewalk and curb and gutter work, street furniture and street lighting, construction of a gateway structure and pedestrian mall canopy, landscaping, public art, construction of new ADA ramps and pedestrian crossings.

The Project was designed and will be constructed in two phases. Phase I is the section of 7th Street between Union Street and Peralta Street. The design has been completed. Construction began in 2009 and completion is expected in 2012. Phase II is the section on 7<sup>th</sup> Street between Peralta and West. Conceptual design has been completed.

4. Commercial Façade and Tenant Improvement Programs: The Redevelopment Agency established a Commercial Façade Improvement program and a Tenant Improvement program in the project area in 2005. 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. Through FY 2011, the WOPAC has voted to fund \$1,353,000 in Redevelopment funds. (CDBG also provides funding for the programs). 21 Façade Improvement projects and 10 Tenant Improvement projects have been completed, which include the Mandela Foods Cooperative, PS Print, and People Community Partnership Federal Credit Union. (Note: Brown Sugar Kitchen has also been approved for funding and is still underway).
5. NPI Neighborhood Project Initiative Program: The Redevelopment Agency adopted a Neighborhood Project Initiative 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. Through FY 2011, the program has funded 23 projects within the project area over 3 rounds of grant awards. Staff worked closely with the WOPAC to develop program guidelines and select projects. Funded projects include to date include: landscaping/greening projects in 27<sup>th</sup> Street median, Collin's Plaza, 40th Street median, 31<sup>st</sup> Street, and in the Longfellow neighborhood; speed bumps and exterior lights at Mead and Athens; facility improvements to Boys and Girls Club; an aquaponics garden at 5<sup>th</sup> and Union; security cameras at 3 locations; and landscaping and façade improvements to the intersection bounded by Hollis, 34<sup>th</sup> Street and Louise Street.
6. Fitzgerald Community Farm: This project consists of improving two adjacent blighted pocket parks for use as a community garden. The WOPAC approved an allocation of \$100,000 in August, 2007, for a project that will combine the parks and develop a community garden at the site. Agency Board approval was granted on March 31, 2009. The project is managed by the Office of Parks and Recreation. Staff worked with OPR and CitySlicker Farms, the lead project developer to implement the project. OPR developed an RFP to select a developer for additional construction support. . In FY 2010-11, construction was completed.
7. 7<sup>th</sup> and Campbell Properties: WOPAC allocated funding of \$100,000 to purchase a \$220,300 loan made by the Local Initiatives Support Corporation against several sites known as the "7<sup>th</sup> and Campbell" properties. Staff prepared the report to Council. The Agency approved this purchase in March of 2010. The loan purchase was closed in June 2010. In FY 2010-11 an additional \$500,000 of Redevelopment funds was approved by WOPAC to begin foreclosure proceedings on these properties.
8. Automatic Gas Shut-Off Valve Program: WOPAC approved funding of \$250,000 for the development of an automatic gas shut-off valve program. Staff worked with WOPAC to develop program parameters and develop a brochure. Staff prepared report for Agency approval. Program began implementation in FY 2010-11

9. Other West Oakland Housing Programs: WOPAC approved the funding three additional housing programs from West Oakland low/mod housing funds: the Vacant Housing Acquisition/Rehab/New Construction Program; Owner Rehab Program; and Owner Rehab program. Staff worked with WOPAC to develop program parameters and a brochure. Staff prepared report for Agency approval. The Program began implementation in FY 2010-11.
10. West Oakland Street Tree Master Plan: WOPAC approved a grant of \$40,000 to the West Oakland Reforestation Project for the creation of a West Oakland Street Tree Master Plan. This Street Tree Master Plan offers an efficient tool to guide streetscape designs and can harmonize the efforts of community-based planning projects. The Plan study area is approximately four square miles roughly bounded by the Oakland Estuary on the south, Interstate 880 on the west, Interstate 980 on the east and the Emeryville border and 40<sup>th</sup> Street on the north. The Agency authorized the grant in June 2010. Staff worked on developing an RFP to be circulated in late 2010. The Plan was completed in FY 2010-11.
11. West Oakland Teen Center The rehabilitation design of the existing building was completed. with \$500,000 of Redevelopment funding. Staff applied for 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 is expected to begin in FY 2011-12.

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

General Information

Fiscal Year 2011

Members of the Governing Body			
	Last Name	First Name	Middle Initial
Chairperson	Reid	Larry	
Member	Brooks	Desley	
Member	Schaat	Libby	
Member	Kemighan	Patricia	
Member	Kaplan	Rebecca	
Member	De La Fuente	Ignacio	
Member	Nadel	Nancy	
Member	Brunner	Jane	
Member			
Member			

Agency Officials				
	Last Name	First Name	Middle Initial	Phone
Executive Director	Santana	Deanna	J	(510) 238-3301
Fiscal Officer	Yew, Jr	Joseph	T	(510) 238-6471
Secretary	Simmons	LaTonda		(510) 238-3611

Report Prepared By		Independent Auditor	
Firm Name		Macias Gini and O Connell LLP	
Last	Solitei	Bullock	
First	Osborn	David	
Middle Initial	K	G	
Street	150 Frank H. Ogawa Plaza	505 14th Street, 5th Floor	
City	Oakland	Oakland	
State	CA	CA	
Zip Code	94612-	94612-	
Phone	(510) 238-3809	(510) 273-8974	

Mailing Address			
Street 1	150 Frank H. Ogawa Plaza, Suite 6353		
Street 2			
City	Oakland	State	CA Zip 94612-
Phone	(510) 238-3809	<input checked="" type="checkbox"/> Is Address Changed?	

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Achievement Information (Unaudited)**

Fiscal Year                      2011

Indicate Only Those Achievements Completed During the Fiscal Year of this Report as a Direct Result  
of the Activities of the Redevelopment Agency.

Please provide a description of the agency's activities/accomplishments during the past year.

*(Please be specific, as this information will be the basis for possible inclusion in the publication.)*

Activity Report

**BLIGHT ALLEVIATING ACTIVITIES IN FY 2010-11**

Activities to reduce blight with in the Acorn Project Area in FY 2010-11 include:

1. Jack London Gateway Shopping Center: In March of 2006, the East Bay Asian Local Development Corporation (EBALDC) obtained a funding commitment from the Redevelopment Agency in the amount of \$4.9 million for a 61-unit senior rental housing complex, located on an underutilized section of the Center's parking lot identified as 900 Market Street. The project started construction January 31, 2008, and celebrated its grand opening on September 2, 2009. Jack London Gateway Associates (JLG Assoc.) also worked diligently on re-tenanting the grocery space, but after many tries they have decided to split the space into a smaller 13,000 sqft grocery space and an 11,000 sqft general retail space. The Agency agreed to allow the non-grocery use as long as the remaining space was held for a grocery use as required in the Disposition and Development Agreement. JLG Assoc. then leased the non-grocery space to Citi Trends, a value priced family apparel retailer with over 350 stores in twenty-two states, which opened in October 2009. JLG Assoc. continued to market the remaining grocery space.

Activities to reduce blight with in the Broadway/MacArthur/San Pablo Project Area in FY 2010-11 include:

1. MacArthur Transit Village: The Redevelopment Agency is working jointly with BART and the MacArthur BART Citizens Planning Committee to develop a transit

Enter the amount of square footage completed this year by building type and segregated by new or rehabilitated construction.

**Square Footage Completed**

	New Construction	Rehabilitated
Commercial Buildings	332,402	531,364
Industrial Buildings	5,130	22,316
Public Buildings	29,099	1,800
Other Buildings	462,104	95,262
<b>Total Square Footage</b>	<b>828,735</b>	<b>650,742</b>

Enter the Number of Jobs Created from the Activities of the Agency

Types Completed

A=Utilities B=Recreation C=Landscape D=Sewer/ Storm E=Streets/ Roads  
F=Bus/Transit

## Redevelopment Agency Of The City Of Oakland

### Redevelopment Agencies Financial Transactions Report

#### Achievement Information (Unaudited)

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 serving retail, and community space. The Agency selected a development team, MacArthur Transit Community Partners, LLC., in April 2004. In FY 2009-10, the Redevelopment Agency entered into an Owner Participation Agreement with the Development team outlining the redevelopment financial contribution to the deal and the project schedule. The first phase of construction, the demolition of two motels on the site for the replacement BART garage, was completed May 2011. The construction of the garage and site infrastructure will commence in FY 2011-12 and the first phase of housing in FY 2012-13.

2. Commercial Facade and Tenant Improvement Programs: The Redevelopment Agency established a Commercial Facade 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, 42 Façade Improvement projects and 12 Tenant Improvement projects have been completed. In Fiscal Year 2010-11, there were 5 Façade Improvement projects and 4 Tenant Improvement projects completed.

3. Neighborhood Project Initiative Program: The Redevelopment Agency adopted a Neighborhood Project Initiative program in the Broadway/MacArthur/San Pablo Area in February 2006. The program offers capital grants of up to \$75,000 for small-scale neighborhood improvement projects within the project area. To date the program has funded 24 projects within the project area over 4 rounds of grant awards. Funded projects include median landscaping upgrades, park improvements, murals, flowering street planters, street furnishings and new street trees. In Fiscal Year 2010-11, the Golden Gate neighborhood gateway signs were installed and construction commenced on the Mosswood Teen Center and the Mosswood Tot Lot.

4. San Pablo Pedestrian Streetlights Project: In 2007, the Redevelopment Agency began design work for the installation of 70 new pedestrian street lights on San Pablo Avenue within the Project Area boundaries. During FY 2008-09, the Agency completed the construction documents, bid and awarded the construction contract. Construction began on the project in July 2009 and was completed in November 2010.

5. 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

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Achievement Information (Unaudited)**

portion of the redevelopment area. Work on the Specific plan began in FY 2008-09 and was still ongoing in FY 2010-11.

6. Broadway/MacArthur/San Pablo Redevelopment Plan Amendment: In July 2010, the Redevelopment Agency adopted the Lowell/Gaskill neighborhood as a Redevelopment Survey Area for the purpose of studying an amendment to the Broadway/MacArthur/San Pablo Redevelopment Plan to expand the boundaries to include this area. Inclusion of this neighborhood within the Project Area will help address blighting conditions within the existing boundaries. In January 2011, Agency executed consultant contracts and started work on a blight study and Environmental Impact Report. The adoption of the Redevelopment Plan Amendment is anticipated to occur in February 2012.

Activities to reduce blight within the CCE Project Area in FY 2010-11 included: The acquisition of opportunity sites; entering into Exclusive Negotiation Agreements with Developers; Completion of design for various Streetscapes and Infrastructure Improvement Projects; the completion of Community and Public Facilities Projects; Fagade and Tenant Improvement Programs; Homeownership Rehabilitation Projects, and Graffiti Abatement and Tough on Blight Programs.

1. Opportunity Site Acquisition Program: During FY 2010-11 the Agency acquired six opportunity sites in the Central City East Redevelopment Project Area. These sites were acquired for the purpose of eliminating blighted properties which created health and safety hazards and added to the decline of surrounding communities.

2. Notice of Development Opportunity Projects: A NODO was issued by the Agency in September 2009 soliciting developer interest in one or more of ten available sites within three of the City's ten Redevelopment Project Areas. The Agency received fourteen (14) Two of the NODO sites are located within the Central City East Redevelopment Project Area. development proposals. The Agency received two development proposals for property located at 73rd and MacArthur and four development proposals located at Foothill and Seminary. In July and November of 2010, the Agency entered into two Exclusive Negotiation Agreements with developers for the purpose of studying and evaluating the feasibility of, and further negotiating terms and conditions for, the transfer of the properties and redevelopment for neighborhood commercial serving uses. Agency staff continue to work with developers on these two sites through 2010/11 with the hope of entering into Disposition and Development Agreements In 2012.

3. Streetscapes and Infrastructure Improvement Projects: The streetscape and infrastructure projects target 8 distinct areas in the CCE Project Area. In addition

## Redevelopment Agency Of The City Of Oakland

### Redevelopment Agencies Financial Transactions Report

#### Achievement Information (Unaudited)

to tax increment funds, approx. \$14 million in tax-exempt bonds is being used to fund the design and construction of the streetscape projects described below.

**MacArthur Boulevard (73rd Avenue to San Leandro border):** The MacArthur Boulevard Streetscape Improvement Project was preceded by a separate \$20 million utility under-grounding project which extends the length of MacArthur Boulevard between 73rd Avenue and Durant Avenue (the City of Oakland/City of San Leandro border). The Streetscape Improvements along MacArthur Boulevard is targeted to three targeted Focus Areas along MacArthur Blvd. between 73rd Avenue and Durant Avenue. Focus Area 1 extends along MacArthur from 73rd Avenue to 77th Avenue; Focus Area 2 from 89th Avenue to 90th Avenue; and Focus Area 3 from 106th Avenue to Durant Avenue.

Streetscape improvements within each of the three Focus Areas includes the construction of new sidewalks, bulb-outs, curbs and ADA compliant curb ramps, gutters, concrete bus pads, resurfacing and re-striping. Beautification components for each Focus Area includes new street trees, tree grates, tree guards, pedestrian lighting. The public art components of the Project include two arched Gateway structures ("Structures") which will span MacArthur Boulevard at 73rd Avenue and at Durant Avenue. Construction funding for the Project includes a \$1.7M grant from MTC. The total development cost for the Project is approximately \$6M. In FY 2010-11, the Project was bid out and the contractor was selected for the construction of the project. Construction on the Project is currently scheduled to begin in late 2011 and be completed in fall 2012.

**23rd Avenue between East 12th Street and Foothill Boulevard:** A construction contract in the amount of \$1,876,021.00 was awarded to Ray's Electric for the construction of the 23rd Avenue Improvement Project. Construction of the project is currently underway and is expected to be completed by the spring of 2012. The work for this project is being funded by Central City East bond funds. The intent of the 23rd Avenue Improvement Project is to increase public safety and improve the street for pedestrian use by providing new crosswalks, sidewalks, curbs, gutters, bulb-outs, street resurfacing, landscaping, trees, and additional pedestrian lights. A new plaza is also under construction on the corner of 23rd Avenue and Foothill Boulevard.

**Foothill/Fruitvale between Rutherford and High Street:** The Foothill/Fruitvale Streetscape Project has two phases. Phase I is from 35th Avenue to High Street along Foothill Boulevard with \$5 million allocated from CCE bond funds for construction of the project. Staff expects phase 1 to be completed by fall 2012.



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Phase II is from Rutherford to 35th Avenue. In 2010, CCE staff applied and was awarded a grant in the amount of \$2,200,000 from Metropolitan Transportation Commission's Transportation for Livable Community funds. The total project costs for Phase II is \$3,370,000 with \$2,200,000 funded by MTC/TLC funds and the matching funds of \$1,170,000 funded by CCE tax increment funds and bond funds. In FY 2010-11, CEDA and Public Works Agency staff completed the construction documents. The project continues to move forward with expected final approvals in 2011 for bidding of the project.

Foothill/Seminary: The Foothill/Seminary Streetscape Improvement Project (Project) extends along Foothill Blvd from Brookdale Avenue to 62nd Avenue and along Seminary Avenue from Bancroft Avenue to Fleming Avenue. The Project is also a companion project to the Safe Routes to Schools project which fronts Frick Elementary School along Foothill Boulevard, between 62nd and 63rd Avenue. The Streetscape Project proposes several transit and pedestrian improvements which include: bus stop enhancements to improve access for transit users; the construction of a new mini-transit plaza at Walnut and Seminary; new sidewalk bulb-outs at street corners; new pedestrian oriented street lighting; and new street trees with ornamental tree grates and tree guards along with vertical signage and awnings for retail uses along Foothill Boulevard will help to identify Foothill & Seminary as a major neighborhood retail node.

The Foothill/Seminary Streetscape Project is currently at the 35% design phase. The estimated total construction cost for the Project is approximately \$5.5M. The Foothill and Seminary Streetscape Project is one of several City streetscape projects which are expected to be expedited through the Design Build process. In FY 2010-11, CEDA and Public Works Agency staff finalized the bid for a design build contract. A contractor has been selected for the design build work to bring the project to 100% construction documents and construction. The Design Build Process would enable the Project to be completed prior to the end of 2012.

14th Avenue: This project will provide streetscape improvements on 14th Avenue in the Eastlake/ International Boulevard area, which includes 14th Avenue from East 8th Street to East 27th Street. Plans and costs estimates were modified according to the budget and input gathered by the design team and City Council authorized staff to prepare and award a design/build contract for this project. In FY 2010-11, CEDA and Public Works Agency staff finalized the bid for a design build contract. A contractor has been selected for the design build work to bring the project to 100% construction documents and construction.

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5th Avenue: Due to budgetary constraints, this project was put on hold until the next two-year budget.

East 18th Street: These streetscape improvements are located in the Parkway Theater District on the east side of Lake Merritt along East 18th Street to Park Boulevard and Park Boulevard from East 18th Street to Newton Avenue. In FY 2010-2011, the project was bid out and Ray's Electric was selected as the contractor and the project is currently under construction. The planned streetscape improvements include: new sidewalks, curbs and gutters; new landscaping; pedestrian street lights; and traffic calming bulb-outs through out the project.

Foothill/High/Melrose: This project is located in two separate nodes. The first node is located on Foothill Boulevard from High Street to 45th Avenue and on High Street from Bancroft Avenue to Ygnacio Avenue. The second node is located on Foothill Boulevard from Congress Avenue to Cole Street. City Council authorized staff to prepare and award a design/build contract for this project in 2011. In FY 2010-11, CEDA and Public Works Agency staff negotiated the design build contract. The contractor selected for the project is McGuire and Hester at \$3,249,900 for construction.

4. Community and Public Facilities Projects: The Community Facilities Program focuses on the need for new or improved community facilities such as fire stations, parks, community centers, libraries, open space and cultural facilities. Such facilities can be provided in conjunction with public schools to enrich the educational experience. These projects are intended to encourage further investment in the neighborhoods and make them more desirable places to visit and live. In FY 2010-11, Fire Station No. 18 was completed along with the rehabilitation of other public facilities. Construction documents for Josie de la Cruz Park were completed with the bid and selection process for the contractor to take place in FY 2011-12. Cesar Chavez Park was completed with a new basketball court, grass, new entryway and other improvements to the recreation facility for the park. A window replacement program was completed for the historic Melrose Library. Exterior improvements for Fremont Pool were also successfully completed and were open for the summer of 2011.

5. Commercial Facade Improvement Program: The Redevelopment Agency has established a Commercial Facade Improvement program in the project area. The program offers matching grants of up to \$30,000 for eligible facade improvements. In addition, the program also offers free architectural assistance of up to \$5,000 to participating property owners and businesses. The program is available to commercial businesses and property owners along the major commercial corridors in the CCE Redevelopment Area. In FY 2010-11 two FIP projects were completed

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with a total of \$193,300 expended for these projects.

6. Tenant Improvement Program: The purpose of the program is to assist property owners and potential tenants in occupying vacant retail spaces in neighborhood commercial areas. The TIP helps to eliminate blighted property by providing financial assistance for improvements to the interior retail space of vacant storefronts. The program offers matching grants on a dollar-for-dollar basis up to \$45,000 for tenant improvements. In addition, the program offers up to \$5,000 for design services per property in the CCE Project Area. In FY 2010-11, 2 TIP projects were completed with a total of \$223,374 expended for these projects.

7. Homeownership Rehabilitation Projects: The program provides loan funds of up to \$75,000 for exterior work on homes owned and occupied by low to moderate income households in the CCE Redevelopment Area, and a grant of up to \$5,000 for design services per property owner. It is designed to enhance the curb appeal of individual homes, as well as the neighborhoods where the homes are located. The HRP works in coordination with the City's existing city-wide housing rehabilitation programs. For FY 2010-11 a total of two homeownership projects were completed.

8. Central City East Tough on Blight Program: This program is an enhanced blight enforcement operation that aggressively pursues blighted properties and blighting conditions within the Central City East Project Area in cooperation with the Building Services Division, conducting sweeps of project area commercial corridors each year.

9. Graffiti Abatement Programs: The Central City East Project Area finances programs to address graffiti through various mechanisms, such as, a re-entry program helping ex-offenders work on removal of graffiti while building new skills through a contract with an organization called Men of Valor. The graffiti abatement program includes the placement of murals on highly visible properties where artists work to create murals with at-risk youth. In FY 2010-11, the Men of Valor worked on the removal of graffiti throughout the Central City East area and one mural was completed on MacArthur Boulevard and 108th Avenue.

Activities to reduce blight with in the Central District Project Area in FY 2010-11 include:

1. Citywalk: (264 residential units and 3,000 square feet of retail) Construction started in March 2005 and stopped shortly thereafter due to issues with the contractor. At this time, a new developer has taken over the project with the intent to convert the project to rental housing and has completed most construction. The new project completion date is September 2012.

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2. Streetscape Improvements: The Old Oakland (Washington 7th to 9th Streets) Streetscape Improvement Project and the Latham-Telegraph Streetscape Project (Latham Square to 20th and Telegraph) are on hold pending implementation of the Basement Backfill and Repair Program (BBRP). The BBRP was developed to provide grants and loans to property owners for the required structural repair and backfill of basements under the sidewalks in the program's target areas (i.e. Old Oakland and Latham-Telegraph.). Agency staff has assisted 14 property owners with execution of engineering grant agreements with third party consultants to analyze basement structures and develop retrofit or backfill plans for building permit review and issuance. Six of these owners were issued building permits. One owner has closed on loan and construction is underway. Six owners have executed construction loan agreements. Lastly, the Agency has initiated the new Bay Area Rapid Transit (BART) 17th Street Gateway Project, which includes the installation of a major piece of public art at BART's 17th Street entrance in order to improve the appearance and functionality of this BART entry point. The first phase of this project will start construction in early 2012.

3. Downtown Facade Program: The program provides \$5,000 in design services and matching grants of up to \$50,000 for façade improvements. In FY 2010-2011, 62 facade projects completed or started construction (44 completed and 18 in 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 2009-10, 51 Tenant Improvement projects were completed or under construction (39 completed and 12 under construction).

5. 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 with SKS Investments. The Agency will also 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 construction has been delayed because of the developer's inability to sign up an anchor tenant and to secure construction financing as a result of the recession. It is now anticipated that project construction will start in June of 2013. Agency staff is assisting the developer in efforts to secure an anchor tenant for the project.

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6. City Center Site Preparation: This project includes four City Blocks, of which two have been transferred to private developers (Shorenstein and the Olson Companies) for the development of an office tower (555 12th Street), and a for-sale residential project on T-10, which is located at 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, but the developer subsequently stopped project construction because of a deteriorating labor 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.

7. George P. Scotlan Memorial Convention Center: In June 2010, the Redevelopment Agency and the City of Oakland entered into a 12-year sublease for the George P. Scotlan Memorial Convention Center to develop appropriate marketing strategies and a capital improvement program for the renovation and modernization of the aging facility in order to enhance its appearance, marketability and long-term economic success. The sublease authorizes lease payments of \$2 million in FY 2009-10, and \$2 million in FY 2010-11. 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. Design work was completed in July 2011, construction bidding will be completed by September 2011, construction will start in October of 2011, and project renovation will be completed by mid 2012.

8. 1800 San Pablo: The Agency owns a parcel bounded by San Pablo Avenue, 18th Street, 19th Street and the Fox Courts Project. In October of 2009, the Agency issued a request for development proposal to develop a mixed-use project for the site and selected Sunfield Development, LLC as the developer. Sunfield is proposing to build approximately 110,000 square feet of retail space and a 200-space public parking garage to be owned by the Agency. Upon Council approval, the Agency entered into an ENA with the developer in July of 2010. After preparation of a Supplemental Environmental Impact Report under CEQA in June of 2012, it is anticipated that the Agency and Sunfield will enter into a Disposition and Development Agreement for the project in the fall of 2012, with project

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construction starting in April of 2013 and project completion scheduled for early 2015.

9. Public Parks and Facilities: The Agency provides funding for certain public parks and facilities in the Project Area to address deferred maintenance and needed capital improvements. During the reporting period, the Agency made available \$2 million to improve the following parks and public facilities:

Henry J. Kaiser Memorial Park: The Agency, with financial assistance from the City, worked with Forest City to create Henry J. Kaiser Memorial Park, a new 25,000 square-foot public park in the Uptown area. The park was completed in October of 2008. In 2010, the Agency provided a grant not to exceed \$182,000 to the Oakland Chamber of Commerce Foundation to pay toward the cost of installing the sculptural monument titled "Remember Them: Champions for Humanity" by Mario Chiodo. Completion and installation of 3 components of the sculpture at the Park occurred in September of 2011.

Jefferson Square Park (618 Jefferson Street): Jefferson Park was subject to a major renovation to upgrade its lot lot, add a new dog park with separate areas for small and large dogs, relocate an existing full-sized basketball court, and complete general landscaping improvements. Construction started in 2010 and was completed in November 2010.

Lincoln Square Park (261-11th Street): The Lincoln Square Park modernization project will provide a new synthetic turf field connecting the park to the adjacent Lincoln Elementary School as well as landscaping and irrigation, fencing, game tables, benches, site lighting and ornamental walls. The project adds approximately 1/3 acre of developed open space to the existing park. The school, as well as four day-care centers and two Head Start Programs use Lincoln Square Park as additional play area. The contract for the work has been bided and awarded. Start of construction occurred in March 2011 with a completion date of September 2011.

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

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concerns, serious disrepair and dilapidation which hinder the viable use of the building. New funding will be utilized for exterior waterproofing and weatherization, window replacement, plumbing upgrades, and tenant improvements. The first phase of the Malonga facility renovation began in 2008 and was completed in 2009. Design plans for the second phase of construction were completed in June of 2010, and construction is scheduled to start in the October of 2011 now that additional funds have been allocated.

Jefferson Square Park (618 Jefferson Street): Jefferson Park was improved in the early summer of 2010 with major renovations to upgrade its tot lot, add a new dog park with separate areas for small and large dogs, add a historical marker, relocate an existing full-sized basketball court, and complete general landscaping improvements. Community meetings and completion of the design took place in 2008. Project construction began in May of 2010 and was completed in November 2010.

1800 San Pablo: In December of 2010, the Agency entered into a ground lease with San Jose Arena Management to improve and operate an existing vacant surface lot in the Uptown Area into a temporary 72-space parking lot. The new parking lot will satisfy a demand for off-street parking next to a major entertainment venue and a recreational sports facility. Construction of the lot was completed in March of 2011.

**BLIGHT ALLEVIATING ACTIVITIES IN FY 2010-2011**

**INFRASTRUCTURE AND PUBLIC FACILITIES**

Coliseum Transit Hub Utility Undergrounding: Completed the utility undergrounding project along San Leandro Street between 73rd and 66th Avenues with a combination of Agency, Federal, State and Local funds.

Railroad Avenue Streetscape Improvements: Commenced construction on project which includes new storm drain pipelines, raising and resurfacing the road, adding curbs, sidewalks and gutters to make the street more functional for residents and businesses.

Sunshine Court Improvements: Completed improvements on severely dilapidated residential street in East Oakland. Improvements include new street resurfacing, curbs gutters and street entrances.

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**Oakland Airport Connector Project:** The Agency has approved City administrative support for the engineering, plan review and construction monitoring associated with the proposed BART Oakland Airport Connector (OAC) project. The BART OAC project has been recommended for \$70,000,000 in American Reinvestment and Recovery Act of 2009 regional transportation funding. The OAC project is scheduled to be built from 2011-2013.

**Fruitvale Alive Streetscape Improvements:** Project is substantially completed. Improvements are designed to increase intermodal transit, address pedestrian safety and improve pedestrian connections between transit nodes and commercial centers. The blocks between E. 15th Street and E. 12 Street adjacent to the Fruitvale BART station are within the Coliseum Project Area. The Coliseum Project Area contributed \$850,000 for this project to complement a \$2.8M grant from the Metropolitan Transportation Commission.

**66th Avenue Streetscape:** Project is currently under construction along 66th Avenue between San Leandro Street and International Boulevard. Leveraging the Lion Creek Crossings and San Leandro Street infrastructure improvements, the project will improve pedestrian access to the transit facilities on both International Boulevard and San Leandro Street. The project will provide better 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 Transportation for Clean Air grant, and \$1,188,000 of Coliseum Project Area funds.

**81st Avenue Branch Public Library:** Project was completed in January 2011. The Agency contributed \$4.25 million toward the construction of this \$14.3 million public library in East Oakland. The new 21,000 square foot facility at 81st Avenue and Rudsdale Street is a joint project of the Oakland Unified School District and the City of Oakland. It is currently the City's largest branch library, sharing space with two new schools, Encompass Academy and Woodland School.

**CATALYST DEVELOPMENT PROJECTS**

**Lion Creek Crossings Mixed Income Housing Development:** The Oakland Housing Authority, in partnership with the East Bay Asian Local Development Corporation (EBALDC) and Related Companies of California, is developing a mixed-income housing project on 20 acres located at San Leandro Street between 66th and 69th Avenues. The project, which received \$34.5 million of HUD HOPE VI funding and a \$4 million Agency contribution, replaces the Coliseum Gardens public housing project that was demolished in 2004. Phase I of Lion Creek Crossings, with 115 units, was awarded both the California Redevelopment Association Award for Excellence in Residential New Construction and the National Association of



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Housing and Redevelopment Officials' National Award for Excellence in Project Design. To date, 370 affordable rental units in Phases I, II, and III have been completed. Phase IV is scheduled to be completed early 2012 which will include an additional 72 units.

Coliseum BART Station Transit Village: The Coliseum Transit Village is a planned mixed-use transit oriented development centered in the heart of an inter-modal transit hub at the Coliseum BART Station. Currently, Oakland Economic Development Corporation is working with Urban Core Partners on the development. The first phase of the project envisions replacing a 1.3 acre portion of the existing Coliseum BART parking lot and providing approximately 100 units of housing and approx 3,000 sq. ft. of neighborhood retail. The project, together with Lion Creek Crossings Phase IV, was awarded \$8.5 million in Proposition 1C Transit Oriented Development funding from the California Department of Housing and Community Development.

**TARGETED SECURITY AND BLIGHT ABATEMENT PROGRAMS**

Coliseum Commercial Security and Security Enhancement Program: Both the 8L18 and Neighborhood Enforcement Team (NET) programs fund extra police patrols in the commercial/industrial areas on nights and weekends. In addition to the 8L18 Enhanced Patrol Area and the Neighborhood Enforcement Team (NET) program, Coliseum Area Redevelopment funds previously supported the Oakland Police Department's Vice and Child Exploitation Unit in their efforts to curtail prostitution in the project area, and also supported OPD walking patrols of high-crime commercial corridors.

Coliseum Tough on Blight Operation: This program is an enhanced blight enforcement operation that aggressively pursues blighted properties and blighting conditions within the Coliseum Project Area in cooperation with the Building Services Division, conducting sweeps of project area commercial corridors each year.

The Community Cleanup Corps: Individuals transitioning out of homelessness alleviate blight in Oakland redevelopment areas through a training and paid work experience program. Program provides full time, permanent employment at a living wage to former homeless people. The crews perform field work activities, including light clean-up, weed and blight abatement and limited vegetation management activities at sites throughout the project area.

Graffiti Abatement Programs: The Coliseum Redevelopment Project Area finances programs to address graffiti through various mechanisms, such as, a youth apprenticeship program employing individuals to abate graffiti while learning valuable work skills and ethics and a mural program for highly visible properties

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where artists work to create murals with at-risk youth.

**NEIGHBORHOOD AND COMMERCIAL DISTRICT IMPROVEMENT PROGRAMS**

**Facade and Tenant Improvement Programs:** These programs offer architectural assistance and matching grants for improvements to commercial property on targeted streets in the Coliseum Redevelopment Area. The Facade Program provides grants for the improvement of building exteriors and the Tenant Improvement Program provides grants for interior spaces. Some tenant and facade improvements administered by Redevelopment staff are also financed by federal Community Development Block Grant funds. In FY 2010-11, 8 facade projects and 9 tenant improvement projects were completed in the Coliseum area.

**Rebuilding Together Oakland:** This program uses volunteer labor and leverages in-kind donations to rehabilitate the homes of low-income elderly/ disabled homeowners. There is absolutely no cost to the participating homeowners which enables them to live in safety, comfort and independence. Rebuilding Together Oakland also rehabilitates non-profit community facilities that work directly within low-income communities.

**Neighborhood Project Initiative (NPI):** The Neighborhood Project Initiative (NPI) is intended to further blight reduction and beautification efforts in redevelopment areas through the funding of small-scale, community-initiated public/private improvement and infrastructure projects that currently have no other funding source. For fiscal year 2010-11 the amount of funding allocated was \$180,000.

**Improvements to Neighborhood Parks:** Through the NPI program, and the public facilities program upgrades to various parks throughout the Coliseum Redevelopment Area have been made to minimize the hazards of outdated and overused park structures and make these public sites more safe and pleasant for community use. Investment in parks also increases surrounding property values and eliminates blight. The East Oakland Sports Complex received \$2 million in tax increment funds and Sobrante Park received new restroom upgrades and utility connections as well as handicap accessible pathways. Tyrone Carney Park was allocated \$200,000 towards completing construction documents for the park re-design.

**Coliseum Revolving Loan Program:** This program made available for eligible business and property owners, community-based organizations and residents, capital improvement loans up to \$249,500 to rehabilitate, develop or build commercial property within the Coliseum project area.

Activities to reduce blight with in the Oak Center Project Area in FY 2010-11 include:

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While the Oak Center Redevelopment Plan does not terminate until January 1, 2012, Oak Center reached its tax increment cap in FY 2005-06, and, as a result, the Agency no longer collects tax increment and has slowly closed out activities in Oak Center. Existing fund balances were used to complete projects and pay off debt, including returning an overpayment of tax increment to Alameda County.

Activities to reduce blight within the Oak Knoll Project Area in FY 2010-11 include:

1. The City/Agency worked with Lehman Brothers, SunCal and the Lehman Brother Bankruptcy Trustee to release more than \$6,000,000 specifically for blight abatement and public safety activities within the entire Oak Knoll Redevelopment Area; Subsequently, items 2-4 were accomplished as follows:
2. SunCal demolished more than 90 structures that had been abated of hazardous materials in 2007-2008, and then removed all of the foundations and installed erosion control measures in compliance with its Storm Water Pollution Prevention Program;
3. SunCal performed vegetation management efforts to reduce blight and improve fire safety;
4. SunCal removed all hazardous materials from the 11-story Oak Knoll Naval Hospital and then imploded the structure in April 2011; all reusable concrete is being crushed and stored on site for use when development resumes; and
5. The Agency continues to perform vegetation management on its property in coordination with the Fire Services Agency.

Activities taken to reduce blight within the Oakland Army Base Redevelopment Project Area in FY 2010-11 include:

**A. OAKLAND ARMY BASE SUB-DISTRICT**

1. Master Development Exclusive Negotiating Agreement (ENA): The Agency amended its ENA with the master developer, originally executed in January 2010, to extend the term of the agreement to 2012. During the ENA period, planned uses will be refined and specific tasks such as the Agency's completion of CEQA work and the developer's infrastructure master plan will be accomplished prior to execution of a Lease Disposition and Development Agreement (LDDA) with the developer. The master development will include a modern port logistics center, coordinated with the Port of Oakland's Maritime Sub-District, which will help improve the Port's functioning, R&D flex-office, Class A office, and project-serving retail. The proposed development is expected to maximize the job generating

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capacity of the former military base, and lead to quality jobs in key industries such as trade and logistics and green technology.

2. Infrastructure Planning: The Agency executed an agreement with the master developer to conduct infrastructure master planning for the entire Agency property at the Army Base. The Army Base will require extensive infrastructure improvements now estimated at roughly \$500,000,000 that will include soil surcharging, utility upgrades, enhancement of existing streets, major traffic mitigations, and construction of new roads, and rail expansion. To leverage Agency funds, the Agency entered into a Cost Sharing Agreement with the Port of Oakland to share the cost of master planning the utility systems and roadways for the Army Base and to share in the Port's funding from the State of California's Trade Corridor Improvement Fund (TCIF) program.

3. Site Preparation in Central Gateway Area: The Agency is developing a materials handling program in concert with the master developer to handle fill material to be used for soil surcharging and grading. The Agency is planning to demolish three vacant, dilapidated non-historic buildings in the Central Gateway Area, and continues environmental testing and remediation activities.

4. Maritime/Industrial Development: The Agency is exploring use of the Baldwin Yard and under freeway acreage in the North Gateway Area for a 12-acre maritime-related truck depot that will include truck parking, trailer storage, scales, administrative offices, and maintenance facilities. The Agency has also initiated preliminary site planning in the Central Gateway for an additional three-acre retail component that will provide fuel and food services to truckers.

5. North Gateway Area Development: The Agency is negotiating with two 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**

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

7. 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

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grade separation at 7th Street is planned to provide more efficient, higher capacity access to the harbor area.

**C. 16TH AND WOOD SUB-DISTRICT**

8. 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 has completed soil remediation of its parcel and plans to begin construction in 2013.

9. 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 has brought the Agency a proposal for developing and operating the Train Station, and has 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.

Activities to reduce blight within the West Oakland Project Area in FY 2010-11 include staffing the WOPAC and its standing subcommittee, which advises the Agency Board on projects and programs for implementation. The WOPAC also monitors new development in the Project Area and sponsors an annual picnic and newsletter as outreach activities.

Specific blight-alleviating projects and programs include:

1. West Oakland Specific Plan: WOPAC approved funding of \$310,000 for the West Oakland Area Plan. In addition, the Army Base Redevelopment Area contributed \$90,000 and staff applied for and was awarded a federal grant (TIGER II from HUD and DOT) in the amount of \$400,000. Staff issued a Request for Proposals (RFP) in April 2011 and selected a consultant team (JRDV International) to prepare the Plan. The West Oakland Specific Plan will provide a blueprint for public and private investment in the West Oakland Redevelopment Area. Particular attention will be given to identified opportunity sites.

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2. Peralta and MLK Streetscape Project: WOPAC approved funding of \$600,000 for the development of Peralta and MLK streetscape plans. An RFP was issued and a team headed by Gates and Associates was selected in August of 2010. The planning process is underway. The Master Plans are expected to be completed in late 2011. Construction documents for selected segments of the streets will be completed and ready to bid in late 2012.

3. 7th Street Streetscape Project: Since 2000 the area around the West Oakland BART Station has been designated with the zoning "S-15 Transit-Oriented Development". The City has also developed a streetscape plan for 7th Street using an \$185,000 Environmental Justice grant from Caltrans. The streetscape project will restore the traditional role of 7th Street as a local commercial and cultural center for the West Oakland community, as well as strengthen its historical identity as a transportation hub through pedestrian, bicycle and transit improvements around the West Oakland BART Station Street commercial historic district.

The 7th Street Streetscape Improvement Project goals are as follows:

- Bring an overall improvement to the vehicular and non-motorized circulation, and enhance streetscapes within the Project Area.
- Provide safe pedestrian, bicycle and vehicular access and amenities while connecting neighborhoods to the main BART entry and the 7th Street commercial corridor.
- Enhance the appearance of 7th Street and the area around West Oakland BART Station and provide incentives for residents of Oakland to access the West Oakland BART station by foot, bicycle and local transit.
- Promote economic revitalization to encourage additional residential development.
- Celebrate the history of blues and jazz in Oakland.

Improvements include lane reconfiguration, traffic signal modifications, paving, sidewalk and curb and gutter work, street furniture and street lighting, construction of a gateway structure and pedestrian mall canopy, landscaping, public art, construction of new ADA ramps and pedestrian crossings.

The Project was designed and will be constructed in two phases. Phase I is the section of 7th Street between Union Street and Peralta Street. The design has been completed. Construction began in 2009 and completion is expected in 2012. Phase II is the section on 7th Street between Peralta and West. Conceptual design has been completed.

4. Commercial Façade and Tenant Improvement Programs: The Redevelopment

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Achievement Information (Unaudited)**

**Agency**

established a Commercial Façade Improvement program and a Tenant Improvement program in the project area in 2005. 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. Through FY 2011, the WOPAC has voted to fund \$1,353,000 in Redevelopment funds. (CDBG also provides funding for the programs). 21 Façade Improvement projects and 10 Tenant Improvement projects have been completed, which include the Mandela Foods Cooperalive, PS Print, and People Community Partnership Federal Credit Union. (Note: Brown Sugar Kitchen has also been approved for funding and is still underway).

5. NPI Neighborhood Project Initiative Program: The Redevelopment Agency adopted a Neighborhood Project Initiative 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. Through FY 2011, the program has funded 23 projects within the project area over 3 rounds of grant awards. Staff worked closely with the WOPAC to develop program guidelines and select projects. Funded projects include to date include: landscaping/greening projects in 27th Street median, Collin's Plaza, 40th Street median, 31st Street, and in the Longfellow neighborhood; speed bumps and exterior lights at Mead and Athens; facility improvements to Boys and Girls Club; an aquaponics garden at 5th and Union; security cameras at 3 locations; and landscaping and façade improvements to the intersection bounded by Hollis, 34th Street and Louise Street.

6. Fitzgerald Community Farm: This project consists of improving two adjacent blighted pocket parks for use as a community garden. The WOPAC approved an allocation of \$100,000 in August, 2007, for a project that will combine the parks and develop a community garden at the site. Agency Board approval was granted on March 31, 2009. The project is managed by the Office of Parks and Recreation. Staff worked with OPR and CitySlicker Farms, the lead project developer to implement the project. OPR developed an RFP to select a developer for additional construction support. In FY 2010-11, construction was completed.

7. 7th and Campbell Properties: WOPAC allocated funding of \$100,000 to purchase a \$220,300 loan made by the Local Initiatives Support Corporation against several sites known as the "7th and Campbell" properties. Staff prepared the report to Council. The Agency approved this purchase in March of 2010. The loan purchase was closed in June 2010. In FY 2010-11 an additional \$500,000 of

**Redevelopment Agency Of The City Of Oakland**

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**Achievement Information (Unaudited)**

Redevelopment funds was approved by WOPAC to begin foreclosure proceedings on these properties.

8. Automatic Gas Shut-Off Valve Program: WOPAC approved funding of \$250,000 for the development of an automatic gas shut-off valve program. Staff worked with WOPAC to develop program parameters and develop a brochure. Staff prepared report for Agency approval. Program began implementation in FY 2010-11

9. Other West Oakland Housing Programs: WOPAC approved the funding three additional housing programs from West Oakland low/mod housing funds: the Vacant Housing Acquisition/Rehab/New Construction Program; Owner Rehab Program; and Owner Rehab program. Staff worked with WOPAC to develop program parameters and a brochure. Staff prepared report for Agency approval. The Program began implementation in FY 2010-11.

10. West Oakland Street Tree Master Plan: WOPAC approved a grant of \$40,000 to the West Oakland Reforestation Project for the creation of a West Oakland Street Tree Master Plan. This Street Tree Master Plan offers an efficient tool to guide streetscape designs and can harmonize the efforts of community-based planning projects. The Plan study area is approximately four square miles roughly bounded by the Oakland Estuary on the south, Interstate 880 on the west, Interstate 980 on the east and the Emeryville boarder and 40th Street on the north. The Agency authorized the grant in June 2010. Staff worked on developing an RFP to be circulated in late 2010. The Plan was completed in FY 2010-11.

11. West Oakland Teen Center The rehabilitation design of the existing building was completed. with \$500,000 of Redevelopment funding. Staff applied for 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 is expected to begin in FY 2011-12.

Activities to reduce blight with in the Stanford/Adeline Project Area in FY 2010-11 include:

While the Stanford/Adeline Redevelopment Plan does not terminate until April 10, 2016, Stanford/Adeline reached its tax increment cap in FY 2008-09, and, as a



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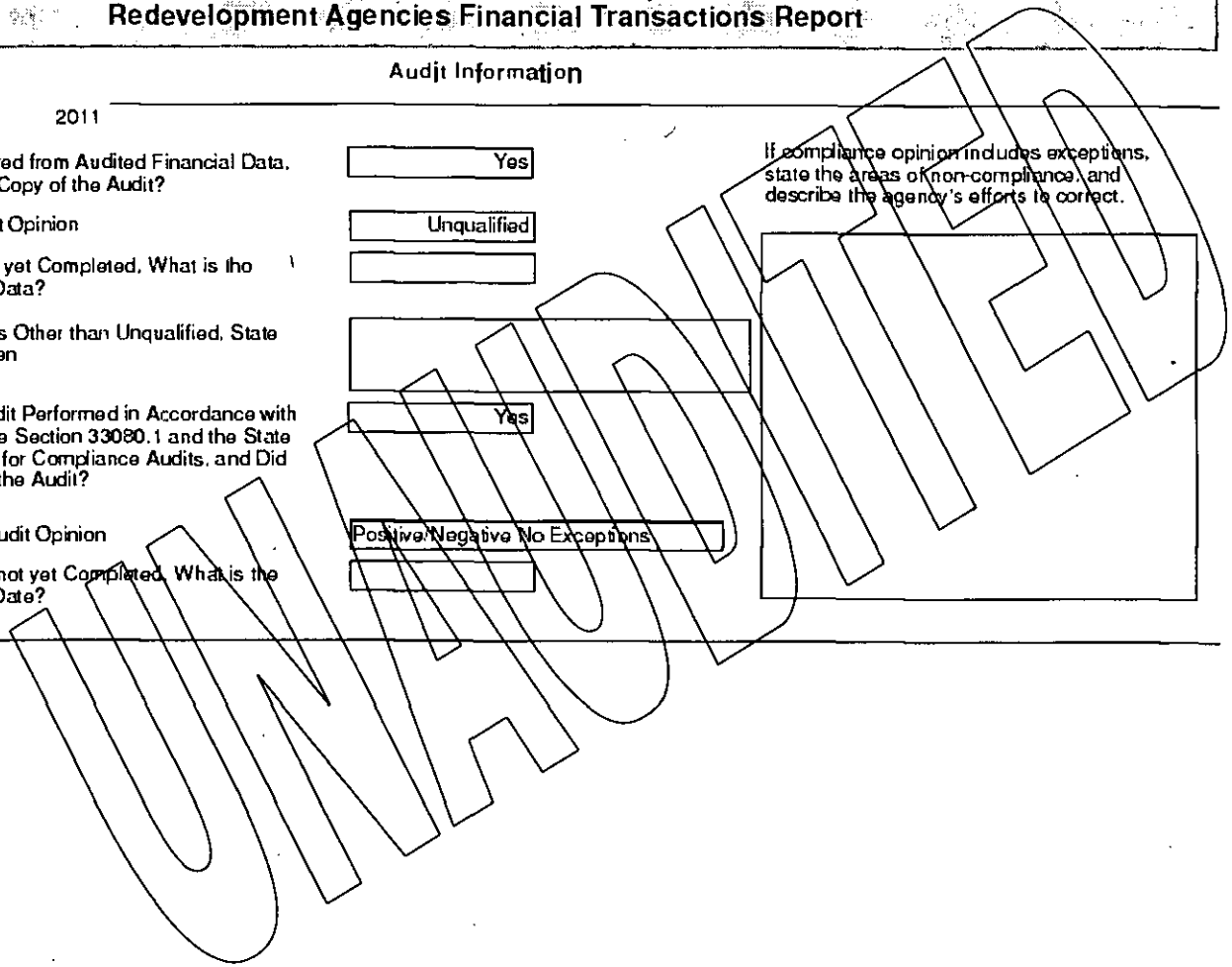
**Achievement Information (Unaudited)**

result, the Agency no longer collects tax increment and has slowly closed out activities in Stanford/Adeline. Existing fund balances were used to complete projects and pay off debt, including returning an overpayment of tax increment to Alameda County.

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**Audit Information**

<b>Fiscal Year</b>	2011		
Was the Report Prepared from Audited Financial Data, and Did You Submit a Copy of the Audit?	<input type="checkbox"/>	Yes	<small>If compliance opinion includes exceptions, state the areas of non-compliance, and describe the agency's efforts to correct.</small>
Indicate Financial Audit Opinion	<input type="checkbox"/>	Unqualified	
If Financial Audit is not yet Completed, What is the Expected Completion Date?	<input type="checkbox"/>		
If the Audit Opinion was Other than Unqualified, State Briefly the Reason Given	<input type="checkbox"/>		
Was a Compliance Audit Performed in Accordance with Health and Safety Code Section 33080.1 and the State Controller's Guidelines for Compliance Audits, and Did You Submit a Copy of the Audit?	<input type="checkbox"/>	Yes	
Indicate Compliance Audit Opinion	<input type="checkbox"/>	Positive Negative No Exceptions	
If Compliance Audit is not yet Completed, What is the Expected Completion Date?	<input type="checkbox"/>		



**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

**Fiscal Year**    2011

**Project Area Name**

**Acorn Project Area**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

Date Project Area was Established (MM-DD-YY)

11/30/1961

Most Recent Date Project Area was Amended

2/7/2006

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

2022

Effectiveness of Plan (Year Only)

2012

New Indebtedness (Year Only)

2004

Size of Project Area in Acres

196

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

100.0

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

RICP

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential    t = Industrial    C = Commercial    P = Public    O = Other

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

**Fiscal Year 2011**

**Project Area Name**

**Broadway/MacArthur**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

Date Project Area was Established (MM-DD-YY)

7/25/2000

Most Recent Date Project Area was Amended

3/6/2007

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

2045

Effectiveness of Plan (Year Only)

2030

New Indebtedness (Year Only)

2020

Size of Project Area in Acres

519

Percentage of Land Vacant at the Inception of the Project Area

*Health and Safety Code Section 33320.1 (xx.x%)*

Percentage of Land Developed at the Inception of the Project Area

*Health and Safety Code Section 33320.1 (xx.x%)*

Objectives of the Project Area as Set Forth in the Project Area Plan

RICP

*(Enter the Appropriate Code(s) in Sequence as Shown)*

R = Residential I = Industrial C = Commercial P = Public O = Other

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

**Fiscal Year 2011**

**Project Area Name**

**Central City East**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

Date Project Area was Established (MM-DD-YY)

7/29/2003

Most Recent Date Project Area was Amended

6/20/2006

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

12/19/2006

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

2048

Effectiveness of Plan (Year Only)

2033

New Indebtedness (Year Only)

2023

Size of Project Area in Acres

3,339

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

RCPO

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

**Fiscal Year**    2011

**Project Area Name**

**Central District Project Area**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

Date Project Area was Established (MM-DD-YY)

6/12/1969

Most Recent Date Project Area was Amended

7/18/2006

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

2022

Effectiveness of Plan (Year Only)

2012

New Indebtedness (Year Only)

Size of Project Area in Acres

800

Percentage of Land Vacant at the Inception of the Project Area

*Health and Safety Code Section 33320.1 (xx.x%)*

Percentage of Land Developed at the Inception of the Project Area

100.0

*Health and Safety Code Section 33320.1 (xx.x%)*

Objectives of the Project Area as Set Forth in the Project Area Plan

RCP

*(Enter the Appropriate Code(s) in Sequence as Shown)*

R = Residential    I = Industrial    C = Commercial    P = Public    O = Other

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

**Fiscal Year 2011**

**Project Area Name**

**Coliseum Project Area**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

Date Project Area was Established (MM-DD-YY)

6/23/1995

Most Recent Date Project Area was Amended

11/5/2005

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

2042

Effectiveness of Plan (Year Only)

2027

New Indebtedness (Year Only)

2015

Size of Project Area in Acres

6.785

Percentage of Land Vacant at the Inception of the Project Area

13.0

*Health and Safety Code Section 33320.1 (xx.x%)*

Percentage of Land Developed at the Inception of the Project Area

87.0

*Health and Safety Code Section 33320.1 (xx.x%)*

Objectives of the Project Area as Set Forth in the Project Area Plan

RICP

*(Enter the Appropriate Code(s) in Sequence as Shown)*

R = Residential I = Industrial C = Commercial P = Public O = Other

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

**Fiscal Year 2011**

**Project Area Name**

**Oak Center Project Area**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

Date Project Area was Established (MM-DD-YY)

11/30/1965

Most Recent Date Project Area was Amended

12/21/2004

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

2016

Effectiveness of Plan (Year Only)

2009

New Indebtedness (Year Only)

2004

Size of Project Area in Acres

203

Percentage of Land Vacant at the Inception of the Project Area

2.0

*Health and Safety Code Section 33320.1 (xx.x%)*

Percentage of Land Developed at the Inception of the Project Area

98.0

*Health and Safety Code Section 33320.1 (xx.x%)*

Objectives of the Project Area as Set Forth in the Project Area Plan

RICP

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other



**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

**Fiscal Year 2011**

**Project Area Name**

**Oak Knoll**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

Date Project Area was Established (MM-DD-YY)

7/14/1998

Most Recent Date Project Area was Amended

12/21/2004

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

12/19/2006

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

2040

Effectiveness of Plan (Year Only)

2055

New Indebtedness (Year Only)

2018

Size of Project Area in Acres

183

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

IC

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

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**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

**Fiscal Year 2011**

**Project Area Name**

**Oakland Army Base**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

Date Project Area was Established (MM-DD-YY)

7/1/2000

Most Recent Date Project Area was Amended

3/7/2006

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

2046

Effectiveness of Plan (Year Only)

2031

New Indebtedness (Year Only)

2020

Size of Project Area in Acres

1,200

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

IC

R = Residential I = Industrial C = Commercial P = Public O = Other

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

**Fiscal Year 2011**

**Project Area Name**

**Other Project Areas**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Sunrey) Project Area

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

*Health and Safety Code Section 33320.1 (xx.x%)*

Percentage of Land Developed at the Inception of the Project Area

*Health and Safety Code Section 33320.1 (xx.x%)*

Objectives of the Project Area as Set Forth in the Project Area Plan

*(Enter the Appropriate Code(s) in Sequence as Shown)*

R = Residential I = Industrial C = Commercial P = Public O = Other

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

**Fiscal Year**    2011

**Project Area Name**

**West Oakland**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

Date Project Area was Established (MM-DD-YY)

11/18/2003

Most Recent Date Project Area was Amended

10/19/2010

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

2048

Effectiveness of Plan (Year Only)

2033

New Indebtedness (Year Only)

2023

Size of Project Area in Acres

1,565

Percentage of Land Vacant at the Inception of the Project Area

10.5

*Health and Safety Code Section 33320.1 (xx.x%)*

Percentage of Land Developed at the Inception of the Project Area

89.5

*Health and Safety Code Section 33320.1 (xx.x%)*

Objectives of the Project Area as Set Forth in the Project Area Plan

RCO

*(Enter the Appropriate Code(s) in Sequence as Shown)*

R = Residential    I = Industrial    C = Commercial    P = Public    O = Other

**Redevelopment Agency Of The City Of Oakland  
Redevelopment Agencies Financial Transactions Report**

Fiscal Year	2011	Assessed Valuation Data
Project Area Name		
Frozen Base Assessed Valuation		
Increment Assessed Valuation		
Total Assessed Valuation		
Acorn Project Area		
	14,921,959	
	107,925,309	
	122,847,268	

Assessed Valuation Data

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Assessed Valuation Data**

**Fiscal Year**            **2011**

Project Area Name

Broadway/MacArthur

Frozen Base Assessed Valuation

362,435,649

Increment Assessed Valuation

418,648,545

Total Assessed Valuation

781,084,194

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Assessed Valuation Data**

**Fiscal Year**            **2011**

Project Area Name

Central City East

Frozen Base Assessed Valuation

1,963,087,926

Increment Assessed Valuation

883,666,940

Total Assessed Valuation

2,846,754,866

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Assessed Valuation Data**

**Fiscal Year**            2011

Project Area Name

Central District Project Area

Frozen Base Assessed Valuation

291,021,230

Increment Assessed Valuation

4,193,942,300

Total Assessed Valuation

4,484,963,530



**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Assessed Valuation Data**

**Fiscal Year**            2011

Project Area Name

Coliseum Project Area

Frozen Base Assessed Valuation

1,673,521,288

Increment Assessed Valuation

2,108,842,528

Total Assessed Valuation

3,782,363,816

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Assessed Valuation Data**

**Fiscal Year**            **2011**

Project Area Name

Oak Center Project Area

Frozen Base Assessed Valuation

18,772,485

Increment Assessed Valuation

101,124,504

Total Assessed Valuation

119,896,989

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Assessed Valuation Data**

**Fiscal Year**            2011

Project Area Name

Oak Knoll

Frozen Base Assessed Valuation

0

Increment Assessed Valuation

114,383,597

Total Assessed Valuation

114,383,597

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Assessed Valuation Data**

**Fiscal Year**            2011

Project Area Name

Oakland Army Base

Frozen Base Assessed Valuation

361,414,910

Increment Assessed Valuation

780,758,240

Total Assessed Valuation

1,142,173,150

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Assessed Valuation Data**

**Fiscal Year**            2011

Project Area Name

West Oakland

Frozen Base Assessed Valuation

898,196,581

Increment Assessed Valuation

422,402,553

Total Assessed Valuation

1,320,599,134

<b>Redevelopment Agency Of The City Of Oakland</b>
<b>Redevelopment Agencies Financial Transactions Report</b>

**Pass-Through / School District Assistance**

**Fiscal Year**     

**Project Area Name**     

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail				Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0	<input type="text"/>	<input type="text"/>
Cities	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0	<input type="text"/>	<input type="text"/>
School Districts	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0	<input type="text"/>	<input type="text"/>
Community College District	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0	<input type="text"/>	<input type="text"/>
Special Districts	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0	<input type="text"/>	<input type="text"/>
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Net Amount to Agency</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$1,299,000	<input type="text"/>	<input type="text"/>
<b>Gross Tax Increment Generated</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	1,299,000	<input type="text"/>	<input type="text"/>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Pass-Through / School District Assistance**

**Fiscal Year**            2011

**Project Area Name**    Broadway/MacArthur

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail			Total	Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607		H & S Code Section 33445	H & S Code Section 33445.5
County			128,000	\$128,000		
Cities			328,000	\$328,000		
School Districts			247,000	\$247,000		
Community College District			35,000	\$35,000		
Special Districts			95,000	\$95,000		
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$833,000	\$833,000	\$0	\$0
<b>Net Amount to Agency</b>				\$4,206,000		
<b>Gross Tax Increment Generated</b>				5,039,000		

**Redevelopment Agency Of The City Of Oakland**  
**Redevelopment Agencies Financial Transactions Report**

**Pass-Through / School District Assistance**

**Fiscal Year**

**Project Area Name**

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail			Other Payments		
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County			366,000	\$366,000		
Cities			734,000	\$734,000		
School Districts			365,000	\$365,000		
Community College District			52,000	\$52,000		
Special Districts			201,000	\$201,000		
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$1,718,000	\$1,718,000	\$0	\$0
<b>Net Amount to Agency</b>				\$8,646,000		
<b>Gross Tax Increment Generated</b>				10,364,000		



**Redevelopment Agency Of The City Of Oakland**  
**Redevelopment Agencies Financial Transactions Report**

**Pass-Through / School District Assistance**

**Fiscal Year**

**Project Area Name**

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail				Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County			620,000	\$620,000		
Cities			2,136,000	\$2,136,000		
School Districts			822,000	\$822,000		
Community College District			116,000	\$116,000		
Special Districts			457,000	\$457,000		
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$4,151,000	\$4,151,000	\$0	\$0
<b>Net Amount to Agency</b>				\$47,858,000		
<b>Gross Tax Increment Generated</b>				52,009,000		

<b>Redevelopment Agency Of The City Of Oakland</b>
<b>Redevelopment Agencies Financial Transactions Report</b>

**Pass-Through / School District Assistance**

**Fiscal Year**

**Project Area Name**

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail			Total	Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607		H & S Code Section 33445	H & S Code Section 33445.5
County			669,000	\$669,000		
Cities			1,839,000	\$1,839,000		
School Districts			1,499,000	\$1,499,000		
Community College District			212,000	\$212,000		
Special Districts			538,000	\$538,000		
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$4,757,000	\$4,757,000	\$0	\$0
<b>Net Amount to Agency</b>				\$20,082,000		
<b>Gross Tax Increment Generated</b>				24,839,000		

**Redevelopment Agency Of The City Of Oakland**  
**Redevelopment Agencies Financial Transactions Report**

Pass-Through / School District Assistance

**Fiscal Year**

**Project Area Name**

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail				Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0	<input type="text"/>	<input type="text"/>
Cities	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0	<input type="text"/>	<input type="text"/>
School Districts	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0	<input type="text"/>	<input type="text"/>
Community College District	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0	<input type="text"/>	<input type="text"/>
Special Districts	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0	<input type="text"/>	<input type="text"/>
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Net Amount to Agency</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0	<input type="text"/>	<input type="text"/>
<b>Gross Tax Increment Generated</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	0	<input type="text"/>	<input type="text"/>

**Redevelopment Agency Of The City Of Oakland**  
**Redevelopment Agencies Financial Transactions Report**

**Pass-Through / School District Assistance**

**Fiscal Year**

**Project Area Name**

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail			Total	Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607		H & S Code Section 33445	H & S Code Section 33445.5
County			32,000	\$32,000		
Cities			92,000	\$92,000		
School Districts			75,000	\$75,000		
Community College District			11,000	\$11,000		
Special Districts			27,000	\$27,000		
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$237,000	\$237,000	\$0	\$0
<b>Net Amount to Agency</b>				\$1,105,000		
<b>Gross Tax Increment Generated</b>				1,342,000		

<b>Redevelopment Agency Of The City Of Oakland</b>
<b>Redevelopment Agencies Financial Transactions Report</b>

**Pass-Through / School District Assistance**

**Fiscal Year**     

**Project Area Name**     

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail				Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County			227,000	\$227,000		
Cities			617,000	\$617,000		
School Districts			514,000	\$514,000		
Community College District			73,000	\$73,000		
Special Districts			186,000	\$186,000		
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$1,617,000	\$1,617,000	\$0	\$0
<b>Net Amount to Agency</b>				\$8,149,000		
<b>Gross Tax Increment Generated</b>				9,766,000		

<b>Redevelopment Agency Of The City Of Oakland</b>
<b>Redevelopment Agencies Financial Transactions Report</b>

**Pass-Through / School District Assistance**

**Fiscal Year**

**Project Area Name**

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail				Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>	\$0	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>
Cities	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>	\$0	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>
School Districts	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>	\$0	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>
Community College District	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>	\$0	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>
Special Districts	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>	\$0	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Net Amount to Agency</b>	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>	\$6,000	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>
<b>Gross Tax Increment Generated</b>	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>	6,000	<input style="width: 80px;" type="text"/>	<input style="width: 80px;" type="text"/>

<b>Redevelopment Agency Of The City Of Oakland</b>
<b>Redevelopment Agencies Financial Transactions Report</b>

**Pass-Through / School District Assistance**

**Fiscal Year**

**Project Area Name**

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail				Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County			128,000	\$128,000		
Cities			329,000	\$329,000		
School Districts			244,000	\$244,000		
Community College District			35,000	\$35,000		
Special Districts			94,000	\$94,000		
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$830,000	\$830,000	\$0	\$0
<b>Net Amount to Agency</b>				\$4,179,000		
<b>Gross Tax Increment Generated</b>				5,009,000		

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Summary of the Statement of Indebtedness - Project Area**

<b>Fiscal Year</b>	2011
<b>Project Area Name</b>	Acorn Project Area
<b>Tax Allocation Bond Debt</b>	
<b>Revenue Bonds</b>	
<b>Other Long Term Debt</b>	
<b>City/County Debt</b>	884,775
<b>Low and Moderate Income Housing Fund</b>	2,414,224
<b>Other</b>	1,454,004
<b>Total</b>	<b>\$4,753,003</b>
<b>Available Revenues</b>	2,054,705
<b>Net Tax Increment Requirements</b>	<b>\$2,698,298</b>



**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Summary of the Statement of Indebtedness - Project Area**

Fiscal Year 2011

Project Area Name

Broadway/MacArthur

Tax Allocation Bond Debt

50,671,537

Revenue Bonds

Other Long Term Debt

City/County Debt

2,496,474

Low and Moderate Income Housing Fund

76,578,241

Other

126,907,504

**Total**

**\$256,653,756**

Available Revenues

4,462,758

**Net Tax Increment Requirements**

**\$252,190,998**

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Summary of the Statement of Indebtedness - Project Area**

Fiscal Year 2011

Project Area Name

Central City East

Tax Allocation Bond Debt

132,112,730

Revenue Bonds

Other Long Term Debt

City/County Debt

5,430,558

Low and Moderate Income Housing Fund

527,733,403

Other

834,569,867

**Total**

**\$1,499,846,558**

Available Revenues

10,662,185

**Net Tax Increment Requirements**

**\$1,489,184,373**

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Summary of the Statement of Indebtedness - Project Area**

Fiscal Year 2011

Project Area Name	Central District Project Area
Tax Allocation Bond Debt	279,888,539
Revenue Bonds	
Other Long Term Debt	
City/County Debt	16,311,143
Low and Moderate Income Housing Fund	191,066,056
Other	173,161,637
<b>Total</b>	<b>\$660,427,375</b>
Available Revenues	16,530,956
<b>Net Tax Increment Requirements</b>	<b>\$643,896,419</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Summary of the Statement of Indebtedness - Project Area**

Fiscal Year 2011

Project Area Name	Coliseum Project Area
Tax Allocation Bond Debt	176,546,045
Revenue Bonds	
Other Long Term Debt	
City/County Debt	13,787,444
Low and Moderate Income Housing Fund	358,734,235
Other	573,514,141
<b>Total</b>	<b>\$1,122,581,865</b>
Available Revenues	22,250,539
<b>Net Tax Increment Requirements</b>	<b>\$1,100,331,326</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Summary of the Statement of Indebtedness - Project Area**

Fiscal Year 2011

Project Area Name

Oak Center Project Area

Tax Allocation Bond Debt

Revenue Bonds

Other Long Term Debt

City/County Debt

Low and Moderate Income Housing Fund

Other

Total

\$0

Available Revenues

Net Tax Increment Requirements

\$0

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Summary of the Statement of Indebtedness - Project Area**

Fiscal Year 2011

Project Area Name

Oak Knoll

Tax Allocation Bond Debt

Revenue Bonds

Other Long Term Debt

City/County Debt

1,455,513

Low and Moderate Income Housing Fund

97,798,357

Other

129,938,422

**Total**

**\$229,192,292**

Available Revenues

705,697

**Net Tax Increment Requirements**

**\$228,486,595**

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Summary of the Statement of Indebtedness - Project Area**

Fiscal Year 2011

Project Area Name	Oakland Army Base
Tax Allocation Bond Debt	
Revenue Bonds	
Other Long Term Debt	
City/County Debt	4,792,990
Low and Moderate Income Housing Fund	211,349,464
Other	359,779,880
<b>Total</b>	<b>\$575,922,334</b>
Available Revenues	8,669,557
<b>Net Tax Increment Requirements</b>	<b>\$567,252,777</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Summary of the Statement of Indebtedness - Project Area**

Fiscal Year 2011

Project Area Name

Other Project Areas

Tax Allocation Bond Debt

Revenue Bonds

Other Long Term Debt

City/County Debt

Low and Moderate Income Housing Fund

Other

Total

Available Revenues

Net Tax Increment Requirements

\$0

\$0



**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Summary of the Statement of Indebtedness - Project Area**

Fiscal Year 2011

Project Area Name

West Oakland

Tax Allocation Bond Debt

Revenue Bonds

Other Long Term Debt

City/County Debt

3,534,833

Low and Moderate Income Housing Fund

114,310,739

Other

145,507,609

**Total**

**\$263,353,181**

Available Revenues

7,670,472

**Net Tax Increment Requirements**

**\$255,682,709**

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year 2011

Project Area Name Oak Center Project Area

Forward from Prior Year	Yes
Bond Type	City/County Debt
Year of Authorization	1965
Principal Amount Authorized	15,947,153
Principal Amount Issued	15,947,153
Purpose of Issue	Operations
Maturity Date Beginning Year	1965
Maturity Date Ending Year	2015
Principal Amount Unmatured Beginning of Fiscal Year	\$13,270,858
Adjustment Made During Year	-13,270,858
Adjustment Explanation	debt balance cancellation by City of Oakland
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	\$0
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:  
Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

Agency Long-Term Debt

**Fiscal Year**

**Project Area Name**

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="City/County Debt"/>
Year of Authorization	<input type="text" value="2002"/>
Principal Amount Authorized	<input type="text" value="1,658,729"/>
Principal Amount Issued	<input type="text" value="1,658,729"/>
Purpose of Issue	<input type="text" value="Recorded as Due to Primary Government"/>
Maturity Date Beginning Year	<input type="text" value="2002"/>
Maturity Date Ending Year	<input type="text" value="2023"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$70,133"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="70,133"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$0"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

**Bond Types Allowed:**  
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

Agency Long-Term Debt

**Fiscal Year**

**Project Area Name**

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="City/County Debt"/>
Year of Authorization	<input type="text" value="2004"/>
Principal Amount Authorized	<input type="text" value="200,000"/>
Principal Amount Issued	<input type="text" value="200,000"/>
Purpose of Issue	<input type="text" value="Recorded as Due to Primary Government"/>
Maturity Date Beginning Year	<input type="text" value="2004"/>
Maturity Date Ending Year	<input type="text" value="2024"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$157,517"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="8,629"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$148,888"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

**Bond Types Allowed:**  
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

Agency Long-Term Debt

**Fiscal Year**

**Project Area Name**

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Other"/>
Year of Authorization	<input type="text" value="1969"/>
Principal Amount Authorized	<input type="text" value="600,000"/>
Principal Amount Issued	<input type="text" value="600,000"/>
Purpose of Issue	<input type="text" value="Restoration"/>
Maturity Date Beginning Year	<input type="text" value="1998"/>
Maturity Date Ending Year	<input type="text" value="2011"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$115,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="55,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$60,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

**Bond Types Allowed:**  
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

Agency Long-Term Debt

**Fiscal Year**

**Project Area Name**

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Revenue Bonds"/>
Year of Authorization	<input type="text" value="2000"/>
Principal Amount Authorized	<input type="text" value="39,395,000"/>
Principal Amount Issued	<input type="text" value="39,395,000"/>
Purpose of Issue	<input type="text" value="Improve Housing Supply"/>
Maturity Date Beginning Year	<input type="text" value="2005"/>
Maturity Date Ending Year	<input type="text" value="2016"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$2,225,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="2,225,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$0"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

**Bond Types Allowed:**  
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

Agency Long-Term Debt

**Fiscal Year**

**Project Area Name**

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Revenue Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="82,645,000"/>
Principal Amount Issued	<input type="text" value="82,645,000"/>
Purpose of Issue	<input type="text" value="Improve Housing Supply"/>
Maturity Date Beginning Year	<input type="text" value="2006"/>
Maturity Date Ending Year	<input type="text" value="2023"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$80,090,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="530,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$79,560,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

**Bond Types Allowed:**  
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State;  
 Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

Agency Long-Term Debt

**Fiscal Year**

**Project Area Name**

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Revenue Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="2,195,000"/>
Principal Amount Issued	<input type="text" value="2,195,000"/>
Purpose of Issue	<input type="text" value="Improve Housing Supply and Refund Bonds"/>
Maturity Date Beginning Year	<input type="text" value="2006"/>
Maturity Date Ending Year	<input type="text" value="2018"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$2,195,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$2,195,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

**Bond Types Allowed:**  
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other



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Agency Long-Term Debt

**Fiscal Year**

**Project Area Name**

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="1992"/>
Principal Amount Authorized	<input type="text" value="97,655,000"/>
Principal Amount Issued	<input type="text" value="97,655,000"/>
Purpose of Issue	<input type="text" value="Refunding"/>
Maturity Date Beginning Year	<input type="text" value="1995"/>
Maturity Date Ending Year	<input type="text" value="2014"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$24,465,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="5,565,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$18,900,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

**Bond Types Allowed:**  
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

**Fiscal Year**

**Project Area Name**

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2003"/>
Principal Amount Authorized	<input type="text" value="120,605,000"/>
Principal Amount Issued	<input type="text" value="120,605,000"/>
Purpose of Issue	<input type="text" value="Refunding Bonds"/>
Maturity Date Beginning Year	<input type="text" value="2003"/>
Maturity Date Ending Year	<input type="text" value="2019"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$97,530,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="4,720,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$92,810,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

**Bond Types Allowed:**  
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US/State;  
 Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

**Fiscal Year**

**Project Area Name**

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2005"/>
Principal Amount Authorized	<input type="text" value="44,360,000"/>
Principal Amount Issued	<input type="text" value="44,360,000"/>
Purpose of Issue	<input type="text" value="Refunding"/>
Maturity Date Beginning Year	<input type="text" value="2005"/>
Maturity Date Ending Year	<input type="text" value="2022"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$31,970,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$31,970,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

**Bond Types Allowed:**  
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State;  
 Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

**Fiscal Year**

**Project Area Name**

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="13,780,000"/>
Principal Amount Issued	<input type="text" value="13,780,000"/>
Purpose of Issue	<input type="text" value="Finance of Redevelopment Activities"/>
Maturity Date Beginning Year	<input type="text" value="2034"/>
Maturity Date Ending Year	<input type="text" value="2036"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$13,780,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$13,780,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

**Bond Types Allowed:**  
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;Slate; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

**Fiscal Year**

2011

**Project Area Name**

Coliseum Project Area

Forward from Prior Year	Yes
Bond Type	Tax Allocation Bonds
Year of Authorization	2006
Principal Amount Authorized	73,820,000
Principal Amount Issued	73,820,000
Purpose of Issue	Finance of Redevelopment Activities
Maturity Date Beginning Year	2007
Maturity Date Ending Year	2035
Principal Amount Unmatured Beginning of Fiscal Year	\$69,980,000
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	1,240,000
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	\$68,740,000
Principal Amount In Default	
Interest In Default	

**Bond Types Allowed:**

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

**Fiscal Year**

2011

**Project Area Name**

Broadway/MacArthur

Forward from Prior Year	Yes
Bond Type	Tax Allocation Bonds
Year of Authorization	2006
Principal Amount Authorized	4,945,000
Principal Amount Issued	4,945,000
Purpose of Issue	Finance Redevelopment Activities
Maturity Date Beginning Year	2033
Maturity Date Ending Year	2037
Principal Amount Unmatured Beginning of Fiscal Year	\$4,945,000
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	\$4,945,000
Principal Amount In Default	
Interest In Default	

**Bond Types Allowed:**

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

**Fiscal Year**

**Project Area Name**

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="12,325,000"/>
Principal Amount Issued	<input type="text" value="12,325,000"/>
Purpose of Issue	<input type="text" value="Funding for Redevelopment Activities"/>
Maturity Date Beginning Year	<input type="text" value="2007"/>
Maturity Date Ending Year	<input type="text" value="2033"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$11,465,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="280,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$11,185,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

**Bond Types Allowed:**  
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

**Fiscal Year**

**Project Area Name**

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="62,520,000"/>
Principal Amount Issued	<input type="text" value="62,520,000"/>
Purpose of Issue	<input type="text" value="Funding for Redevelopment Activities"/>
Maturity Date Beginning Year	<input type="text" value="2007"/>
Maturity Date Ending Year	<input type="text" value="2034"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$58,705,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="1,245,000"/>
Principal Amount Deceased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$57,460,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

**Bond Types Allowed:**  
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State;  
 Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other



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Agency Long-Term Debt

**Fiscal Year**

**Project Area Name**

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="28,770,000"/>
Principal Amount Issued	<input type="text" value="28,770,000"/>
Purpose of Issue	<input type="text" value="Funding for Redevelopment Activities"/>
Maturity Date Beginning Year	<input type="text" value="2007"/>
Maturity Date Ending Year	<input type="text" value="2036"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$27,295,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="495,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$26,800,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

**Bond Types Allowed:**  
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State;  
 Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

**Fiscal Year**

**Project Area Name**

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="33,135,000"/>
Principal Amount Issued	<input type="text" value="33,135,000"/>
Purpose of Issue	<input type="text" value="Refunding"/>
Maturity Date Beginning Year	<input type="text" value="2007"/>
Maturity Date Ending Year	<input type="text" value="2022"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$25,385,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="2,325,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$23,060,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

**Bond Types Allowed:**

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

**Fiscal Year**

**Project Area Name**

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2009"/>
Principal Amount Authorized	<input type="text" value="38,755,000"/>
Principal Amount Issued	<input type="text" value="38,755,000"/>
Purpose of Issue	<input type="text" value="Refunding"/>
Maturity Date Beginning Year	<input type="text" value="2009"/>
Maturity Date Ending Year	<input type="text" value="2021"/>
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<input type="text" value="\$38,755,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="685,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
<b>Principal Amount Unmatured End of Fiscal Year</b>	<input type="text" value="\$38,070,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

**Bond Types Allowed:**

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

**Fiscal Year**

**Project Area Name**

Forward from Prior Year	<input type="text"/>
Bond Type	<input type="text" value="Revenue Bonds"/>
Year of Authorization	<input type="text" value="2011"/>
Principal Amount Authorized	<input type="text" value="46,980,000"/>
Principal Amount Issued	<input type="text" value="46,980,000"/>
Purpose of Issue	<input type="text" value="Improve Housing Supply"/>
Maturity Date Beginning Year	<input type="text" value="2011"/>
Maturity Date Ending Year	<input type="text" value="2042"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text" value="46,980,000"/>
Principal Amount Matured During Fiscal Year	<input type="text"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$46,980,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

**Bond Types Allowed:**

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

**Fiscal Year**

2011

**Project Area Name**

Broadway/MacArthur

Forward from Prior Year

Bond Type

Tax Allocation Bonds

Year of Authorization

2010

Principal Amount Authorized

7,390,000

Principal Amount Issued

7,390,000

Purpose of Issue

Finance of Redevelopment Activities

Maturity Date Beginning Year

2010

Maturity Date Ending Year

2041

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

7,390,000

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

\$7,390,000

Principal Amount In Default

Interest In Default

**Bond Types Allowed:**

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Revenues**

**Fiscal Year**                   

**Project Area Name**       

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	1,299,000				\$1,299,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	5,000				\$5,000
Rental Income	6,000				\$6,000
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
<b>Total Revenues</b>	<b>\$1,310,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,310,000</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Revenues**

**Fiscal Year**

**Project Area Name**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	5,039,000				\$5,039,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	24,000				\$24,000
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	58,000				\$58,000
<b>Total Revenues</b>	\$5,121,000	\$0	\$0	\$0	\$5,121,000

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Revenues**

**Fiscal Year**                    2011

**Project Area Name**        Central City East

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	10,364,000				\$10,364,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	56,000				\$56,000
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	66,000				\$66,000
<b>Total Revenues</b>	<b>\$10,486,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,486,000</b>



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**Statement of Income and Expenditures - Revenues**

**Fiscal Year**                   

**Project Area Name**       

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	52,009,000				\$52,009,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	270,000				\$270,000
Rental Income	3,512,000				\$3,512,000
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants	1,237,000				\$1,237,000
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	1,007,000				\$1,007,000
<b>Total Revenues</b>	<b>\$58,035,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$58,035,000</b>

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**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Revenues**

**Fiscal Year**                    2011

**Project Area Name**        Coliseum Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	24,839,000				\$24,839,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	152,000				\$152,000
Rental Income	667,000				\$667,000
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	103,000				\$103,000
<b>Total Revenues</b>	<b>\$25,761,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,761,000</b>

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**Statement of Income and Expenditures - Revenues**

**Fiscal Year**      2011

**Project Area Name**      Oak Center Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>					\$0
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income					\$0
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
<b>Total Revenues</b>	\$0	\$0	\$0	\$0	\$0

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**Statement of Income and Expenditures - Revenues**

**Fiscal Year**

**Project Area Name**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	1,342,000				\$1,342,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	2,000				\$2,000
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
<b>Total Revenues</b>	\$1,344,000	\$0	\$0	\$0	\$1,344,000

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**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Revenues**

**Fiscal Year**                    2011

**Project Area Name**        Oakland Army Base

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	9,766,000				\$9,766,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	166,000				\$166,000
Rental Income	2,198,000				\$2,198,000
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
<b>Total Revenues</b>	<b>\$12,130,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,130,000</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Revenues**

**Fiscal Year**                    2011

**Project Area Name**        Other Project Areas

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>			6,000		\$6,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	72,000	162,000	296,000		\$530,000
Rental Income	3,707,000		2,427,000		\$6,134,000
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants		74,000			\$74,000
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	3,000		444,000		\$447,000
<b>Total Revenues</b>	<b>\$3,782,000</b>	<b>\$236,000</b>	<b>\$3,173,000</b>	<b>\$0</b>	<b>\$7,191,000</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Revenues

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	5,009,000				\$5,009,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	37,000				\$37,000
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
<b>Total Revenues</b>	<b>\$5,046,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,046,000</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	1,445,000				\$1,445,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property					\$0
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0



**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**

**Project Area Name**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass- Through Payment(s)	187,000				\$187,000
<b>Debt Principal Payments:</b>					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
<b>Total Expenditures</b>	<b>\$1,632,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,632,000</b>
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	<b>(\$322,000)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$322,000)</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**     

**Project Area Name**     

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	10,165,000				\$10,165,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	26,000				\$26,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	8,000				\$8,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**

**Project Area Name**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass- Through Payment(s)	1,441,000				\$1,441,000
<b>Debt Principal Payments:</b>					
Tax Allocation Bonds and Notes		280,000			\$280,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
<b>Total Expenditures</b>	<b>\$11,640,000</b>	<b>\$280,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,920,000</b>
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	<b>(\$6,519,000)</b>	<b>(\$280,000)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$6,799,000)</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**           

**Project Area Name**   

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs					\$0
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	35,000				\$35,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs	1,196,000				\$1,196,000
Project Improvement / Construction Costs	978,000				\$978,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**

**Project Area Name**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs	3,788,000				\$3,788,000
Other Expenditures Including Pass- Through Payment(s)	2,411,000				\$2,411,000
<b>Debt Principal Payments:</b>					
Tax Allocation Bonds and Notes		1,245,000			\$1,245,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
<b>Total Expenditures</b>	<b>\$8,408,000</b>	<b>\$1,245,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,653,000</b>
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	<b>\$2,078,000</b>	<b>(\$1,245,000)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$833,000</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**

**Project Area Name**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	23,559,000				\$23,559,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	2,263,000				\$2,263,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs	3,350,000				\$3,350,000
Project Improvement / Construction Costs	5,688,000				\$5,688,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**

**Project Area Name**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass- Through Payment(s)					\$0
<b>Debt Principal Payments:</b>					
Tax Allocation Bonds and Notes		13,295,000			\$13,295,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt		55,000			\$55,000
<b>Total Expenditures</b>	<b>\$34,860,000</b>	<b>\$13,350,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$48,210,000</b>
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	<b>\$23,175,000</b>	<b>(\$13,350,000)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,825,000</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**           

**Project Area Name**   

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	7,821,000				\$7,821,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	58,000				\$58,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs	1,425,000				\$1,425,000
Project Improvement / Construction Costs	694,000				\$694,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0



**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

**Fiscal Year**            2011

**Project Area Name**    Coliseum Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass- Through Payment(s)	6,582,000				\$6,582,000
<b>Debt Principal Payments:</b>					
Tax Allocation Bonds and Notes		1,735,000			\$1,735,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
<b>Total Expenditures</b>	<b>\$16,580,000</b>	<b>\$1,735,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$18,315,000</b>
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	<b>\$9,181,000</b>	<b>(\$1,735,000)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,446,000</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs					\$0
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property					\$0
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**

**Project Area Name**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass- Through Payment(s)	-995,000				(\$995,000)
<b>Debt Principal Payments:</b>					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
<b>Total Expenditures</b>	<b>(\$995,000)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$995,000)</b>
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	<b>\$995,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$995,000</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**

**Project Area Name**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	598,000				\$598,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property					\$0
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**

**Project Area Name**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass- Through Payment(s)	364,000				\$364,000
<b>Debt Principal Payments:</b>					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
<b>Total Expenditures</b>	<b>\$962,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$962,000</b>
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	<b>\$382,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$382,000</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**

**Project Area Name**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	3,928,000				\$3,928,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	746,000				\$746,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	15,000				\$15,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**

**Project Area Name**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass- Through Payment(s)	2,447,000				\$2,447,000
<b>Debt Principal Payments:</b>					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
<b>Total Expenditures</b>	<b>\$7,136,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,136,000</b>
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	<b>\$4,994,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,994,000</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**

**Project Area Name**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	1,105,000	162,000	7,705,000		\$8,972,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	93,000	217,000	69,000		\$379,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	330,000		22,210,000		\$22,540,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0



**Redevelopment Agency Of The City Of Oakland**

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**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**

**Project Area Name**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass- Through Payment(s)	1,000	46,716,000	635,000		\$47,352,000
<b>Debt Principal Payments:</b>					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds		2,755,000			\$2,755,000
City/County Advances and Loans		70,133			\$70,133
All Other Long-Term Debt					\$0
<b>Total Expenditures</b>	<b>\$1,529,000</b>	<b>\$49,920,133</b>	<b>\$30,619,000</b>	<b>\$0</b>	<b>\$82,068,133</b>
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	<b>\$2,253,000</b>	<b>(\$49,684,133)</b>	<b>(\$27,446,000)</b>	<b>\$0</b>	<b>(\$74,877,133)</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**

**Project Area Name**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	2,492,000				\$2,492,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	73,000				\$73,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	39,000				\$39,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**

**Project Area Name**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass- Through Payment(s)	1,292,000				\$1,292,000
<b>Debt Principal Payments:</b>					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans		8,629			\$8,629
All Other Long-Term Debt					\$0
<b>Total Expenditures</b>	<b>\$3,896,000</b>	<b>\$8,629</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,904,629</b>
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	<b>\$1,150,000</b>	<b>(\$8,629)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,141,371</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

2011

**Project Area Name**

Acorn Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In		146,000			\$146,000
Tax Increment Transfers In			325,000		\$325,000
Operating Transfers Out	146,000				\$146,000
Tax increment Transfers Out	325,000				\$325,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
<b>Total Other Financing Sources (Uses)</b>	<b>(\$471,000)</b>	<b>\$146,000</b>	<b>\$325,000</b>	<b>\$0</b>	<b>\$0</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

**2011**

**Project Area Name**

**Acorn Project Area**

	<b>Capital Project Funds</b>	<b>Debt Service Funds</b>	<b>Low/Moderate Income Housing</b>	<b>Special Revenue/Other</b>	<b>Total</b>
<b>Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses</b>	(\$793,000)	\$146,000	\$325,000	\$0	(\$322,000)
<b>Equity, Beginning of Period</b>	\$2,457,000	\$545,125	\$583,000	\$0	\$3,585,125
<b>Prior Period Adjustments</b>					\$0
<b>Residual Equity Transfers</b>					\$0
<b>Equity, End of Period</b>	\$1,664,000	\$691,125	\$908,000	\$0	\$3,263,125

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

2011

**Project Area Name**

Broadway/MacArthur

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt	7,390,000				\$7,390,000
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	-222,000				(\$222,000)
Operating Transfers In		1,837,000			\$1,837,000
Tax Increment Transfers In			1,260,000		\$1,260,000
Operating Transfers Out	1,837,000				\$1,837,000
Tax Increment Transfers Out	1,260,000				\$1,260,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
<b>Total Other Financing Sources (Uses)</b>	<b>\$4,071,000</b>	<b>\$1,837,000</b>	<b>\$1,260,000</b>	<b>\$0</b>	<b>\$7,168,000</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

2011

**Project Area Name**

Broadway/MacArthur

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
<b>Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses</b>	(\$2,448,000)	\$1,557,000	\$1,260,000	\$0	\$369,000
<b>Equity, Beginning of Period</b>	\$16,572,000	(\$468,000)	\$2,745,000	\$0	\$18,849,000
<b>Prior Period Adjustments</b>					\$0
<b>Residual Equity Transfers</b>					\$0
<b>Equity, End of Period</b>	\$14,124,000	\$1,089,000	\$4,005,000	\$0	\$19,218,000

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

**2011**

**Project Area Name**

**Central City East**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In		4,878,000			\$4,878,000
Tax Increment Transfers In			2,591,000		\$2,591,000
Operating Transfers Out	4,878,000				\$4,878,000
Tax Increment Transfers Out	2,591,000				\$2,591,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
<b>Total Other Financing Sources (Uses)</b>	<b>(\$7,469,000)</b>	<b>\$4,878,000</b>	<b>\$2,591,000</b>	<b>\$0</b>	<b>\$0</b>



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**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

**2011**

**Project Area Name**

**Central City East**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
<b>Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses</b>	(\$5,391,000)	\$3,633,000	\$2,591,000	\$0	\$833,000
<b>Equity, Beginning of Period</b>	\$83,442,000	(\$2,756,000)	\$8,723,000	\$0	\$89,409,000
<b>Prior Period Adjustments</b>					\$0
<b>Residual Equity Transfers</b>					\$0
<b>Equity, End of Period</b>	\$78,051,000	\$877,000	\$11,314,000	\$0	\$90,242,000

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

**2011**

**Project Area Name**

**Central District Project Area**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	-61,000				(\$61,000)
Operating Transfers In		24,972,000			\$24,972,000
Tax Increment Transfers In			13,002,000		\$13,002,000
Operating Transfers Out	24,972,000				\$24,972,000
Tax Increment Transfers Out	13,002,000				\$13,002,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
<b>Total Other Financing Sources (Uses)</b>	<b>(\$38,035,000)</b>	<b>\$24,972,000</b>	<b>\$13,002,000</b>	<b>\$0</b>	<b>(\$61,000)</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

**2011**

**Project Area Name**

**Central District Project Area**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
<b>Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses</b>	(\$14,860,000)	\$11,622,000	\$13,002,000	\$0	\$9,764,000
<b>Equity, Beginning of Period</b>	\$139,429,000	\$16,473,868	(\$2,160,000)	\$0	\$153,742,868
<b>Prior Period Adjustments</b>					\$0
<b>Residual Equity Transfers</b>					\$0
<b>Equity, End of Period</b>	\$124,569,000	\$28,095,868	\$10,842,000	\$0	\$163,506,868

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

**2011**

**Project Area Name**

**Coliseum Project Area**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In		16,376,000			\$16,376,000
Tax Increment Transfers In			6,210,000		\$6,210,000
Operating Transfers Out	16,376,000				\$16,376,000
Tax Increment Transfers Out	6,210,000				\$6,210,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
<b>Total Other Financing Sources (Uses)</b>	<b>(\$22,586,000)</b>	<b>\$16,376,000</b>	<b>\$6,210,000</b>	<b>\$0</b>	<b>\$0</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

**2011**

**Project Area Name**

**Coliseum Project Area**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
<b>Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses</b>	(\$13,405,000)	\$14,641,000	\$6,210,000	\$0	\$7,446,000
<b>Equity, Beginning of Period</b>	\$104,793,000	(\$2,537,009)	\$15,098,000	\$0	\$117,353,991
<b>Prior Period Adjustments</b>					\$0
<b>Residual Equity Transfers</b>					\$0
<b>Equity, End of Period</b>	\$91,388,000	\$12,103,991	\$21,308,000	\$0	\$124,799,991

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

2011

**Project Area Name**

Oak Center Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	464,000				\$464,000
Operating Transfers In			13,000		\$13,000
Tax Increment Transfers In					\$0
Operating Transfers Out	13,000				\$13,000
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
<b>Total Other Financing Sources (Uses)</b>	<b>451,000</b>	<b>\$0</b>	<b>\$13,000</b>	<b>\$0</b>	<b>\$464,000</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

**2011**

**Project Area Name**

**Oak Center Project Area**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
<b>Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses</b>	\$1,446,000	\$0	\$13,000	\$0	\$1,459,000
<b>Equity, Beginning of Period</b>	(\$1,446,000)	\$1,217,454	\$0	\$0	(\$228,546)
<b>Prior Period Adjustments</b>					\$0
<b>Residual Equity Transfers</b>					\$0
<b>Equity, End of Period</b>	\$0	\$1,217,454	\$13,000	\$0	\$1,230,454

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

**2011**

**Project Area Name**

**Oak Knoll**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	31,000				\$31,000
Operating Transfers In					\$0
Tax Increment Transfers In			335,000		\$335,000
Operating Transfers Out					\$0
Tax Increment Transfers Out	335,000				\$335,000
<i>(To the Low and Moderate Income Housing Fund).</i>					
<b>Total Other Financing Sources (Uses)</b>	(\$304,000)	\$0	\$335,000	\$0	\$31,000



**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

**2011**

**Project Area Name**

**Oak Knoll**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
<b>Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses</b>	\$78,000	\$0	\$335,000	\$0	\$413,000
<b>Equity, Beginning of Period</b>	\$340,000	\$0	\$579,000	\$0	\$919,000
<b>Prior Period Adjustments</b>					\$0
<b>Residual Equity Transfers</b>					\$0
<b>Equity, End of Period</b>	\$418,000	\$0	\$914,000	\$0	\$1,332,000

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

**2011**

**Project Area Name**

**Oakland Army Base**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	126,000				\$126,000
Operating Transfers In					\$0
Tax Increment Transfers In			2,442,000		\$2,442,000
Operating Transfers Out					\$0
Tax Increment Transfers Out	2,442,000				\$2,442,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
<b>Total Other Financing Sources (Uses)</b>	<b>(\$2,316,000)</b>	<b>\$0</b>	<b>\$2,442,000</b>	<b>\$0</b>	<b>\$126,000</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

2011

**Project Area Name**

Oakland Army Base

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
<b>Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses</b>	\$2,678,000	\$0	\$2,442,000	\$0	\$5,120,000
<b>Equity, Beginning of Period</b>	\$81,567,000	\$0	\$2,830,000	\$0	\$84,397,000
<b>Prior Period Adjustments</b>					\$0
<b>Residual Equity Transfers</b>					\$0
<b>Equity, End of Period</b>	\$84,245,000	\$0	\$5,272,000	\$0	\$89,517,000

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

2011

**Project Area Name**

Other Project Areas

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt			46,980,000		\$46,980,000
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	-2,527,000	22,874,762	-6,020,000		\$14,327,762
Operating Transfers In		79,000			\$79,000
Tax Increment Transfers In			0		\$0
Operating Transfers Out	79,000				\$79,000
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
<b>Total Other Financing Sources (Uses)</b>	<b>(\$2,606,000)</b>	<b>\$22,953,762</b>	<b>\$40,960,000</b>	<b>\$0</b>	<b>\$61,307,762</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

**2011**

**Project Area Name**

**Other Project Areas**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
<b>Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses</b>	(\$353,000)	(\$26,730,371)	\$13,514,000	\$0	(\$13,569,371)
<b>Equity, Beginning of Period</b>	\$13,174,000	(\$8,009,441)	\$67,290,000	\$0	\$72,454,559
<b>Prior Period Adjustments</b>					\$0
<b>Residual Equity Transfers</b>					\$0
<b>Equity, End of Period</b>	\$12,821,000	(\$34,739,812)	\$80,804,000	\$0	\$58,885,188

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

**2011**

**Project Area Name**

**West Oakland**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	83,000				\$83,000
Operating Transfers In					\$0
Tax Increment Transfers In			1,252,000		\$1,252,000
Operating Transfers Out					\$0
Tax Increment Transfers Out	1,252,000				\$1,252,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
<b>Total Other Financing Sources (Uses)</b>	<b>(\$1,169,000)</b>	<b>\$0</b>	<b>\$1,252,000</b>	<b>\$0</b>	<b>\$83,000</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

**2011**

**Project Area Name**

**West Oakland**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
<b>Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses</b>	(\$19,000)	(\$8,629)	\$1,252,000	\$0	\$1,224,371
<b>Equity, Beginning of Period</b>	\$7,876,000	\$1,003	\$3,576,000	\$0	\$11,453,003
<b>Prior Period Adjustments</b>					\$0
<b>Residual Equity Transfers</b>					\$0
<b>Equity, End of Period</b>	\$7,857,000	(\$7,626)	\$4,828,000	\$0	\$12,677,374

**Redevelopment Agency Of The City Of Oakland**  
**Redevelopment Agencies Financial Transactions Report**

**Balance Sheet - Assets and Other Debits**

Fiscal Year 2011	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long- Term Debt	General Fixed Assets	Total
<b>Assets and Other Debits</b>							
Cash and Imprest Cash							\$0
Cash with Fiscal Agent	135,342,000	232,000	66,105,000				\$201,679,000
Tax Increments Receivable							\$0
Accounts Receivable	2,280,000						\$2,280,000
Accrued Interest Receivable	385,000	2,000	162,000				\$549,000
Loans Receivable	57,643,000		134,769,000				\$192,412,000
Contracts Receivable							\$0
Lease Payments Receivable							\$0
Unearned Finance Charge							\$0
Due from Capital Projects Fund							\$0
Due from Debt Service Fund							\$0
Due from Low/Moderate Income Housing Fund							\$0
Due from Special Revenue/Other Funds							\$0



**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Balance Sheet - Assets and Other Debits**

Fiscal Year	2011	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Investments		119,676,000	9,093,000	68,012,000				\$196,781,000
Other Assets		12,544,000		1,608,000				\$14,152,000
Investments: Land Held for Resale		171,227,000		8,013,000				\$179,240,000
Allowance for Decline In Value of Land Held for Resale								\$0
Fixed Assets: Land, Structures, and Improvements							6,449,000	\$6,449,000
Equipment								\$0
Amount Available In Debt Service Fund								\$0
Amount to be Provided for Payment of Long-Term Debt						524,053,888		\$524,053,888
<b>Total Assets and Other Debits</b>		<b>\$499,097,000</b>	<b>\$9,327,000</b>	<b>\$278,669,000</b>	<b>\$0</b>	<b>\$524,053,888</b>	<b>\$6,449,000</b>	<b>\$1,317,595,888</b>

*(Must Equal Total Liabilities, Other Credits, and Equities)*

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Balance Sheet - Liabilities and Other Credits:**

Fiscal Year	2011	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long- Term Debt	General Fixed Assets	Total
<b>Liabilities and Other Credits</b>								
Accounts Payable		2,456,000		1,253,000				\$3,709,000
Interest Payable								\$0
Tax Anticipation Notes Payable								\$0
Loans Payable								\$0
Other Liabilities		81,151,000		137,208,000				\$218,359,000
Due to Capital Projects Fund								\$0
Due to Debt Service Fund								\$0
Due to Low/Moderate Income Housing Fund								\$0
Due to Special Revenue/Other Funds								\$0
Tax Allocation Bonds Payable						395,110,000		\$395,110,000
Lease Revenue, Certificates of Participation Payable, Financing Authority Bonds						128,735,000		\$128,735,000
All Other Long-Term Debt						208,888		\$208,888
<b>Total Liabilities and Other Credits</b>		<b>\$83,607,000</b>	<b>\$0</b>	<b>\$138,461,000</b>	<b>\$0</b>	<b>\$524,053,888</b>		<b>\$746,121,888</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Balance Sheet - Liabilities and Other Credits**

Fiscal Year	2011	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long- Term Debt	General Fixed Assets	Total
<b>Equities</b>								
Investment In General Fixed Assets							6,449,000	\$6,449,000
Fund Balance Reserved		415,490,000	9,327,000	140,208,000				\$565,025,000
Fund Balance Unreserved-Designated								\$0
Fund Balance Unreserved-Undesignated								\$0
<b>Total Equities</b>		<b>\$415,490,000</b>	<b>\$9,327,000</b>	<b>\$140,208,000</b>	<b>\$0</b>		<b>\$6,449,000</b>	<b>\$571,474,000</b>
<b>Total Liabilities, Other Credits, and Equities</b>		<b>\$499,097,000</b>	<b>\$9,327,000</b>	<b>\$278,669,000</b>	<b>\$0</b>	<b>\$524,053,888</b>	<b>\$6,449,000</b>	<b>\$1,317,595,888</b>

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Summary, Combined Transfers In/Out**

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<b>Fiscal Year</b>	<b>2011</b>	
<b>Operating Transfers In</b>		<b>\$48,301,000</b>
<b>Tax Increment Transfers In</b>		<b>\$27,417,000</b>
<b>Operating Transfers Out</b>		<b>\$48,301,000</b>
<b>Tax Increment Transfers Out</b>		<b>\$27,417,000</b>

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**Redevelopment Agency Of The City Of Oakland**  
**Redevelopment Agencies Financial Transactions Report**  
**Statement of Income and Expenditures**  
**Revenues - Consolidated**

Fiscal Year 2011

	Capitol Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross	\$109,667,000	\$0	\$6,000	\$0	\$109,673,000
Special Supplemental Subvention	\$0	\$0	\$0	\$0	\$0
Property Assessments	\$0	\$0	\$0	\$0	\$0
Sales and Use Tax	\$0	\$0	\$0	\$0	\$0
Transient Occupancy Tax	\$0	\$0	\$0	\$0	\$0
Interest Income	\$784,000	\$162,000	\$296,000	\$0	\$1,242,000
Rental Income	\$10,090,000	\$0	\$2,427,000	\$0	\$12,517,000
Lease Income	\$0	\$0	\$0	\$0	\$0
Sale of Real Estate	\$0	\$0	\$0	\$0	\$0
Gain on Land Held for Resale	\$0	\$0	\$0	\$0	\$0
Federal Grants	\$1,237,000	\$74,000	\$0	\$0	\$1,311,000
Grants from Other Agencies	\$0	\$0	\$0	\$0	\$0
Bond Administrative Fees	\$0	\$0	\$0	\$0	\$0
Other Revenues	\$1,237,000	\$0	\$444,000	\$0	\$1,681,000
<b>Total Revenues</b>	<b>\$123,015,000</b>	<b>\$236,000</b>	<b>\$3,173,000</b>	<b>\$0</b>	<b>\$126,424,000</b>

**Redevelopment Agency Of The City Of Oakland**  
**Redevelopment Agencies Financial Transactions Report**  
**Statement of Income and Expenditures**  
**Expenditures - Consolidated**

Fiscal Year 2011

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Administration Costs	\$51,113,000	\$162,000	\$7,705,000	\$0	\$58,980,000
Professional Services	\$0	\$0	\$0	\$0	\$0
Planning, Survey, and Design	\$0	\$0	\$0	\$0	\$0
Real Estate Purchases	\$0	\$0	\$0	\$0	\$0
Acquisition Expense	\$0	\$0	\$0	\$0	\$0
Operation of Acquired Property	\$3,294,000	\$217,000	\$69,000	\$0	\$3,580,000
Relocation Costs	\$0	\$0	\$0	\$0	\$0
Relocation Payments	\$0	\$0	\$0	\$0	\$0
Site Clearance Costs	\$5,971,000	\$0	\$0	\$0	\$5,971,000
Project Improvement / Construction Costs	\$7,752,000	\$0	\$22,210,000	\$0	\$29,962,000
Disposal Costs	\$0	\$0	\$0	\$0	\$0
Loss on Disposition of Land Held for Resale	\$0	\$0	\$0	\$0	\$0

**Redevelopment Agency Of The City Of Oakland**  
**Redevelopment Agencies Financial Transactions Report**  
**Statement of Income and Expenditures**  
**Expenditures - Consolidated**

Fiscal Year 2011

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
	A	B	C	D	E
Decline in Value of Land Held for Resale	\$0	\$0	\$0	\$0	\$0
Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0
Rehabilitation Grants	\$0	\$0	\$0	\$0	\$0
Interest Expense	\$0	\$0	\$0	\$0	\$0
Fixed Asset Acquisitions	\$0	\$0	\$0	\$0	\$0
Subsidies to Low and Moderate Income Housing Fund	\$0	\$0	\$0	\$0	\$0
Debt Issuance Costs	\$3,788,000	\$0	\$0	\$0	\$3,788,000
Other Expenditures Including Pass Through Payment(s)	\$13,730,000	\$46,716,000	\$635,000	\$0	\$61,081,000
<b>Debt Principal Payments:</b>					
Tax Allocation Bonds and Notes	\$0	\$16,555,000	\$0	\$0	\$16,555,000
Revenue Bonds and Certificates of Participation	\$0	\$2,755,000	\$0	\$0	\$2,755,000
City/County Advances and Loans	\$0	\$78,762	\$0	\$0	\$78,762
U.S., State and Other Long-Term Debt	\$0	\$55,000	\$0	\$0	\$55,000
<b>Total Expenditures</b>	<b>\$85,648,000</b>	<b>\$66,538,762</b>	<b>\$30,619,000</b>	<b>\$0</b>	<b>\$182,805,762</b>
<b>Excess (Deficiency) Revenues Over (Under) Expenditures</b>	<b>\$37,367,000</b>	<b>(\$66,302,762)</b>	<b>(\$27,446,000)</b>	<b>\$0</b>	<b>(\$56,381,762)</b>

**Redevelopment Agency Of The City Of Oakland**  
**Redevelopment Agencies Financial Transactions Report**  
**Statement of Income and Expenditures**  
**Other Financing Sources (Uses) - Consolidated**

Fiscal Year 2011

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Proceeds of Long-Term Debt	\$7,390,000	\$0	\$46,980,000	\$0	\$54,370,000
Proceeds of Refunding Bonds	\$0	\$0	\$0	\$0	\$0
Payment to Refunded Bond Escrow Agent	\$0	\$0	\$0	\$0	\$0
Advances from City/County	\$0	\$0	\$0	\$0	\$0
Sale of Fixed Assets	\$0	\$0	\$0	\$0	\$0
Miscellaneous Financing Sources (Uses)	(\$2,106,000)	\$22,874,762	(\$6,020,000)	\$0	\$14,748,762
Operating Transfers In	\$0	\$48,288,000	\$13,000	\$0	\$48,301,000
Tax Increment Transfers In			\$27,417,000		\$27,417,000
Operating Transfers Out	\$48,301,000	\$0	\$0	\$0	\$48,301,000
Tax Increment Transfers Out	\$27,417,000	\$0			\$27,417,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
<b>Total Other Financing Sources (Uses)</b>	<b>(\$70,434,000)</b>	<b>\$71,162,762</b>	<b>\$68,390,000</b>	<b>\$0</b>	<b>\$69,118,762</b>



**Redevelopment Agency Of The City Of Oakland  
 Redevelopment Agencies Financial Transactions Report  
 Statement of Income and Expenditures  
 Other Financing Sources (Uses) - Consolidated**

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
	A	B	C	D	E
<b>Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses</b>	(\$33,067,000)	\$4,860,000	\$40,944,000	\$0	\$12,737,000
<b>Equity Beginning of Period</b>	\$448,204,000	\$4,467,000	\$99,264,000	\$0	\$551,935,000
<b>Prior Year Adjustments</b>	\$0	\$0	\$0	\$0	\$0
<b>Residual Equity Transfers</b>	\$0	\$0	\$0	\$0	\$0
<b>Other (Explain)</b>	\$0	\$0	\$0	\$0	\$0
<b>Equity, End of Period</b>	\$415,137,000	\$9,327,000	\$140,208,000	\$0	\$564,872,000

ATTACHMENT B

CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REDEVELOPMENT AGENCY ANNUAL HOUSING ACTIVITY REPORT

FY ENDING: 6 / 30 / 2011

Agency Name and Address:
Redevelopment Agency of the City of Oakland
250 Frank H. Ogawa Plaza, Ste. 5313
Oakland, CA 94612

County of Jurisdiction:
Alameda County
Did the Agency pay SERAF from LMIHF?
[ ] Yes [x] No

Health & Safety Code Section 33080.1 requires agencies (RDAs) to annually report on their Low & Moderate Income Housing Fund and housing activities for the Department of Housing and Community Development (HCD) to report on RDAs' activities in accordance with Section 33080.6.

Please answer each question below. Your answers determine how to complete the HCD report.

- 1. Check one of the items below to identify the Agency's status at the end of the reporting period:
[ ] New (Agency formation occurred during reporting year. No financial transactions were completed).
[x] Active (Financial and/or housing transactions occurred during the reporting year)
[ ] Inactive (No financial and/or housing transactions occurred during the reporting year). ONLY COMPLETE ITEM 7
[ ] Dismantled (Agency adopted an ordinance and dissolved itself before start of reporting year). ONLY COMPLETE ITEM 7
2. During reporting year, how many adopted project areas existed? i0 Of these, how many were merged during year? None
If the agency has one or more adopted project areas, complete SCHEDULE HCD-A for each project area.
If the agency has no adopted project areas, DO NOT complete SCHEDULE HCD-A (refer to next question).
3. Within an area outside of any adopted project area(s): (a) did the agency destroy or remove any dwelling units or displace any households over the reporting period, (b) does the agency intend to displace any households over the next reporting period, (c) did the agency permit the sale of any owner-occupied unit prior to the expiration of land use controls over the reporting period, and/or (d) did the agency execute a contract or agreement for the construction of any affordable units over the next two years?
[x] Yes (any question). Complete SCHEDULE HCD-B.
[ ] No (all questions). DO NOT complete SCHEDULE HCD-B (refer to next question).
4. Did the agency's Low & Moderate Income Housing Fund have any assets during the reporting period?
[x] Yes. Complete SCHEDULE HCD-C.
[ ] No. DO NOT complete SCHEDULE HCD-C.
5. During the reporting period, were housing units completed within a project area and/or assisted by the agency outside a project area?
[x] Yes. Complete all applicable HCD SCHEDULES D1-D7 for each housing project completed and HCD SCHEDULE E.
[ ] No. DO NOT complete HCD SCHEDULES D1-D7 or HCD SCHEDULE E.
6. Specify whether method A and/or B was used to report financial and housing activity information to HCD:
[x] A. Forms. All required HCD SCHEDULES A, B, C, D1-D7, and E are attached.
[ ] B. On-line (http://www.hcd.ca.gov/rda/) "Lock Report" date: HCD SCHEDULES not required. (lock date is shown under "Admin" Area and "Report Change History")
7. To the best of my knowledge: (a) the representations made above and (b) agency information reported are correct.

Date Signature of Authorized Agency Representative
Title
Telephone Number

- IF NOT REQUIRED TO REPORT, SUBMIT ONLY A PAPER COPY OF THIS PAGE.
IF REQUIRED TO REPORT, AND REPORTING BY USING PAPER FORMS (IN PLACE OF REPORTING ON-LINE), SUBMIT THIS PAGE AND ALL APPLICABLE HCD FORMS (SCHEDULES A-E) WITH A COPY OF AGENCY'S AUDIT.
IF REPORTING ON-LINE, PRINT AND SUBMIT "CONFIRMATION LETTER" UPON LOCKING REPORT.
MAIL A COPY OF (a) CONFIRMATION LETTER (IF HCD REPORT WAS ELECTRONICALLY FILED) OR (b) COMPLETED FORMS AND (c) AUDIT REPORT TO BOTH HCD AND THE SCO:

Department of Housing & Community Development
Division of Housing Policy
Redevelopment Section
1800 3rd Street, Suite 430
Sacramento, CA 95814

The State Controller
Division of Accounting and Reporting
Local Government Reporting Section
3301 C Street Suite 500
Sacramento, CA 95816

SCHEDULE HCD-A  
Inside Project Area Activity

for Fiscal Year that Ended 6 / 30 / 2011

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Acom

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1<sup>st</sup> plan for project area was adopted: 1961
- 2. Year that plan was last amended (if applicable): 2006
- 3. Was plan amended after 2001 to extend time limits per Senate Bili 211 (Chapter 741, Statutes of 2001)? Yes \_\_\_ No X
- 4. Current expiration of plan: 01 / 01 / 2012  
mo day yr

b. If project area name has changed, give previous name(s) or number: N/A

c. Year(s) of any mergers of the project area: N/A, \_\_\_\_\_, \_\_\_\_\_

Identify former project areas that merged: N/A

d. Year(s) project area plan was amended involving real property that either:

(1) Added property to plan: N/A, \_\_\_\_\_, \_\_\_\_\_

(2) Removed property from plan: N/A, \_\_\_\_\_, \_\_\_\_\_

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date:      /      /      Resolution Scope (applicable Section 33413 requirements): \_\_\_\_\_  
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:

Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

**Project Area Housing Fund Revenues and Other Sources**

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

**a. Tax Increment:**

(1) 100% of Gross Allocation: \$ 1,298,899

(2) Calculate only 1 set-aside amount: either (A) or (B) below:

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 259,780

(B) 30% required by 33333.10(g) (Line 3a(1) x 30%):  
(Senate Bill 211, Chapter 741, Statutes of 2001) \$ \_\_\_\_\_

(3) Tax Increment Allocated to Housing Fund: \$ 259,780

(A) SUSPENSION for SERAF Payment:

Only allowed in FY2009-10 per H&SC Section 33334.2(k)

(B) If amount allocated to Housing Fund on Line (3) above differs from the 20% or 30% amount on above line (2) (A) or (B), identify Project Area(s) accounting for difference:

Project Area	Difference

(4) Amount Exempted (H&SC Section 33334.2) [if there is an amount exempted, also complete page 3, #5a(1) - (2)]: (\$ \_\_\_\_\_)

(5) Amount Deferred (H&SC Section 33334.6) [if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]: (\$ \_\_\_\_\_)

(6) Total deposit to the Housing Fund [Net result of Line 3 through 3a(5)]: \$ 259,780

b. Interest Income: \$ 3,594

c. Rental/Lease Income (combine amounts reported to the SCO): \$ \_\_\_\_\_

d. Sale of Real Estate: \$ \_\_\_\_\_

e. Grants (combine amounts reported to the SCO): \$ \_\_\_\_\_

f. Bond Administrative Fees: \$ \_\_\_\_\_

g. Deferral Repayments - other than SERAF - [also complete, Line 5b(3), pg 4]: \$ \_\_\_\_\_

h. Loan Repayments - other than SERAF: \$ \_\_\_\_\_

i. Debt Proceeds: \$ \_\_\_\_\_

j. Other Revenue(s) [Explain and identify amount(s)]:

Voluntary 5% housing set-aside (net of authorized reduction)	31,877
Adjustment on prior years housing set-aside calculations	\$ 17,381

k. SERAF LOAN Repayments (also complete Sch-C, pg 3, #8(e) & #23, pg 9) \$- 49,258

l. SERAF SUSPENSION Repayments (also complete Sch-A, pg 3, #4 & Sch-C, #23 pg 9) \$ \_\_\_\_\_

m. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) and 3b - 3k.): \$ 312,632

**Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit**

4. Refer to FY 2009-10 Sch A, page 2, Line 3a(3)(A). Check box below and provide information only if the agency for just FY 2009-10 exercised suspension option to not make full minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the FY 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

- SERAF [H&SC Section 33334.2(k)]. In FY 2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for all fiscal years between FY 2009-10 and FY 2014-15 to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

*Report cumulative total of all project area suspensions and repayments in Schedule 'C', page 9, box 23.*

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify any SUSPENSION Amount for FY 2009-2010	Col 2 Identify any SUSPENSION Repayment	Col 3 Balance (Prior year Col 3 Balance minus Current year Col 2 Repayment)
2009 - 2010	S	\$	\$
2010 - 2011	Suspension amount must be repaid by 6/30/2015	\$	\$
2011 - 2012		\$	\$
2012 - 2013		\$	\$
2013 - 2014		\$	\$
2014 - 2015		\$	\$

**Exemption(s) and Deferral(s)**

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

- Other: Specify code section and reason(s): \_\_\_\_\_

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1<sup>st</sup>) finding was adopted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr mo day yr

**Exemptions and Deferrals continued**

**Deferrals**

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information:  
Check only one of the Health and Safety Code Sections below

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- Other Health & Safety Code Section here: \_\_\_\_\_

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date initial (1<sup>st</sup>) finding was adopted: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
 mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
 mo day yr mo day yr

(3) A deferred set-aside per Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

Fiscal Year	Amount Deferred This Reporting FY	Amount Repaid this Reporting FY	Deferral Balance Minus cumulative Repayments *)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ *      *

\* Deferral balance for this reporting fiscal year!  
 Should also be shown on HCD-C, page 3, Line 8a!

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: \$ \_\_\_\_\_ Reason(s): \_\_\_\_\_

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes  No

If yes, by what date is the deficit to be eliminated? \_\_\_/\_\_\_/\_\_\_  
 mo day yr

If yes, when was the original plan adopted for the claimed deferral? \_\_\_/\_\_\_/\_\_\_  
 mo day yr

Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_/\_\_\_/\_\_\_  
 mo day yr

When was the last amended plan adopted for the claimed deferral? \_\_\_/\_\_\_/\_\_\_  
 mo day yr

Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_/\_\_\_/\_\_\_  
 mo day yr

**Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:**

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced –Total					0
Units Lost (Removed or Destroyed) and Required to be Replaced					0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					0
Above Moderate Units Lost That Agency is Not Required to Replace					0
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					0

- b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0

- c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Estimated Project Area Households to be Permanently Displaced Over Current Fiscal Year:**

7. a. As required in Section 33080.4(a)(2) for a redevelopment project of the agency, estimate, over the current fiscal year, the number of elderly and nonelderly households, by income category, expected to be permanently displaced. (Note: actual displacements will be reported for the next reporting year on Line 6).

Project Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced - Total					0

- b. As required in Section 33413.5, for the current fiscal year, identify each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported in 7a.

Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Units Developed Inside the Project Area to Fulfill Requirements of Other Project Area(s)**

8. Pursuant to Section 33413(b)(2)(A)(v), agencies may choose one or more project areas to fulfill another project area's requirement to construct new or substantially rehabilitate dwelling units, provided the agency conducts a public hearing and finds, based on substantial evidence, that the aggregation of dwelling units in one or more project areas will not cause or exacerbate racial, ethnic, or economic segregation.

Were any dwelling units in this project area developed to partially or completely satisfy another project area's requirement to construct new or substantially rehabilitate dwelling units?

No.

Yes. Date initial finding was adopted? \_\_\_ / \_\_\_ / \_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_ / \_\_\_ / \_\_\_  
mo day yr mo day yr

Name of Other Project Area(s)	Number of Dwelling Units			
	VL	L	M	Total

**Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls**

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

No

Yes

<b>\$</b>	<b>← Total Proceeds From Sales Over Reporting Year</b>	Number of Units			
<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
Units Sold Over Reporting Year					

b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

Yes

<b>\$</b>	<b>← Total LMIHF Spent On Equal Units Over Reporting Year</b>	Number of Units			
<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					



**Affordable Units to be Constructed Inside the Project Area Within Two Years**

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

**DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.**

<u>Col A</u> Name of Project and/or Contractor	<u>Col B</u> Agreement Execution Date	<u>Col C</u> Estimated Completion Date (w/in 2 yrs of Col B)	<u>Col D</u> Sch C Amount Encumbered [Line 6a]	<u>Col E</u> Sch C Amount Designated [Line 7a]	VL	L	M	Total
No scheduled units.			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				

Please attach a separate sheet of paper to list additional information.

SCHEDULE HCD-A  
Inside Project Area Activity

for Fiscal Year that Ended 6 / 30 / 2011

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Broadway/MacArthur/San Pablo

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1<sup>st</sup> plan for project area was adopted: 2000  
2. Year that plan was last amended (if applicable): 2007  
3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes  No   
4. Current expiration of plan: 07 / 25 / 2030  
mo day yr

b. If project area name has changed, give previous name(s) or number: N/A

c. Year(s) of any mergers of the project area: N/A, \_\_\_\_\_, \_\_\_\_\_  
identify former project areas that merged: N/A

d. Year(s) project area plan was amended involving real property that either:

(1) Added property to plan: N/A, \_\_\_\_\_, \_\_\_\_\_

(2) Removed property from plan: N/A, \_\_\_\_\_, \_\_\_\_\_

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date:      /      /      Resolution Scope (applicable Section 33413 requirements): \_\_\_\_\_  
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:

Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

**Project Area Housing Fund Revenues and Other Sources**

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. **Tax Increment:**

(1) 100% of Gross Allocation: \$ 5,039,003

(2) Calculate only 1 set-aside amount: either (A) or (B) below:

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 1,007,801

(B) 30% required by 33333.10(g) (Line 3a(1) x 30%): \$ \_\_\_\_\_  
(Senate Bill 211, Chapter 741, Statutes of 2001)

(3) Tax Increment Allocated to Housing Fund: \$ 1,007,801

(A) SUSPENSION for SERAF Payment:

Only allowed in FY2009-10 per H&SC Section 33334.2(k)

(B) If amount allocated to Housing Fund on Line (3) above differs from the 20% or 30% amount on above line (2) (A) or (B), identify Project Area(s) accounting for difference:

Project Area	Difference

(4) Amount Exempted (H&SC Section 33334.2) (\$ \_\_\_\_\_)  
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:

(5) Amount Deferred (H&SC Section 33334.6) (\$ \_\_\_\_\_)  
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:

(6) Total deposit to the Housing Fund [Net result of Line 3 through 3a(5)]: \$ 1,007,801

b. Interest Income: \$ 13,943

c. Rental/Lease Income (*combine amounts reported to the SCO*): \$ \_\_\_\_\_

d. Sale of Real Estate: \$ \_\_\_\_\_

e. Grants (*combine amounts reported to the SCO*): \$ \_\_\_\_\_

f. Bond Administrative Fees: \$ \_\_\_\_\_

g. Deferral Repayments - other than SERAF - [also complete, Line 5b(3), pg 4]: \$ \_\_\_\_\_

h. Loan Repayments - other than SERAF: \$ \_\_\_\_\_

i. Debt Proceeds: \$ \_\_\_\_\_

j. Other Revenue(s) [Explain and identify amount(s)]:

Voluntary 5% housing set-aside (net of authorized reduction)	116,866
Adjustment on prior years set-aside calculations	25,357

k. SERAF LOAN Repayments (also complete Sch-C, pg 3, #8(e) & #23, pg 9) \$- 142,223

l. SERAF SUSPENSION Repayments (also complete Sch-A, pg 3, #4 & Sch-G, #23 pg 9) \$ \_\_\_\_\_

in. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) and 3b - 3k.): \$ 1,163,967

**Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit**

4. Refer to FY 2009-10 Sch A, page 2, Line 3a(3)(A). Check box below and provide information only if the agency for just FY 2009-10 exercised suspension option to not make full minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the FY 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

- SERAF [H&SC Section 33334.2(k)]. In FY 2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for all fiscal years between FY 2009-10 and FY 2014-15 to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

*Report cumulative total of all project area suspensions and repayments in Schedule 'C', page 9, box 23.*

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify any SUSPENSION Amount for FY 2009-2010	Col 2 Identify any SUSPENSION Repayment	Col 3 Balance (Prior year Col 3 Balance minus Current year Col 2 Repayment)
2009 - 2010	\$	\$	\$
2010 - 2011	Suspension amount must be repaid by 6/30/2015	\$	\$
2011 - 2012		\$	\$
2012 - 2013		\$	\$
2013 - 2014		\$	\$
2014 - 2015		\$	\$

**Exemption(s) and Deferral(s)**

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): \_\_\_\_\_

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1<sup>st</sup>) finding was adopted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr mo day yr

**Exemptions and Deferrals continued**

**Deferral(s)**

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information:  
Check only one of the Health and Safety Code Sections below

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- Other Health & Safety Code Section here: \_\_\_\_\_

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date initial (1<sup>st</sup>) finding was adopted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr mo day yr

(3) A deferred set-aside per Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

Fiscal Year	Amount Deferred This Reporting FY	Amount Repaid this Reporting FY	Deferral Balance Minus cumulative Repayments *)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

\* Deferral balance for this reporting fiscal year!  
 Should also be shown on HCD-C, page 3, Line 8a.

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: \$ \_\_\_\_\_ Reason(s): \_\_\_\_\_

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes  No

If yes, by what date is the deficit to be eliminated? \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr

If yes, when was the original plan adopted for the claimed deferral? \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr

Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr

When was the last amended plan adopted for the claimed deferral? \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr

Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr

**Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:**

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced –Total					0
Units Lost (Removed or Destroyed) and Required to be Replaced					0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					0
Above Moderate Units Lost That Agency is Not Required to Replace					0
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					0

- b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0

- c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date     /     /     Name of Agency Custodian                                   
mo day yr

Date     /     /     Name of Agency Custodian                                   
mo day yr

**Please attach a separate sheet of paper listing any additional housing plans adopted.**

**Estimated Project Area Households to be Permanently Displaced Over Current Fiscal Year:**

7. a. As required in Section 33080.4(a)(2) for a redevelopment project of the agency, estimate, over the current fiscal year, the number of elderly and nonelderly households, by income category, expected to be permanently displaced. (Note: actual displacements will be reported for the next reporting year on Line 6).

Project Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced - Total					0

- b. As required in Section 33413.5, for the current fiscal year, identify each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported in 7a.

Date     /     /     Name of Agency Custodian                                   
mo day yr

Date     /     /     Name of Agency Custodian                                   
mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Units Developed Inside the Project Area to Fulfill Requirements of Other Project Area(s)**

8. Pursuant to Section 33413(b)(2)(A)(v), agencies may choose one or more project areas to fulfill another project area's requirement to construct new or substantially rehabilitate dwelling units, provided the agency conducts a public hearing and finds, based on substantial evidence, that the aggregation of dwelling units in one or more project areas will not cause or exacerbate racial, ethnic, or economic segregation.

Were any dwelling units in this project area developed to partially or completely satisfy another project area's requirement to construct new or substantially rehabilitate dwelling units?

No.

Yes. Date initial finding was adopted?      /      /      Resolution #      Date sent to HCD:      /      /       
mo day yr mo day yr

Name of Other Project Area(s)	Number of Dwelling Units			
	VL	L	M	Total

**Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls**

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

No

Yes

\$	← Total Proceeds From Sales Over Reporting Year	Number of Units			
<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
Units Sold Over Reporting Year					

b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

Yes

\$	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

**Affordable Units to be Constructed Inside the Project Area Within Two Years**

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

**DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.**

<u>Col A</u> Name of Project and/or Contractor	<u>Col B</u> Agreement Execution Date	<u>Col C</u> Estimated Completion Date (w/in 2 yrs of Col B)	<u>Col D</u> Sch C Amount Encumbered [Line 6a]	<u>Col E</u> Sch C Amount Designated [Line 7a]	VL	L	M	Total
No scheduled units.			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				

Please attach a separate sheet of paper to list additional information.



SCHEDULE HCD-A  
Inside Project Area Activity

for Fiscal Year that Ended 6 / 30 / 2011

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Central City East

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1<sup>st</sup> plan for project area was adopted: 2003  
2. Year that plan was last amended (if applicable): 2006  
3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes \_\_\_ No X  
4. Current expiration of plan: 07 / 29 / 2033  
mo day yr

b. If project area name has changed, give previous name(s) or number: N/A

c. Year(s) of any mergers of the project area: 2006, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

Identify former project areas that merged: Oak Knoll

d. Year(s) project area plan was amended involving real property that either:

(1) Added property to plan: N/A, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

(2) Removed property from plan: N/A, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date:     /     /     Resolution Scope (applicable Section 33413 requirements): \_\_\_\_\_  
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:

Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i, can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

**Project Area Housing Fund Revenues and Other Sources**

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. **Tax Increment:**

(1) 100% of Gross Allocation: \$ 10,363,643

(2) Calculate only 1 set-aside amount: either (A) or (B) below:

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 2,072,729

(B) 30% required by 33333.10(g) (Line 3a(1) x 30%): \$ \_\_\_\_\_  
(Senate Bill 211, Chapter 741, Statutes of 2001)

(3) Tax Increment Allocated to Housing Fund: \$ 2,072,729

(A) SUSPENSION for SERAF Payment:

Only allowed in FY2009-10 per H&SC Section 33334.2(k)

(B) If amount allocated to Housing Fund on Line (3) above differs from the 20% or 30% amount on above line (2) (A) or (B), identify Project Area(s) accounting for difference:

Project Area	Difference

(4) Amount Exempted (H&SC Section 33334.2) (\$ \_\_\_\_\_)  
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:

(5) Amount Deferred (H&SC Section 33334.6) (\$ \_\_\_\_\_)  
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:

(6) Total deposit to the Housing Fund [Net result of Line 3 through 3a(5)]: \$ 2,072,729

b. Interest Income: \$ 28,676

c. Rental/Lease Income (*combine amounts reported to the SCO*): \$ \_\_\_\_\_

d. Sale of Real Estate: \$ \_\_\_\_\_

e. Grants (*combine amounts reported to the SCO*): \$ \_\_\_\_\_

f. Bond Administrative Fees: \$ \_\_\_\_\_

g. Deferral Repayments - other than SERAF - [also complete, Line 5b(3), pg 4]: \$ \_\_\_\_\_

h. Loan Repayments - other than SERAF: \$ \_\_\_\_\_

i. Debt Proceeds: \$ \_\_\_\_\_

j. Other Revenue(s) [Explain and identify amount(s)]:

Voluntary 5% housing set-aside (net of authorized reduction) 265,928

Adjustment on prior years set-aside calculations 83,975

k. SERAF LOAN Repayments (also complete Sch-C, pg 3, #8(e) & #23, pg 9) \$- 349,903

l. SERAF SUSPENSION Repayments (also complete Sch-A, pg 3, #4 & Sch-C, #23 pg 9) \$ \_\_\_\_\_

m. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) and 3b - 3k.): \$ 2,451,308

**Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit**

4. Refer to FY 2009-10 Sch A, page 2, Line 3a(3)(A). Check box below and provide information only if the agency for just FY 2009-10 exercised suspension option to not make full minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the FY 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

SERAF [H&SC Section 33334.2(k)]. In FY 2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for all fiscal years between FY 2009-10 and FY 2014-15 to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

*Report cumulative total of all project area suspensions and repayments in Schedule 'C', page 9, box 23.*

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify any SUSPENSION Amount for FY 2009-2010	Col 2 Identify any SUSPENSION Repayment	Col 3 Balance (Prior year Col 3 Balance minus Current year Col 2 Repayment)
2009 - 2010	\$	\$	\$
2010 - 2011	Suspension amount must be repaid by 6/30/2015	\$	\$
2011 - 2012		\$	\$
2012 - 2013		\$	\$
2013 - 2014		\$	\$
2014 - 2015		\$	\$

Exemption(s) and Deferral(s)

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this finding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): \_\_\_\_\_

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1<sup>st</sup>) finding was adopted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr mo day yr

Exemptions and Deferrals continued

Deferral(s)

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information:  
Check only one of the Health and Safety Code Sections below

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- Other Health & Safety Code Section here: \_\_\_\_\_

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date initial (1<sup>st</sup>) finding was adopted: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
 mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
 mo day yr mo day yr

(3) A deferred set-aside per Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

Fiscal Year	Amount Deferred This Reporting FY	Amount Repaid this Reporting FY	Deferral Balance Minus cumulative Repayments *)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

\* Deferral balance for this reporting fiscal year!  
 Should also be shown on HCD-C, page 3, Line 8a!

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: \$ \_\_\_\_\_ Reason(s): \_\_\_\_\_

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes  No

If yes, by what date is the deficit to be eliminated? \_\_\_/\_\_\_/\_\_\_  
 mo day yr

If yes, when was the original plan adopted for the claimed deferral? \_\_\_/\_\_\_/\_\_\_  
 mo day yr

Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_/\_\_\_/\_\_\_  
 mo day yr

When was the last amended plan adopted for the claimed deferral? \_\_\_/\_\_\_/\_\_\_  
 mo day yr

Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_/\_\_\_/\_\_\_  
 mo day yr

**Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:**

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced –Total					0
Units Lost (Removed or Destroyed) and Required to be Replaced					0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					0
Above Moderate Units Lost That Agency is Not Required to Replace					0
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					0

- b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0

- c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date      /      /                           Name of Agency Custodian \_\_\_\_\_  
 mo    day    yr

Date      /      /                           Name of Agency Custodian \_\_\_\_\_  
 mo    day    yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Estimated Project Area Households to be Permanently Displaced Over Current Fiscal Year:**

7. a. As required in Section 33080.4(a)(2) for a redevelopment project of the agency, estimate, over the current fiscal year, the number of elderly and nonelderly households, by income category, expected to be permanently displaced. (Note: actual displacements will be reported for the next reporting year on Line 6).

Project Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced - Total					0

- b. As required in Section 33413.5, for the current fiscal year, identify each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported in 7a.

Date      /      /                           Name of Agency Custodian \_\_\_\_\_  
 mo    day    yr

Date      /      /                           Name of Agency Custodian \_\_\_\_\_  
 mo    day    yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Units Developed Inside the Project Area to Fulfill Requirements of Other Project Area(s)**

8. Pursuant to Section 33413(b)(2)(A)(v), agencies may choose one or more project areas to fulfill another project area's requirement to construct new or substantially rehabilitate dwelling units, provided the agency conducts a public hearing and finds, based on substantial evidence, that the aggregation of dwelling units in one or more project areas will not cause or exacerbate racial, ethnic, or economic segregation.

Were any dwelling units in this project area developed to partially or completely satisfy another project area's requirement to construct new or substantially rehabilitate dwelling units?

No.

Yes. Date initial finding was adopted? \_\_\_ / \_\_\_ / \_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_ / \_\_\_ / \_\_\_  
mo day yr mo day yr

Name of Other Project Area(s)	Number of Dwelling Units			
	VL	L	M	Total

**Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls**

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

No

Yes

<b>\$</b>	<b>← Total Proceeds From Sales Over Reporting Year</b>	<b>Number of Units</b>			
<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
Units Sold Over Reporting Year					

b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

Yes

<b>\$</b>	<b>← Total LMIHF Spent On Equal Units Over Reporting Year</b>	<b>Number of Units</b>			
<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

**Affordable Units to be Constructed Inside the Project Area Within Two Years**

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

**DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.**

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
720 E. 11 <sup>th</sup> Street	2/10/11	7/31/12	\$5,827,497	\$	37	17		55
Eldridge Gonaway	3/3/11	11/30/12	\$	\$1,655,000	39			40
Kenneth Henry Court	3/3/11	6/30/12	\$	\$1,375,000	22	29		51
MacArthur Apartments	3/3/11	12/31/12	\$	\$4,485,000	30	1		32
Posada de Colores	11/2/10	8/31/11	\$ 450,000	\$	99			100
			\$	\$				
			\$	\$				

Please attach a separate sheet of paper to list additional information.

SCHEDULE HCD-A  
Inside Project Area Activity

for Fiscal Year that Ended 6 / 30 / 2011

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Cential District

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1<sup>st</sup> plan for project area was adopted: 1969
- 2. Year that plan was last amended (if applicable): 2006
- 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes  No
- 4. Current expiration of plan: 07 / 24 / 2012  
mo day yr
  
- b. If project area name has changed, give previous name(s) or number: N/A
  
- c. Year(s) of any mergers of the project area: N/A, \_\_\_\_\_, \_\_\_\_\_  
Identify former project areas that merged: N/A
  
- d. Year(s) project area plan was amended involving real property that either:
  - (1) Added property to plan: N/A, \_\_\_\_\_, \_\_\_\_\_
  - (2) Removed property from plan: N/A, \_\_\_\_\_, \_\_\_\_\_

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date:      /      /      Resolution Scope (applicable Section 33413 requirements): \_\_\_\_\_  
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:

Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3af7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.



**Project Area Housing Fund Revenues and Other Sources**

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

**a. Tax Increment:**

(1) 100% of Gross Allocation: \$ 52,008,932

(2) Calculate only 1 set-aside amount: either (A) or (B) below:

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 10,401,786

(B) 30% required by 33333.10(g) (Line 3a(1) x 30%): \$ \_\_\_\_\_  
(Senate Bill 211, Chapter 741, Statutes of 2001)

(3) Tax Increment Allocated to Housing Fund: \$ 10,401,786

(A) SUSPENSION for SERAF Payment:

Only allowed in FY2009-10 per H&SC Section 33334.2(k)

(B) If amount allocated to Housing Fund on Line (3) above differs from the 20% or 30% amount on above line (2) (A) or (B), identify Project Area(s) accounting for difference:

Project Area	Difference

(4) Amount Exempted (H&SC Section 33334.2) (\$ \_\_\_\_\_)  
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:

(5) Amount Deferred (H&SC Section 33334.6) (\$ \_\_\_\_\_)  
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:

(6) Total deposit to the Housing Fund [Net result of Line 3 through 3a(5)]: \$ 10,401,786

b. Interest Income: \$ 143,909

c. Rental/Lease Income (combine amounts reported to the SCO): \$ \_\_\_\_\_

d. Sale of Real Estate: \$ \_\_\_\_\_

e. Grants (combine amounts reported to the SCO): \$ \_\_\_\_\_

f. Bond Administrative Fees: \$ \_\_\_\_\_

g. Deferral Repayments - other than SERAF - [also complete, Line 5b(3), pg 4]: \$ \_\_\_\_\_

h. Loan Repayments - other than SERAF: \$ 2,488,663

i. Debt Proceeds: \$ 46,980,000

j. Other Revenue(s) [Explain and identify amount(s)]:

Voluntary 5% housing set-aside (net of authorized reduction)	1,157,686
Adjustment on prior years housing set-aside calculations	575,151
Loan fee received	108,801

k. SERAF LOAN Repayments (also complete Sch-C, pg 3, #8(e) & #23, pg 9) \$ 1,841,638

l. SERAF SUSPENSION Repayments (also complete Sch-A, pg 3, #4 & Sch-C, #23 pg 9) \$ \_\_\_\_\_

m. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) and 3b - 3k.): \$ 61,855,996

**Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit**

4. Refer to FY 2009-10 Sch A, page 2, Line 3a(3)(A). Check box below and provide information only if the agency for just FY 2009-10 exercised suspension option to not make full minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the FY 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

SERAF [H&SC Section 33334.2(k)]. In FY 2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for all fiscal years between FY 2009-10 and FY 2014-15 to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

Report cumulative total of all project area suspensions and repayments in Schedule 'C', page 9, box 23.

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify any SUSPENSION Amount for FY 2009-2010	Col 2 Identify any SUSPENSION Repayment	Col 3 Balance (Prior year Col 3 Balance minus Current year Col 2 Repayment)
2009 - 2010	\$	\$	\$
2010 - 2011	Suspension amount must be repaid by 6/30/2015	\$	\$
2011 - 2012		\$	\$
2012 - 2013		\$	\$
2013 - 2014		\$	\$
2014 - 2015		\$	\$

**Exemption(s) and Deferral(s)**

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): \_\_\_\_\_

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(I) above, identify:

Date that initial (1<sup>st</sup>) finding was adopted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr mo day yr

**Exemptions and Deferrals continued**

**Deferral(s)**

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information:  
Check only one of the Health and Safety Code Sections below

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- Other Health & Safety Code Section here: \_\_\_\_\_

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date initial (1<sup>st</sup>) funding was adopted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr mo day yr

Adoption date of reporting year funding: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr mo day yr

(3) A deferred set-aside per Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

Fiscal Year	Amount Deferred This Reporting FY	Amount Repaid this Reporting FY	Deferral Balance Minus cumulative Repayments *)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

\* Deferral balance for this reporting fiscal year.  
 Should also be shown on HCD-C, page 3, Line 8a.

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: \$ \_\_\_\_\_ Reason(s): \_\_\_\_\_

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes  No

If yes, by what date is the deficit to be eliminated? \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr

If yes, when was the original plan adopted for the claimed deferral? \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr

Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr

When was the last amended plan adopted for the claimed deferral? \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr

Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr

**Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:**

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced –Total					0
Units Lost (Removed or Destroyed) and Required to be Replaced					0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					0
Above Moderate Units Lost That Agency is Not Required to Replace					0
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					0

- b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0

- c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Estimated Project Area Households to be Permanently Displaced Over Current Fiscal Year:**

7. a. As required in Section 33080.4(a)(2) for a redevelopment project of the agency, estimate, over the current fiscal year, the number of elderly and nonelderly households, by income category, expected to be permanently displaced. (Note: actual displacements will be reported for the next reporting year on Line 6).

Project Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced - Total					0

- b. As required in Section 33413.5, for the current fiscal year, identify each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported in 7a.

Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Units Developed Inside the Project Area to Fulfill Requirements of Other Project Area(s)**

8. Pursuant to Section 33413(b)(2)(A)(v), agencies may choose one or more project areas to fulfill another project area's requirement to construct new or substantially rehabilitate dwelling units, provided the agency conducts a public hearing and finds, based on substantial evidence, that the aggregation of dwelling units in one or more project areas will not cause or exacerbate racial, ethnic, or economic segregation.

Were any dwelling units in this project area developed to partially or completely satisfy another project area's requirement to construct new or substantially rehabilitate dwelling units?

No.

Yes. Date initial finding was adopted? \_\_\_ / \_\_\_ / \_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_ / \_\_\_ / \_\_\_  
 mo day yr mo day yr

Name of Other Project Area(s)	Number of Dwelling Units			
	VL	L	M	Total

**Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls**

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

No

<input type="checkbox"/> Yes	\$ _____	← Total Proceeds From Sales Over Reporting Year	Number of Units			
	<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
	Units Sold Over Reporting Year					

b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

<input type="checkbox"/> Yes	\$ _____	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
	<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
	Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
	Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
	Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
	Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

**Affordable Units to be Constructed Inside the Project Area Within Two Years**

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a, and/or any applicable amount designated on HCD-C, Line 7a, such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

**DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.**

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
6 <sup>th</sup> & Oak Street	11/1/10	4/30/12	\$3,699,656	\$	69			70
Harrison Senior	11/30/10	5/31/13	\$5,133,000	\$	73			74
James Lee Court	4/5/11	10/31/12	\$2,396,000	\$	15	9	2	26
Madison Park Apartments	3/3/11	7/31/12	\$	\$1,250,000	96			98
The Savoy	12/1/10	10/30/12	\$1,100,000	\$	105			106
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				

Please attach a separate sheet of paper to list additional information.

SCHEDULE HCD-A  
Inside Project Area Activity

for Fiscal Year that Ended 6 / 30 / 2011

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Coliseum

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1<sup>st</sup> plan for project area was adopted: 1995  
2. Year that plan was last amended (if applicable): 2010  
3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes  No   
4. Current expiration of plan: 07 / 25 / 2027  
mo day yr

b. If project area name has changed, give previous name(s) or number: N/A

c. Year(s) of any mergers of the project area: 1995, \_\_\_\_\_, \_\_\_\_\_  
Identify former project areas that merged: Elmhurst Redevelopment Area

d. Year(s) project area plan was amended involving real property that either:

(1) Added property to plan: 1997, \_\_\_\_\_, \_\_\_\_\_

(2) Removed property from plan: N/A, \_\_\_\_\_, \_\_\_\_\_

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date:      /      /      Resolution Scope (applicable Section 33413 requirements): \_\_\_\_\_  
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:

Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

**Project Area Housing Fund Revenues and Other Sources**

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

**a. Tax Increment:**

(1) 100% of Gross Allocation: \$ 24,838,802

(2) Calculate only 1 set-aside amount: either (A) or (B) below:

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 4,967,760

(B) 30% required by 33333.10(g) (Line 3a(1) x 30%): \$ \_\_\_\_\_  
(Senate Bill 211, Chapter 741, Statutes of 2001)

(3) Tax Increment Allocated to Housing Fund: \$ 4,967,760

(A) SUSPENSION for SERAF Payment:

Only allowed in FY2009-10 per H&SC Section 33334.2(k)

(B) If amount allocated to Housing Fund on Line (3) above differs from the 20% or 30% amount on above line (2) (A) or (B), identify Project Area(s) accounting for difference:

Project Area	Difference

(4) Amount Exempted (H&SC Section 33334.2) (\$ \_\_\_\_\_)  
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:

(5) Amount Deferred (H&SC Section 33334.6) (\$ \_\_\_\_\_)  
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:

(6) Total deposit to the Housing Fund [Net result of Line 3 through 3a(5)]: \$ 4,967,760

b. Interest Income: \$ 68,729

c. Rental/Lease Income (combine amounts reported to the SCO): \$ \_\_\_\_\_

d. Sale of Real Estate: \$ \_\_\_\_\_

e. Grants (combine amounts reported to the SCO): \$ \_\_\_\_\_

f. Bond Administrative Fees: \$ \_\_\_\_\_

g. Deferral Repayments - other than SERAF - [also complete, Line 5b(3), pg 4]: \$ \_\_\_\_\_

h. Loan Repayments - other than SERAF: \$ \_\_\_\_\_

i. Debt Proceeds: \$ \_\_\_\_\_

j. Other Revenue(s) [Explain and identify amount(s)]:

Voluntary 5% housing set-aside (net of authorized reduction)	\$ <u>598,443</u>
Adjustment on prior years housing set-aside calculations	<u>235,075</u>
Transfer from Coliseum project fund	<u>10,000,000</u>

k. SERAF LOAN Repayments (also complete Sch-C, pg 3, #8(e) & #23, pg 9) \$- 10,833,518

l. SERAF SUSPENSION Repayments (also complete Sch-A, pg 3, #4 & Sch-C, #23 pg 9): \$ \_\_\_\_\_

m. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) and 3b - 3k.): \$ 15,870,007



**Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit**

4. Refer to FY 2009-10 Sch A, page 2, Line 3a(3)(A). Check box below and provide information only if the agency for just FY 2009-10 exercised suspension option to not make full minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the FY 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

SERAF [H&SC Section 33334.2(k)]. In FY 2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for all fiscal years between FY 2009-10 and FY 2014-15 to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

Report cumulative total of all project area suspensions and repayments in Schedule 'C', page 9, box 23.

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify any SUSPENSION Amount for FY 2009-2010	Col 2 Identify any SUSPENSION Repayment	Col 3 Balance (Prior year Col 3 Balance minus Current year Col 2 Repayment)
2009 - 2010	\$	\$	\$
2010 - 2011	Suspension amount must be repaid by 6/30/2015	\$	\$
2011 - 2012		\$	\$
2012 - 2013		\$	\$
2013 - 2014		\$	\$
2014 - 2015		\$	\$

**Exemption(s) and Deferral(s)**

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this finding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): \_\_\_\_\_

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1<sup>st</sup>) finding was adopted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr mo day yr

**Exemptions and Deferrals continued**

**Deferral(s)**

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information: **Check only one** of the Health and Safety Code Sections below

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- Other Health & Safety Code Section here: \_\_\_\_\_

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date initial (1<sup>st</sup>) finding was adopted: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
mo day yr mo day yr

(3) A deferred set-aside per Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

<u>Fiscal Year</u>	<u>Amount Deferred This Reporting FY</u>	<u>Amount Repaid this Reporting FY</u>	<u>Deferral Balance Minus cumulative Repayments *</u>
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

\* Deferral balance for this reporting fiscal year!  
 Should also be shown on HCD-C, page 3, Line 8a!

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: \$ \_\_\_\_\_ Reason(s): \_\_\_\_\_

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes  No

If yes, by what date is the deficit to be eliminated? \_\_\_/\_\_\_/\_\_\_  
mo day yr

If yes, when was the original plan adopted for the claimed deferral? \_\_\_/\_\_\_/\_\_\_  
mo day yr

Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_/\_\_\_/\_\_\_  
mo day yr

When was the last amended plan adopted for the claimed deferral? \_\_\_/\_\_\_/\_\_\_  
mo day yr

Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_/\_\_\_/\_\_\_  
mo day yr

**Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:**

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced - Total					
Units Lost (Removed or Destroyed) and Required to be Replaced					
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					
Above Moderate Units Lost That Agency is Not Required to Replace					
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					

b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced - Total					0

c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr  
 Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Estimated Project Area Households to be Permanently Displaced Over Current Fiscal Year:**

7. a. As required in Section 33080.4(a)(2) for a redevelopment project of the agency, estimate, over the current fiscal year, the number of elderly and nonelderly households, by income category, expected to be permanently displaced. (Note: actual displacements will be reported for the next reporting year on Line 6).

Project Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced - Total					0

b. As required in Section 33413.5, for the current fiscal year, identify each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported in 7a.

Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr  
 Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Units Developed Inside the Project Area to Fulfill Requirements of Other Project Area(s)**

8. Pursuant to Section 33413(b)(2)(A)(v), agencies may choose one or more project areas to fulfill another project area's requirement to construct new or substantially rehabilitate dwelling units, provided the agency conducts a public hearing and finds, based on substantial evidence, that the aggregation of dwelling units in one or more project areas will not cause or exacerbate racial, ethnic, or economic segregation.

Were any dwelling units in this project area developed to partially or completely satisfy another project area's requirement to construct new or substantially rehabilitate dwelling units?

No.

Yes. Date initial finding was adopted? \_\_\_ / \_\_\_ / \_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_ / \_\_\_ / \_\_\_  
mo day yr mo day yr

Name of Other Project Area(s)	Number of Dwelling Units			
	VL	L	M	Total

**Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls**

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

No

<input type="checkbox"/> Yes	\$ _____	← Total Proceeds From Sales Over Reporting Year	Number of Units			
	<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
	Units Sold Over Reporting Year					

b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

<input type="checkbox"/> Yes	\$ _____	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
	<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
	Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
	Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
	Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
	Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

**Affordable Units to be Constructed Inside the Project Area Within Two Years**

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

**DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.**

<u>Col A</u> Name of Project and/or Contractor	<u>Col B</u> Agreement Execution Date	<u>Col C</u> Estimated Completion Date (w/in 2 yrs of Col B)	<u>Col D</u> Sch C Amount Encumbered [Line 6a]	<u>Col E</u> Sch C Amount Designated [Line 7a]	VL	L	M	Total
Brookfield Court	3/3/11	6/30/13	\$	\$1,867,000	3	9		12
Drasnin Manor	9/7/10	9/30/12	\$1,800,000	\$	25			26
Lion Creek Crossings, Phase IV	11/1/10	12/31/11	\$2,980,547	\$	50			51
St. Joseph Family Apts	10/6/11	3/1/13	\$6,427,656	\$	24	33		58
St. Joseph Senior Apts	6/4/09	9/28/11	\$4,639,000	\$	52	25		78
Tassafaronga Homeownership	8/4/09	3/1/12	\$1,868,000	\$		17	5	22
			\$	\$				

Please attach a separate sheet of paper to list additional information.

SCHEDULE HCD-A  
Inside Project Area Activity

for Fiscal Year that Ended 6 / 30 / 2011

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Oak Center

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Poiiicy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1<sup>st</sup> plan for project area was adopted: 1965
- 2. Year that plan was last amended (if applicable): 2004
- 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes  No
- 4. Current expiation of plan: 01 / 01 / 2012  
mo day yr

b. If project area name has changed, give previous name(s) or number: N/A

c. Year(s) of any mergers of the project area: N/A, \_\_\_\_\_, \_\_\_\_\_

Identify former project areas that merged: N/A

d. Year(s) project area plan was amended involving real property that either:

(1) Added property to plan: N/A, \_\_\_\_\_, \_\_\_\_\_

(2) Removed property from plan: N/A, \_\_\_\_\_, \_\_\_\_\_

2. Affordable Housing Replacement and/or Inclusionary or Production Requiements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Seciion 33413(d), only Seciion 33413(a) replacement requiements apply to dwelling units desfroyed or removed after 1995. The Agency can choose to apply all or part of Seciion 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requiements addressed in the scope of the resolution.

Date:      /      /      Resolution Scope (applicable Seciion 33413 requiements): \_\_\_\_\_  
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requiements of Section 33413 apply.

NOTE:

Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3af7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

**Project Area Housing Fund Revenues and Other Sources**

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. **Tax Increment:**

(1) 100% of Gross Allocation: S \_\_\_\_\_

(2) Calculate only 1 set-aside amount: either (A) or (B) below:

(A) 20% requited by 33334.2 (Line 3a(1) x 20%): \$ \_\_\_\_\_

(B) 30% requited by 33333.10(g) (Line 3a(1) x 30%): \$ \_\_\_\_\_  
(Senate Bill 211, Chapter 741, Statutes of 2001)

(3) Tax Increment Allocated to Housing Fund: \$ \_\_\_\_\_

(A) SUSPENSION for SERAF Payment:

Only allowed in FY2009-10 per H&SC Section 33334.2(k) XXXXXXXXXX

(B) If amount allocated to Housing Fund on Line (3) above differs from the 20% or 30% amount on above line (2) (A) or (B), identify Project Area(s) accounting for difference:

Project Area	Difference

(4) Amount Exempted (H&SC Section 33334.2) (\$ \_\_\_\_\_)  
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:

(5) Amount Deferred (H&SC Section 33334.6) (\$ \_\_\_\_\_)  
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:

(6) Total deposit to the Housing Fund [Net result of Line 3 through 3a(5)]: \$ \_\_\_\_\_

b. Interest Income: \$ \_\_\_\_\_

c. Rental/Lease Income (*combine amounts reported to the SCO*): \$ \_\_\_\_\_

d. Sale of Real Estate: \$ \_\_\_\_\_

e. Grants (*combine amounts reported to the SCO*): \$ \_\_\_\_\_

f. Bond Admirtistrative Fees: \$ \_\_\_\_\_

g. Deferral Repayments - other than SERAF - [also complete, Line 5b(3), pg 4]: \$ \_\_\_\_\_

h. Loan Repayments - other than SERAF: \$ \_\_\_\_\_

i. Debt Proceeds: \$ \_\_\_\_\_

j. Other Revenue(s) [Explain and identify amount(s)]:

Adjustment on prior years housing set-aside calculations \$ 13,378

k. SERAF LOAN Repayments (also complete Sch-C, pg 3, #8(e) & #23; pg 9) \$- 13,378

l. SERAF SUSPENSION Repayments (also complete Sch-A, pg 3, #4 & Sch-C, #23 pg 9) \$ \_\_\_\_\_

m. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) and 3b - 3k.): \$ 13,378

**Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit**

4. Refer to FY 2009-10 Sch A, page 2, Line 3a(3)(A). Check box below and provide information only if the agency for just FY 2009-10 exercised suspension option to not make full minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the FY 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

- SERAF [H&SC Section 33334.2(k)]. In FY 2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for all fiscal years between FY 2009-10 and FY 2014-15 to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

*Report cumulative total of all project area suspensions and repayments in Schedule 'C', page 9, box 23.*

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify any SUSPENSION Amount for FY 2009-2010	Col 2 Identify any SUSPENSION Repayment	Col 3 Balance (Prior year Col 3 Balance minus Current year Col 2 Repayment)
2009 - 2010	\$	\$	\$
2010 - 2011	Suspension amount must be repaid by 6/30/2015	\$	\$
2011 - 2012		\$	\$
2012 - 2013		\$	\$
2013 - 2014		\$	\$
2014 - 2015		\$	\$

**Exemption(s) and Deferral(s)**

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (*Note: An Annual Finding is required to be submitted to HCD*)

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): \_\_\_\_\_

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1<sup>st</sup>) finding was adopted:      /      /      Resolution #      Date sent to HCD:      /      /       
mo day yr mo day yr

Adoption date of reporting year finding:      /      /      Resolution #      Date sent to HCD:      /      /       
mo day yr mo day yr



**Exemptions and Deferrals continued**

**Deferral(s)**

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information:  
Check only one of the Health and Safety Code Sections below

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 hsted obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- Other Health & Safety Code Section here: \_\_\_\_\_

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date initial (1<sup>st</sup>) finding was adopted: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
 mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
 mo day yr mo day yr

(3) A deferred set-aside per Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

Fiscal Year	Amount Deferred This Reporting FY	Amount Repaid this Reporting FY	Deferral Balance Minus cumulative Repayments *)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

\* Deferral balance for this reporting fiscal year.  
 Should also be shown on HCD-C, page 3, Line 8a.

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: \$ \_\_\_\_\_ Reason(s): \_\_\_\_\_

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes  No

If yes, by what date is the deficit to be eliminated? \_\_\_/\_\_\_/\_\_\_  
 mo day yr

If yes, when was the original plan adopted for the claimed deferral? \_\_\_/\_\_\_/\_\_\_  
 mo day yr

Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_/\_\_\_/\_\_\_  
 mo day yr

When was the last amended plan adopted for the claimed deferral? \_\_\_/\_\_\_/\_\_\_  
 mo day yr

Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_/\_\_\_/\_\_\_  
 mo day yr

**Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:**

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced –Total					0
Units Lost (Removed or Destroyed) and Required to be Replaced					0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					0
Above Moderate Units Lost That Agency is Not Required to Replace					0
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					0

- b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0

- c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Estimated Project Area Households to be Permanently Displaced Over Current Fiscal Year:**

7. a. As required in Section 33080.4(a)(2) for a redevelopment project of the agency, estimate, over the current fiscal year, the number of elderly and nonelderly households, by income category, expected to be permanently displaced. (Note: actual displacements will be reported for the next reporting year on Line 6).

Project Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced - Total					0

- b. As required in Section 33413.5, for the current fiscal year, identify each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported in 7a.

Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Units Developed Inside the Project Area to Fulfill Requirements of Other Project Areas**

8. Pursuant to Section 33413(b)(2)(A)(v), agencies may choose one or more project areas to fulfill another project area's requirement to construct new or substantially rehabilitate dwelling units, provided the agency conducts a public hearing and finds, based on substantial evidence, that the aggregation of dwelling units in one or more project areas will not cause or exacerbate racial, ethnic, or economic segregation.

Were any dwelling units in this project area developed to partially or completely satisfy another project area's requirement to construct new or substantially rehabilitate dwelling units?

No.

Yes. Date initial finding was adopted? \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr mo day yr

Name of Other Project Area(s)	Number of Dwelling Units			
	VL	L	M	Total

**Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls**

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. **Sales.** Did the agency permit the sale of any owner-occupied units during the reporting year?

No

Yes

\$	← Total Proceeds From Sales Over Reporting Year	Number of Units			
<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
Units Sold Over Reporting Year					

b. **Equal Units.** Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

Yes

\$	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

**Affordable Units to be Constructed Inside the Project Area Within Two Years**

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

**DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.**

<b>Col A</b> Name of Project and/or Contractor	<b>Col B</b> Agreement Execution Date	<b>Col C</b> Estimated Completion Date (w/in 2 yrs of Col B)	<b>Col D</b> Sch C Amount Encumbered [Line 6a]	<b>Col E</b> Sch C Amount Designated [Line 7a]	VL	L	M	Total
No scheduled units.			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				

Please attach a separate sheet of paper to list additional information.

SCHEDULE HCD-A  
Inside Project Area Activity

for Fiscal Year that Ended 6 / 30 / 11

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Oak Knoll

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1<sup>st</sup> plan for project area was adopted: 1998  
2. Year that plan was last amended (if applicable): 2006  
3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes  No  X  
4. Current expiration of plan: 01 / 21 / 2040  
mo day yr

b. If project area name has changed, give previous name(s) or number: N/A

c. Year(s) of any mergers of the project area: 2006, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

Identify former project areas that merged: N/A

d. Year(s) project area plan was amended involving real property that either:

(1) Added property to plan: N/A, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

(2) Removed property from plan: 2006, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date:      /      /      Resolution Scope (applicable Section 33413 requirements): \_\_\_\_\_  
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:

Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i, can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

**Project Area Housing Fund Revenues and Other Sources**

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

**a. Tax Increment:**

(1) 100% of Gross Allocation: \$ 1,341,397

(2) Calculate only 1 set-aside amount: either (A) or (B) below:

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 268,279

(B) 30% required by 33333.10(g) (Line 3a(1) x 30%):  
(Senate Bill 211, Chapter 741, Statutes of 2001) \$ \_\_\_\_\_

(3) Tax Increment Allocated to Housing Fund: \$ 268,279

(A) SUSPENSION for SERAF Payment:

Only allowed in FY2009-10 per H&SC Section 33334.2(k) [REDACTED]

(B) If amount allocated to Housing Fund on Line (3) above differs from the 20% or 30% amount on above line (2) (A) or (B), identify Project Area(s) accounting for difference:

Project Area	Difference

(4) Amount Exempted (H&SC Section 33334.2) (\$ \_\_\_\_\_)  
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:

(5) Amount Deferred (H&SC Section 33334.6) (\$ \_\_\_\_\_)  
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:

(6) Total deposit to the Housing Fund [Net result of Line 3 through 3a(5)]: \$ 268,279

b. Interest Income: \$ 3,712

c. Rental/Lease Income (*combine amounts reported to the SCO*): \$ \_\_\_\_\_

d. Sale of Real Estate: \$ \_\_\_\_\_

e. Grants (*combine amounts reported to the SCO*): \$ \_\_\_\_\_

f. Bond Administrative Fees: \$ \_\_\_\_\_

g. Deferral Repayments - other than SERAF - [also complete, Line 5b(3), pg 4]: \$ \_\_\_\_\_

h. Loan Repayments - other than SERAF: \$ \_\_\_\_\_

i. Debt Proceeds: \$ \_\_\_\_\_

j. Other Revenue(s) [Explain and identify amount(s)]:

Voluntary 5% housing set-aside (net of authorized reduction) \$ 34,458

k. SERAF LOAN Repayments (also complete Sch-C, pg 3, #8(e) & #23, pg 9) \$- \_\_\_\_\_

l. SERAF SUSPENSION Repayments (also complete Sch-A, pg 3, #4 & Sch-C, #23 pg 9) \$ \_\_\_\_\_

m. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) and 3b - 3k.): \$ 306,449

**Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit**

4. Refer to FY 2009-10 Sch A, page 2, Line 3a(3)(A). Check box below and provide information only if the agency for just FY 2009-10 exercised suspension option to not make full minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the FY 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

SERAF [H&SC Section 33334.2(k)]. In FY 2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for all fiscal years between FY 2009-10 and FY 2014-15 to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

Report cumulative total of all project area suspensions and repayments in Schedule 'C', page 9, box 23.

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify any SUSPENSION Amount for FY 2009-2010	Col 2 Identify any SUSPENSION Repayment	Col 3 Balance (Prior year Col 3 Balance minus Current year Col 2 Repayment)
2009 - 2010	\$	\$	\$
2010 - 2011	Suspension amount must be repaid by 6/30/2015	\$	\$
2011 - 2012		\$	\$
2012 - 2013		\$	\$
2013 - 2014		\$	\$
2014 - 2015		\$	\$

**Exemption(s) and Deferral(s)**

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): \_\_\_\_\_

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1<sup>st</sup>) finding was adopted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr mo day yr

**Exemptions and Deferrals continued**

**Deferral(s)**

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information:  
Check only one of the Health and Safety Code Sections below

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- Other Health & Safety Code Section here: \_\_\_\_\_

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date initial (1<sup>st</sup>) finding was adopted: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
 mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
 mo day yr mo day yr

(3) A deferred set-aside per Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

Fiscal Year	Amount Deferred This Reporting FY	Amount Repaid this Reporting FY	Deferral Balance Minus cumulative Repayments *)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

\* Deferral balance for this reporting fiscal year!  
 Should also be shown on HCD-C, page 3, Line 8a.

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: \$ \_\_\_\_\_ Reason(s): \_\_\_\_\_

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes  No

If yes, by what date is the deficit to be eliminated? \_\_\_/\_\_\_/\_\_\_  
 mo day yr

If yes, when was the original plan adopted for the claimed deferral? \_\_\_/\_\_\_/\_\_\_  
 mo day yr

Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_/\_\_\_/\_\_\_  
 mo day yr

When was the last amended plan adopted for the claimed deferral? \_\_\_/\_\_\_/\_\_\_  
 mo day yr

Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_/\_\_\_/\_\_\_  
 mo day yr



**Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:**

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced –Total					
Units Lost (Removed or Destroyed) and Required to be Replaced					
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					
Above Moderate Units Lost That Agency is Not Required to Replace					
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					

b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced – Total					

c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date      /      /                           Name of Agency Custodian \_\_\_\_\_  
           mo    day    yr  
 Date      /      /                           Name of Agency Custodian \_\_\_\_\_  
           mo    day    yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Estimated Project Area Households to be Permanently Displaced Over Current Fiscal Year:**

7. a. As required in Section 33080.4(a)(2) for a redevelopment project of the agency, estimate, over the current fiscal year, the number of elderly and nonelderly households, by income category, expected to be permanently displaced. (Note: actual displacements will be reported for the next reporting year on Line 6).

Project Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced - Total					

b. As required in Section 33413.5, for the current fiscal year, identify each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported in 7a.

Date      /      /                           Name of Agency Custodian \_\_\_\_\_  
           mo    day    yr  
 Date      /      /                           Name of Agency Custodian \_\_\_\_\_  
           mo    day    yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Units Developed Inside the Project Area to Fulfill Requirements of Other Project Area(s)**

8. Pursuant to Section 33413(b)(2)(A)(v), agencies may choose one or more project areas to fulfill another project area's requirement to construct new or substantially rehabilitate dwelling units, provided the agency conducts a public hearing and finds, based on substantial evidence, that the aggregation of dwelling units in one or more project areas will not cause or exacerbate racial, ethnic, or economic segregation.

Were any dwelling units in this project area developed to partially or completely satisfy another project area's requirement to construct new or substantially rehabilitate dwelling units?

- No.
- Yes. Date initial finding was adopted? \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
mo day yr , mo day yr

Name of Other Project Area(s)	Number of Dwelling Units			
	VL	L	M	Total

**Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls**

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?  
 No

Yes

<b>\$</b>	← Total Proceeds From Sales Over Reporting Year	Number of Units			
<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
Units Sold Over Reporting Year					

b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?  
 No

Yes

<b>\$</b>	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

**Affordable Units to be Constructed Inside the Project Area Within Two Years**

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

**DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.**

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				

Please attach a separate sheet of paper to list additional information.

**SCHEDULE HCD-A**  
**Inside Project Area Activity**  
for Fiscal Year that Ended 6 / 30 / 2011

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Oakland Army Base

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: iplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

**GENERAL INFORMATION**

1. Project Area Information

- a. 1. Year 1<sup>st</sup> plan for project area was adopted: 2000
- 2. Year that plan was last amended (if applicable): 2006
- 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes \_\_\_ No X
- 4. Current expiration of plan: 06 / 30 / 2033  
mo day yr

b. If project area name has changed, give previous name(s) or number: N/A

c. Year(s) of any mergers of the project area: N/A, \_\_\_\_\_, \_\_\_\_\_

Identify former project areas that merged: N/A

d. Year(s) project area plan was amended involving real property that either:

(1) Added property to plan: N/A, \_\_\_\_\_, \_\_\_\_\_

(2) Removed property from plan: N/A, \_\_\_\_\_, \_\_\_\_\_

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date:      /      /      Resolution Scope (applicable Section 33413 requirements): \_\_\_\_\_  
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

**NOTE:**

Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i, can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

**Project Area Housing Fund Revenues and Other Sources**

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 9,766,304

(2) Calculate only 1 set-aside amount: either (A) or (B) below:

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 1,953,261

(B) 30% required by 33333.10(g) (Line 3a(1) x 30%): \$ \_\_\_\_\_  
(Senate Bill 211, Chapter 741, Statutes of 2001)

(3) Tax Increment Allocated to Housing Fund: \$ 1,953,261

(A) SUSPENSION for SERAF Payment:

Only allowed in FY2009-10 per H&SC Section 33334.2(k) [REDACTED]

(B) If amount allocated to Housing Fund on Line (3) above differs from the 20% or 30% amount on above line (2) (A) or (B), identify Project Area(s) accounting for difference:

Project Area	Difference

(4) Amount Exempted (H&SC Section 33334.2) (\$ \_\_\_\_\_)  
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:

(5) Amount Deferred (H&SC Section 33334.6) (\$ \_\_\_\_\_)  
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:

(6) Total deposit to the Housing Fund [Net result of Line 3 through 3a(5)]: \$ 1,953,261

b. Interest Income: \$ 27,023

c. Rental/Lease Income (combine amounts reported to the SCO): \$ \_\_\_\_\_

d. Sale of Real Estate: \$ \_\_\_\_\_

e. Grants (combine amounts reported to the SCO): \$ \_\_\_\_\_

f. Bond Administrative Fees: \$ \_\_\_\_\_

g. Deferral Repayments - other than SERAF - [also complete, Line 5b(3), pg 4]: \$ \_\_\_\_\_

h. Loan Repayments - other than SERAF: \$ \_\_\_\_\_

i. Debt Proceeds: \$ \_\_\_\_\_

j. Other Revenue(s) [Explain and identify amount(s)]:

Voluntary 5% housing set-aside (net of authorized reduction) \$ 332,631

Adjustment on prior years housing set-aside calculations 29,633

k. SERAF LOAN Repayments (also complete Sch-C, pg 3, #8(e) & #23, pg 9) \$- 362,264

l. SERAF SUSPENSION Repayments (also complete Sch-A, pg 3, #4 & Sch-C, #23 pg 9) \$ \_\_\_\_\_

m. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) and 3b - 3k.): \$ 2,342,548

**Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit**

4. Refer to FY 2009-10 Sch A, page 2, Line 3a(3)(A). Check box below and provide information only if the agency for just FY 2009-10 exercised suspension option to not make full minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the FY 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

SERAF [H&SC Section 33334.2(k)]. In FY 2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for all fiscal years between FY 2009-10 and FY 2014-15 to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

**Report cumulative total of all project area suspensions and repayments in Schedule 'C', page 9, box 23.**

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify any SUSPENSION Amount for FY 2009-2010	Col 2 Identify any SUSPENSION Repayment	Col 3 Balance (Prior year Col 3 Balance minus Current year Col 2 Repayment)
2009 - 2010	\$	\$	\$
2010 - 2011	Suspension amount must be repaid by 6/30/2015	\$	\$
2011 - 2012		\$	\$
2012 - 2013		\$	\$
2013 - 2014		\$	\$
2014 - 2015		\$	\$

**Exemption(s) and Deferral(s)**

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (*Note: An Annual Finding is required to be submitted to HCD*)

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): \_\_\_\_\_

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1<sup>st</sup>) finding was adopted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr mo day yr

Adoption date of reporting year funding: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr mo day yr

Exemptions and Deferrals continued

Deferral(s)

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information:  
Check only one of the Health and Safety Code Sections below

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- Other Health & Safety Code Section here: \_\_\_\_\_

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date initial (1<sup>st</sup>) finding was adopted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr mo day yr

(3) A deferred set-aside per Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

<u>Fiscal Year</u>	<u>Amount Deferred This Reporting FY</u>	<u>Amount Repaid this Reporting FY</u>	<u>Deferral Balance Minus cumulative Repayments *</u>
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

\* Deferral balance for this reporting fiscal year!  
Should also be shown on HCD-C, page 3, Line 8a!

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: \$ \_\_\_\_\_ Reason(s): \_\_\_\_\_

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes  No

If yes, by what date is the deficit to be eliminated? \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr

If yes, when was the original plan adopted for the claimed deferral? \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr

Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr

When was the last amended plan adopted for the claimed deferral? \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr

Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr

**Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:**

- 6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced –Total					0
Units Lost (Removed or Destroyed) and Required to be Replaced					0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					0
Above Moderate Units Lost That Agency is Not Required to Replace					0
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					0

- b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0

- c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date    /    /     
mo day yr

Name of Agency Custodian \_\_\_\_\_

Date    /    /     
mo day yr

Name of Agency Custodian \_\_\_\_\_

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Estimated Project Area Households to be Permanently Displaced Over Current Fiscal Year:**

- 7. a. As required in Section 33080.4(a)(2) for a redevelopment project of the agency, estimate, over the current fiscal year, the number of elderly and nonelderly households, by income category, expected to be permanently displaced. (Note: actual displacements will be reported for the next reporting year on Line 6).

Project Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced - Total					0

- b. As required in Section 33413.5, for the current fiscal year, identify each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported in 7a.

Date    /    /     
mo day yr

Name of Agency Custodian \_\_\_\_\_

Date    /    /     
mo day yr

Name of Agency Custodian \_\_\_\_\_



Please attach a separate sheet of paper listing any additional housing plans adopted.

**Units Developed Inside the Project Area to Fulfill Requirements of Other Project Areas)**

8. Pursuant to Section 33413(b)(2)(A)(v), agencies may choose one or more project areas to fulfill another project area's requirement to construct new or substantially rehabilitate dwelling units, provided the agency conducts a public hearing and finds, based on substantial evidence, that the aggregation of dwelling units in one or more project areas will not cause or exacerbate racial, ethnic, or economic segregation.

Were any dwelling units in this project area developed to partially or completely satisfy another project area's requirement to construct new or substantially rehabilitate dwelling units?

No.

Yes. Date initial finding was adopted? \_\_\_ / \_\_\_ / \_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_ / \_\_\_ / \_\_\_  
mo day yr mo day yr

Name of Other Project Area(s)	Number of Dwelling Units			
	VL	L	M	Total

**Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls**

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

No

Yes

<b>\$</b>	← Total Proceeds From Sales Over Reporting Year	Number of Units			
<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
Units Sold Over Reporting Year					

b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

Yes

<b>\$</b>	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

**Affordable Units to be Constructed Inside the Project Area Within Two Years**

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

**DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.**

<u>Col A</u> Name of Project and/or Contractor	<u>Col B</u> Agreement Execution Date	<u>Col C</u> Estimated Completion Date (w/in 2 yrs of Col B)	<u>Col D</u> Sch C Amount Encumbered [Line 6a]	<u>Col E</u> Sch C Amount Designated [Line 7a]	VL	L	M	Total
No scheduled units.			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				

Please attach a separate sheet of paper to list additional information.

**SCHEDULE HCD-A**  
**Inside Project Area Activity**

for Fiscal Year that Ended 6 / 30 / 2011

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Stanford/Adeline

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

**GENERAL INFORMATION**

**1. Project Area Information**

- a. 1. Year 1<sup>st</sup> plan for project area was adopted: 2073
- 2. Year that plan was last amended (if applicable): 2004
- 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes  No
- 4. Current expiration of plan: 04 / 10 / 2016  
mo day yr

b. If project area name has changed, give previous name(s) or number: N/A

c. Year(s) of any mergers of the project area: N/A, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
Identify former project areas that merged: N/A

d. Year(s) project area plan was amended involving real property that either:

- (1) Added property to plan: N/A, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_
- (2) Removed property from plan: N/A, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

**2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).**

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date:      /      /      Resolution Scope (applicable Section 33413 requirements): \_\_\_\_\_  
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

**NOTE:**

Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. **Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.**

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

**Project Area Housing Fund Revenues and Other Sources**

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. **Tax Increment:**

(1) 100% of Gross Allocation: \$ \_\_\_\_\_

(2) Calculate only 1 set-aside amount: either (A) or (B) below:

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ \_\_\_\_\_

(B) 30% required by 33333.10(g) (Line 3a(1) x 30%): \$ \_\_\_\_\_  
(Senate Bill 211, Chapter 741, Statutes of 2001)

(3) Tax Increment Allocated to Housing Fund: \$ \_\_\_\_\_

(A) SUSPENSION for SERAF Payment:

Only allowed in FY2009-10 per H&SC Section 33334.2(k) [REDACTED]

(B) If amount allocated to Housing Fund on Line (3) above differs from the 20% or 30% amount on above line (2) (A) or (B), identify Project Area(s) accounting for difference:

Project Area	Difference

(4) Amount Exempted (H&SC Section 33334.2) (\$ \_\_\_\_\_)  
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:

(5) Amount Deferred (H&SC Section 33334.6) (\$ \_\_\_\_\_)  
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:

(6) Total deposit to the Housing Fund [Net result of Line 3 through 3a(5)]: \$ \_\_\_\_\_

b. Interest Income: \$ \_\_\_\_\_

c. Rental/Lease Income (*combine amounts reported to the SCO*): \$ \_\_\_\_\_

d. Sale of Real Estate: \$ \_\_\_\_\_

e. Grants (*combine amounts reported to the SCO*): \$ \_\_\_\_\_

f. Bond Administrative Fees: \$ \_\_\_\_\_

g. Deferral Repayments - other than SERAF - [also complete, Line 5b(3), pg 4]: \$ \_\_\_\_\_

h. Loan Repayments - other than SERAF: \$ \_\_\_\_\_

i. Debt Proceeds: \$ \_\_\_\_\_

j. Other Revenue(s) [Explain and identify amount(s)]:

Adjustment on prior years housing set-aside calculations \$ 1,411

k. SERAF LOAN Repayments (also complete Sch-C, pg 3, #8(e) & #23, pg 9) \$- 1,411

l. SERAF SUSPENSION Repayments (also complete Sch-A, pg 3, #4 & Sch-C, #23 pg 9) \$

m. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) and 3b - 3k.): \$ 1,411

**Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit**

4. Refer to FY 2009-10 Sch A, page 2, Line 3a(3)(A). Check box below and provide information only if the agency for just FY 2009-10 exercised suspension option to not make full minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the FY 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

SERAF [H&SC Section 33334.2(k)]. In FY 2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for all fiscal years between FY 2009-10 and FY 2014-15 to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

*Report cumulative total of all project area suspensions and repayments in Schedule 'C', page 9, box 23.*

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col I Identify any SUSPENSION Amount for <u>FY 2009-2010</u>	Col 2 Identify any SUSPENSION <u>Repayment</u>	Col 3 Balance (Prior year Col 3 Balance minus Current year Col 2 Repayment)
2009 - 2010	\$	\$	\$
2010 - 2011	Suspension amount must be repaid by 6/30/2015	\$	\$
2011 - 2012		\$	\$
2012 - 2013		\$	\$
2013 - 2014		\$	\$
2014 - 2015		\$	\$

**Exemption(s) and Deferral(s)**

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (*Note: An Annual Finding is required to be submitted to HCD*)

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before **May 1, 1991** requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption *expired* on **June 30, 1993** but contracts entered into *prior* to **May 1, 1991** may not be subject to the exemption sunset.

Other: Specify code section and reason(s): \_\_\_\_\_

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1<sup>st</sup>) finding was adopted:      /      /      Resolution #      Date sent to HCD:      /      /       
mo day yr mo day yr

Adoption date of reporting year finding:      /      /      Resolution #      Date sent to HCD:      /      /       
mo day yr mo day yr

**Exemptions and Deferrals continued**

**Deferrals**

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information: Check only one of the Health and Safety Code Sections below

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- Other Health & Safety Code Section here: \_\_\_\_\_

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date initial (1<sup>st</sup>) finding was adopted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr mo day yr

Adoption date of reporting year funding: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr mo day yr

(3) A deferred set-aside per Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

Fiscal Year	Amount Deferred This Reporting FY	Amount Repaid this Reporting FY	Deferral Balance Minus cumulative Repayments *
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

\* Deferral balance for this reporting fiscal year!  
 Should also be shown on HCD-C, page 3, Line 8a!

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: \$ \_\_\_\_\_ Reason(s): \_\_\_\_\_

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes  No

If yes, by what date is the deficit to be eliminated? \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr

If yes, when was the original plan adopted for the claimed deferral? \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr

Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr

When was the last amended plan adopted for the claimed deferral? \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr

Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr

**Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:**

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced –Total					0
Units Lost (Removed or Destroyed) and Required to be Replaced					0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					0
Above Moderate Units Lost That Agency is Not Required to Replace					0
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					0

- b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0

- c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date      /      /                           Name of Agency Custodian \_\_\_\_\_  
 mo    day    yr

Date      /      /                           Name of Agency Custodian \_\_\_\_\_  
 mo    day    yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Estimated Project Area Households to be Permanently Displaced Over Current Fiscal Year:**

7. a. As required in Section 33080.4(a)(2) for a redevelopment project of the agency, estimate, over the current fiscal year, the number of elderly and nonelderly households, by income category, expected to be permanently displaced. (Note: actual displacements will be reported for the next reporting year on Line 6).

Project Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced - Total					0

- b. As required in Section 33413.5, for the current fiscal year, identify each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported in 7a.

Date      /      /                           Name of Agency Custodian \_\_\_\_\_  
 mo    day    yr

Date      /      /                           Name of Agency Custodian \_\_\_\_\_  
 mo    day    yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Units Developed Inside the Project Area to Fulfill Requirements of Other Project Area(s)**

8. Pursuant to Section 33413(b)(2)(A)(v), agencies may choose one or more project areas to fulfill another project area's requirement to construct new or substantially rehabilitate dwelling units, provided the agency conducts a public hearing and finds, based on substantial evidence, that the aggregation of dwelling units in one or more project areas will not cause or exacerbate racial, ethnic, or economic segregation.

Were any dwelling units in this project area developed to partially or completely satisfy another project area's requirement to construct new or substantially rehabilitate dwelling units?

No.

Yes. Date initial finding was adopted? \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
 mo day yr mo day yr

Name of Other Project Area(s)	Number of Dwelling Units			
	VL	L	M	Total

**Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls**

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

No

Yes

\$	← Total Proceeds From Sales Over Reporting Year	Number of Units			
<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
Units Sold Over Reporting Year					

b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

Yes

\$	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					



**Affordable Units to be Constructed Inside the Project Area Within Two Years**

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

**DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.**

<u>Col A</u> Name of Project and/or Contractor	<u>Col B</u> Agreement Execution Date	<u>Col C</u> Estimated Completion Date (w/in 2 yrs of Col B)	<u>Col D</u> Sch C Amount Encumbered [Line 6a]	<u>Col E</u> Sch C Amount Designated [Line 7a]	VL	L	M	Total
No scheduled units.			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				

Please attach a separate sheet of paper to list additional information.

SCHEDULE HCD-A  
Inside Project Area Activity

for Fiscal Year that Ended 6 / 30 / 2011

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: West Oakland

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1<sup>st</sup> plan for project area was adopted: 2003  
2. Year that plan was last amended (if applicable): N/A  
3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes  No   
4. Current expiration of plan: 11 / 18 / 2033  
mo day yr

b. If project area name has changed, give previous name(s) or number: N/A

c. Year(s) of any mergers of the project area: N/A, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
Identify former project areas that merged: N/A

d. Year(s) project area plan was amended involving real property that either:

(1) Added property to plan: N/A, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

(2) Removed property from plan: N/A, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date:      /      /      Resolution Scope (applicable Section 33413 requirements): \_\_\_\_\_  
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:

Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i, can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

**Project Area Housing Fund Revenues and Other Sources**

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 5,008,963

(2) Calculate only 1 set-aside amount: either (A) or (B) below:

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 1,001,792

(B) 30% required by 33333.10(g) (Line 3a(1) x 30%): \$ \_\_\_\_\_  
(Senate Bill 211, Chapter 741, Statutes of 2001)

(3) Tax Increment Allocated to Housing Fund: \$ 1,001,792

(A) SUSPENSION for SERAF Payment:

Only allowed in FY2009-10 per H&SC Section 33334.2(k) [REDACTED]

(B) If amount allocated to Housing Fund on Line (3) above differs from the 20% or 30% amount on above line (2) (A) or (B), identify Project Area(s) accounting for difference:

Project Area	Difference

(4) Amount Exempted (H&SC Section 33334.2) (\$ \_\_\_\_\_)  
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:

(5) Amount Deferred (H&SC Section 33334.6) (\$ \_\_\_\_\_)  
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:

(6) Total deposit to the Housing Fund [Net result of Line 3 through 3a(5)]: \$ 1,001,792

b. Interest Income: \$ 13,860

c. Rental/Lease Income (combine amounts reported to the SCO): \$ \_\_\_\_\_

d. Sale of Real Estate: \$ \_\_\_\_\_

e. Grants (combine amounts reported to the SCO): \$ \_\_\_\_\_

f. Bond Administrative Fees: \$ \_\_\_\_\_

g. Deferral Repayments - other than SERAF - [also complete, Line 5b(3), pg 4]: \$ \_\_\_\_\_

h. Loan Repayments - other than SERAF: \$ \_\_\_\_\_

i. Debt Proceeds: \$ \_\_\_\_\_

j. Other Revenue(s) [Explain and identify amount(s)]:

Voluntary 5% housing set-aside (net of authorized reduction)	\$ 132,933
Adjustment on prior years housing set-aside calculations	36,810

k. SERAF LOAN Repayments (also complete Sch-C, pg 3, #8(e) & #23, pg 9) \$- 169,743

l. SERAF SUSPENSION Repayments (also complete Sch-A, pg 3, #4 & Sch-C, #23, pg 9) \$ \_\_\_\_\_

m. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) and 3b - 3k.): \$ 1,185,395

**Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit**

4. Refer to FY 2009-10 Sch A, page 2, Line 3a(3)(A). Check box below and provide information only if the agency for just FY 2009-10 exercised suspension option to not make full minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the FY 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

SERAF [H&SC Section 33334.2(k)]. In FY 2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: **Please include amounts for all fiscal years between FY 2009-10 and FY 2014-15** to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

**Report cumulative total of all project area suspensions and repayments in Schedule 'C', page 9, box-23.**

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify any SUSPENSION Amount for FY 2009-2010	Col 2 Identify any SUSPENSION Repayment	Col 3 Balance (Prior year Col 3 Balance minus Current year Col 2 Repayment)
2009 - 2010	\$	\$	\$
2010 - 2011	Suspension amount must be repaid by 6/30/2015	\$	\$
2011 - 2012		\$	\$
2012 - 2013		\$	\$
2013 - 2014		\$	\$
2014 - 2015		\$	\$

**Exemption(s) and Deferrals**

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): \_\_\_\_\_

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1<sup>st</sup>) finding was adopted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr mo day yr

Exemptions and Deferrals continued

Deferral(s)

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information:  
Check only one of the Health and Safety Code Sections below

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- Other Health & Safety Code Section here: \_\_\_\_\_

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date initial (1<sup>st</sup>) finding was adopted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_\_/\_\_\_\_/\_\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr mo day yr

(3) A deferred set-aside per Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

<u>Fiscal Year</u>	<u>Amount Deferred This Reporting FY</u>	<u>Amount Repaid this Reporting FY</u>	<u>Deferral Balance Minus cumulative Repayments *</u>
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

\* Deferral balance for this reporting fiscal year.  
 Should also be shown on HCD-C, page 3, Line 8a.

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: \$ \_\_\_\_\_ Reason(s): \_\_\_\_\_

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes  No

If yes, by what date is the deficit to be eliminated? \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr

If yes, when was the original plan adopted for the claimed deferral? \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr

Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr

When was the last amended plan adopted for the claimed deferral? \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr

Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_\_/\_\_\_\_/\_\_\_\_  
 mo day yr

**Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:**

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0
Units Lost (Removed or Destroyed) and Required to be Replaced					0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					0
Above Moderate Units Lost That Agency is Not Required to Replace					0
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					0

- b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0

- c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Estimated Project Area Households to be Permanently Displaced Over Current Fiscal Year:**

7. a. As required in Section 33080.4(a)(2) for a redevelopment project of the agency, estimate, over the current fiscal year, the number of elderly and nonelderly households, by income category, expected to be permanently displaced. (Note: actual displacements will be reported for the next reporting year on Line 6).

Project Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced - Total					0

- b. As required in Section 33413.5, for the current fiscal year, identify each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported in 7a.

Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Units Developed Inside the Project Area to Fulfill Requirements of Other Project Area(s)**

8. Pursuant to Section 33413(b)(2)(A)(v), agencies may choose one or more project areas to fulfill another project area's requirement to construct new or substantially rehabilitate dwelling units, provided the agency conducts a public hearing and finds, based on substantial evidence, that the aggregation of dwelling units in one or more project areas will not cause or exacerbate racial, ethnic, or economic segregation.

Were any dwelling units in this project area developed to partially or completely satisfy another project area's requirement to construct new or substantially rehabilitate dwelling units?

No.

Yes. Date initial finding was adopted? \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Resolution # \_\_\_\_ Date sent to HCD: \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
mo day yr mo day yr

Name of Other Project Area(s)	Number of Dwelling Units			
	VL	L	M	Total

**Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls**

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

No

Yes

\$	← Total Proceeds From Sales Over Reporting Year	Number of Units			
<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
Units Sold Over Reporting Year					

b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

Yes

\$	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

**Affordable Units to be Constructed Inside the Project Area Within Two Years**

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

**DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.**

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
Marcus Garvey Commons	3/3/11	6/30/12	\$	\$352,000	12	9		21
Oakland Point Limited Partnership	7/21/11	4/30/12	\$2,397,000	\$		31		31
Project Pride	11/12/09	9/30/12	\$1,600,000	\$	20			20
Saint Andrew's Manor	9/28/11	8/31/12	\$1,248,300	\$	59			60
Slim Jenkins	11/22/10	10/31/11	1,920,000	\$	27		3	32
			\$	\$				
			\$	\$				
			\$	\$				
			\$	\$				

Please attach a separate sheet of paper to list additional information.



**SCHEDULE HCD-B**

Outside Project Area Activity

for Fiscal Year Ended 06 / 30 / 2011

Agency Name: Redevelopment Agency of the City of Oakland Project Name: Outside Project Area

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jpievin@oaklandinet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

**Actual Households Displaced and Units and Bedrooms Lost Outside of Project Areas) Over Reporting Year**

1. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0
Units Lost (Removed or Destroyed) and Required to be Replaced					0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					0
Above Moderate Units Lost That Agency is Not Required to Replace					0
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					0

- b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 1a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year.

Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0

- c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and/or bedrooms impacting the households reported on lines 1a. and 1b.

Date      /      /                           Name of Agency Custodian \_\_\_\_\_  
 mo    day    yr

Date      /      /                           Name of Agency Custodian \_\_\_\_\_  
 mo    day    yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Estimated Households Outside of Project Area(s) to be Permanently Displaced Over Current Fiscal Year:**

2. a. As required in Section 33080.4(a)(2) for a redevelopment project of the agency, estimate, over the current fiscal year, the number of elderly and nonelderly households, by income category, expected to be permanently displaced. (Note: actual displacements will be reported for the next reporting year on Line 1).

Estimated Permanent Displacements	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced - Total					0

- b. As required in Section 33413.5, for the current fiscal year, identify each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on 2a.

Date      /      /       
 mo day yr

Name of Agency Custodian \_\_\_\_\_

Date      /      /       
 mo day yr

Name of Agency Custodian \_\_\_\_\_

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Sales of Owner-Occupied Units Outside of Project Area(s) Prior to the Expiration of Land Use Controls**

3. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, as the unit sold.

- a. **Sales.** Did the agency permit the sale of any owner-occupied units during the reporting year?

No

Yes

\$ <u>    </u>	← Total Proceeds From Sales Over Reporting Year	Number of Units			
Income Level		VL	L	M	Total
Units Sold Over Current Reporting Year					

- b. **Equal Units.** Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

Yes

\$ <u>    </u>	← Total LMIHF spent on Equal Units Over Reporting Year	Number of Units			
Income Level		VL	L	M	Total
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

**Affordable Units to be Constructed Outside of Project Area(s) Within Two Years From Date of Agreement or Contract**

4. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

DO NOT REPORT ANY UNITS SHOWN ON SCHEDULES HCD As OR Ds.

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
Effie's House	1/14/11	12/31/11	\$2,517,000	\$	4	17		21
Emancipation Village	3/3/11	12/31/12	\$	\$1,652,000	30			32
			\$	\$				

Please attach a separate sheet of paper to list additional information.

SCHEDULE HCD-C

Agency-wide Activity

for Fiscal Year Ended 6 / 30 / 2011

Agency Name: Redevelopment Agency of the City of Oakland County: Alameda County

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

Low & Moderate Income Housing Funds

Report on the "status and use of the agency's Low and Moderate Income Housing Fund." Most information reported here should be based on information reported to the State Controller.

1. <b>Beginning Balance</b> (Use " <u>Net Resources Available</u> " from last fiscal year report to HCD)	\$ <u>91,252,299</u>
a. <u>If Beginning Balance requires adjustment(s), describe and provide dollar amount (positive/negative) making up total adjustment:</u> Use < \$ > for negative amounts or amounts to be subtracted.	
_____	\$ _____
_____	\$ _____
_____	\$ _____
b. Adjusted Beginning Balance [Beginning Balance plus + or minus <-> Total Adjustment(s)]	\$ _____
<hr/> <hr/>	
2. <b>Project Area(s) Receipts and Housing Fund Revenues</b>	
a. Total Project Area(s) Receipts. Total Summed amount of HCD-Schedule A(s) (from Line 3k)	\$ <u>85,503,091</u>
b. Housing Fund Resources <u>not</u> reported on HCD Schedule -A(s) Describe and Provide Dollar Amount(s) (Positive/Negative) Making Up Total Housing Fund Resources	
_____	\$ _____
_____	\$ _____
_____	\$ _____
c. Total <i>Housing Fund Resources</i>	\$ _____
3. <b>Total Resources</b> (Line 1b. + Line 2a + Line 2c.)	\$ <u>176,755,390</u>
<hr/> <hr/>	

NOTES:

Many amounts to report as Expenditures and Other Uses (beginning on the next page) should be taken from amounts reported to the State Controller's Office (SCO). Review the SCO's Redevelopment Agencies Financial Transactions Report.

Housing Fund "transfers-out" to other internal Agency funds: Report the specific use of all transferred funds on applicable lines 4a.-k of Schedule C. For example, transfers from the Housing Fund to the Debt Service Fund for the repayment of principal and interest of debt proceeds deposited to the Housing Fund should be reported on the applicable item comprising HCD-C Line 4c, providing tax increment (gross and deposit amounts) were reported on Sch-As. External transfers out of the Agency should be reported on HCD-C Line 4j (e.g.: transfer of excess surplus to the County Housing Authority).

Other Uses: Non-GAAP (Generally Accepted Accounting Principles) recording of expenditures such as land purchases for agencies using the Land Held for Resale method to record land purchases should be reported on HCD-C Line 4a(1). Funds spent resulting in loans to the Housing Fund should be included in HCD-C lines 4b., 4f, 4g., 4h., and 4i as appropriate.

*The statutory cite pertaining to Community Redevelopment Law (CRL) is provided for preparers to review to determine the appropriateness of Low and Moderate Income Housing Fund (LMIHF) expenditures and other uses. HCD does not represent that line items identifying any expenditures and other uses are allowable. CRL is accessible on the Internet [website: <http://www.leginfo.ca.gov/> (California Law)] beginning with Section 33000 of the Health and Safety Code.*

**4. Expenditures, Loans, and Other Uses**

<b>a. Acquisition of Property &amp; Building Sites [33334.2(e)(1)] &amp; Housing [33334.2(e)(6)]:</b>			
(1) Land Purchases ( <i>Investment – Land Held for Resale</i> ) *		\$	
(2) Housing Assets ( <i>Fixed Asset</i> ) *		\$	
(3) Acquisition Expense		\$	
(4) Operation of Acquired Property		\$	
(5) Relocation Costs		\$	
(6) Relocation Payments		\$	
(7) Site Clearance Costs		\$	
(8) Disposal Costs		\$	
(9) Other [Explain and identify amount(s)]:		\$	
		\$	
		\$	\$
* Reported to SCO as part of Assets and Other Debts			
(10) Subtotal Property/Building Sites/Housing Acquisition (Sum of Lines 1 – 9)		\$	\$
<b>b. Subsidies from Low and Moderate Income Housing Fund (LMIHF):</b>			
(1) 1 <sup>st</sup> Time Homebuyer Down Payment Assistance		\$	3,230,304
(2) Rental Subsidies		\$	
(3) Purchase of Affordability Covenants [33413(b)2(B)]		\$	
(4) Other [Explain and identify amount(s)]:		\$	
		\$	
		\$	
(5) Subtotal Subsidies from LMIHF (Sum of Lines 1 – 4)		\$	3,230,304
<b>c. Debt Service [33334.2(e)(9)]. If paid from LMIHF, report LMIHF's share of debt service. If paid from Debt Service Fund, ensure "gross" tax increment is reported on HCD-A(s) Line 3a(1).</b>			
(1) Debt Principal Payments		\$	
(a) Tax Allocation, Bonds & Notes		\$	
(b) Revenue Bonds & Certificates of Participation		\$	2,755,000
(c) City/County Advances & Loans		\$	
(d) U. S. State & Other Long-Term Debt		\$	
(2) Interest Expense		\$	4,746,417
(3) Debt Issuance Costs		\$	2,465,050
(4) Other [Explain and identify amount(s)]:		\$	
Repayment to Central District for the Henry	\$	350,000	
J. Robinson Multi-Service Center	\$		
	\$		\$ 350,000
(5) Subtotal Debt Service (Sum of Lines 1 – 4)		\$	10,316,467
<b>d. Planning and Administration Costs [33334.3(e)(1)]:</b>			
(1) Administration Costs		\$	4,247,927
(2) Professional Services ( <i>non project specific</i> )		\$	23,593
(3) Planning/Survey/Design ( <i>non project specific</i> )		\$	
(4) Indirect Nonprofit Costs [33334.3(e)(1)(B)]		\$	
(5) Other [Explain and identify amount(s)]:		\$	
		\$	
		\$	
(6) Subtotal Planning and Administration (Sum of Lines 1 – 5)		\$	4,271,520

4. **Expenditures, Loans, and Other Uses** (continued)

e. On/Off-Site Improvements [33334.2(e)(2)] <i>Complete item 13</i>	\$
f. Housing Constmction [33334.2(e)(5)]	\$ 911,647
g. Housing Rehabilitation [33334.2(e)(7)]	\$ 1,173,111
h. Maintain Supply of Mobilehome Parks [33334.2(e)(10)]	\$
i. Preservation of At-Risk Units [33334.2(e)(11)]	\$
j. Transfers Out of Agency	
(1) For Transit village Development Plan (33334.19)	\$
(2) Excess Surplus [33334.12(a)(1)(A)]	\$
(3) Other (specify code section authorizing transfer and amount)	
A. Section _____	\$ _____
B. Section _____	\$ _____
Other Transfers Subtotal	\$ _____
(4) Subtotal Transfers Out of Agency (Sum of j(1) through j(3))	\$ _____
k. SERAF loan [Sec 33690] Also complete Line 8e (below) and Box 23, pg 9.	\$ _____
l. Other Expenditures, Loans, and Uses [Explain and identify amount(s)]:	
Transfer to debt service fund	\$ 4,514,950
Grants and loans to developers and homeowners	20,141,391
Subtotal Other Expenditures, Loans, and Uses	\$ 24,656,341

m. **Total Expenditures, Loans, and Other Uses** (Sum of lines 4a.-l.) \$ 44,559,390

5. **Net Resources Available** [End of Reporting Fiscal Year]  
 [Page 1, Line 3, Total Resources minus above Line 4m, Total Expenditures, Loans, and Other Uses.] \$ 132,196,000

6. **Encumbrances and Unencumbered Balance**

a. Encumbrances. Amount of Line 5 reserved for future payment of legal contract(s) or agreement(s). See H&SC Section 33334.12(g)(2) for definition. <i>Also refer to Sch A, item 10 (Col D) and Sch B, item 4 (Col D).</i>	\$ 75,670,229
b. Unencumbered Balance (Line 5 minus Line 6a). Also enter on Page 4, Line 11a.	\$ 56,525,711

7. **Designated/Undesignated Amount of Available Funds**

a. Designated From Line 6b- Budgeted/planned to use near-term <i>Also refer to Sch A, item 10 (Col E) and Sch B, item 4 (Col E).</i>	\$ 55,494,408
b. Undesignated From Line 6b- Portion <u>not yet</u> budgeted/planned to use	\$ 1,031,363

8. **Other Housing Fund Assets** (non recurrent receivables not included as part of Line 5)

a. Indebtedness from Deferrals of Tax Increment (33334.6) [refer to Sch-A(s), Lines 4 and 5b(3)].	\$ _____
b. Value of Land Purchased with Housing Funds and Held for Development of Affordable Housing. <i>Complete Sch-C item 14.</i>	\$ 8,012,000
c. Loans Receivable for Housing Activities	\$ _____
d. Residual Receipt Loans (periodic/fluctuating payments)	\$ _____
e. SERAF Total Receivable [Suspensions & Loans] (Also report in <u>Sch C, Item 23, pg 9.</u> )	\$ _____
f. ERAF Loans Receivable (all years) (33681)	\$ _____
g. Other Assets [Explain and identify amount(s)]:	\$ _____
h. <b>Total Other Housing Fund Assets</b> (Sum of lines 8a.-g.)	\$ 8,012,000

9. **TOTAL FUND EQUITY**

[Line 5 (Net Resources Available) +8g (Total Other Housing Fund Assets)] \$ 140,208,000

Compare Line 9 to the below amount reported to the SCO (Balance Sheet of Redevelopment Agencies Financial Transactions Report. [Explain differences and identify amount(s)]:		
	\$ _____	
	\$ _____	\$ _____
<b>ENTER LOW-MOD FUND TOTAL EQUITIES (BALANCE SHEET) REPORTED TO SCO</b>		<b>\$ 140,208,000</b>

**Excess Surplus Information**

Pursuant to Section 33080.7 and Section 33334.12(g)(1), report on Excess Surplus that is required to be determined on the first day of a fiscal year. Excess Surplus exists when the Adjusted Balance exceeds the greater of (1) \$1,000,000 or (2) the aggregate amount of tax increment deposited to the Housing Fund during the prior four fiscal years. Section 33334.12(g)(3)(A) and (B) provide that the Unencumbered Balance can be adjusted for: (1) any remaining revenue generated in the reporting year from unspent debt proceeds and (2) if the land was disposed of during the reporting year to develop affordable housing, the difference between the fair market value of land and the value received.

The Unencumbered Balance is calculated by subtracting encumbrances from Net Resources Available. "Encumbrances" are funds reserved and committed pursuant to a legally enforceable contract or agreement for expenditure for authorized redevelopment housing activities [Section 33334.12(g)(2)].

For Excess Surplus calculation purposes, carry over the prior year's HCD Schedule C Adjusted Balance as the Adjusted Balance on the first day of the reporting fiscal year. Determine which is larger: (1) \$1 million or (2) the total of tax increment deposited over the prior four years. Subtract the largest amount from the Adjusted Balance and, if positive, report the amount as Excess Surplus.

10. **Excess Surplus:**

Complete Columns 2, 3, 4, & 5 to calculate Excess Surplus for the reporting year. Columns 6 and 7 track prior years' Excess Surplus.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
4 Prior and Current Reporting Years	Total Tax Increment Deposits to Housing Fund	Sum of Tax Increment Deposits Over Prior Four FYs	Current Reporting Year 1 <sup>st</sup> Day Adjusted Balance	Current Reporting Year 1 <sup>st</sup> Day Excess Surplus Balances	Amount Expended/Encumbered Against FY Balance of Excess Surplus as of End of Reporting Year	Remaining Excess Surplus for Each Fiscal Year as of End of Reporting Year
4 Rpt Yrs Ago FY <u>2007</u>	\$ 27,403,203			\$	\$	\$
3 Rpt Yrs Ago FY <u>2008</u>	\$ 30,446,167			\$	\$	\$
2 Rpt Yrs Ago FY <u>2009</u>	\$ 22,670,656			\$	\$	\$
1 Rpt Yr Ago FY <u>2010</u>	\$ 24,604,010			\$	\$	\$
<b>CURRENT Reporting Year FY <u>2011</u></b>				Sum of Column 2 \$ <u>105,124,036</u>	Last Year's Sch C Adjusted Balance \$ _____ <i>not below item 12</i>	Col 4 minus: larger of Col 3 or \$1mm (report positive \$) \$ _____

11. **Reporting Year Ending Unencumbered Balance and Adjusted Balance:**

- a. Unencumbered Balance (End of Year) [Page 3, Line 6b] \$ 56,525,771
- b. If eligible, adjust the Unencumbered Balance for:
  - (1) Debt Proceeds [33334.12(g)(3)(B)]:  
Identify unspent debt proceeds and related income remaining at end of reporting year \$ 64,513,891
  - (2) Land Conveyance Losses [(33334.12(g)(3)(A))]:  
Identify reporting year losses from sales/grants/leases of land acquired with low-mod funds, if 49% or more of new or rehabilitated units will be affordable to lower-income households \$ \_\_\_\_\_

12. **Adjusted Balance** (next year's determination of Excess Surplus) [Line 11a minus sum of 11b(1) & 11b(2)] \$ ( 7,988,120 )

**Note: Adjusted Balance is not determined the same way for item 10 (Column 4, bottom) and item 12.**

- a. If there is remaining Excess Surplus from what was determined on the first day of the reporting year, describe the agency's plan (as specified in Section 33334.10) for transferring, encumbering, or expending excess surplus:  
\_\_\_\_\_  
\_\_\_\_\_

- b. If the plan described in 12a. was adopted, enter the plan adoption date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
mo day yr

**Miscellaneous Uses of Funds**

13. If an amount is reported in 4e., pursuant to Section 33080.4(a)(6), report the total number of very low-, low-, and moderate-income households that directly benefited from expenditures for onsite/offsite improvements which resulted in either new construction, rehabilitation, or the elimination of health and safety hazards. (Note: If Line 4e of this schedule does not show expenditures for improvements, no units should be reported here.)

Income Level	Households Constructed	Households Rehabilitated	Households Benefiting from Elimination of Health and Safety Hazard	Duration of Deed Restriction
Very Low				
Low				
Moderate				

14. If the agency is holding land for future housing development (refer to Line 8b), summarize the acreage (round to tenths, do not report square footage), zoning, date of purchase, and the anticipated start date for the housing development.

Site Name/Location*	No. of Acres	Zoning	Purchase Date	Estimated Date Available	Comments

Please attach a separate sheet of paper listing any additional sites not reported above.

15. Section 33334.13 requires agencies which have used the Housing Fund to assist mortgagors in a homeownership mortgage revenue bond program, or home financing program described in that Section, to provide the following information:

a. Has Agency used authority related to definitions of income or family size adjustment factors per Section 33334.13(a)?

Yes  No  Not Applicable

b. Has Agency complied with requirements in Section 33334.13(b) related to assistance for very low-income households equal to twice that provided for above moderate-income households?

Yes  No  Not Applicable

16. For this reporting period, did Agency use non-LMIHF funds as matching funds for Federal HOME and/or HOPE program?

YES  NO

If yes, identify amount of non-LMIHF funds used for HOME and/or HOPE program support.

HOME \$ \_\_\_\_\_ HOPE \$ \_\_\_\_\_

17. Pursuant to Section 33080.4(a)(11), the agency shall maintain adequate records to identify the date and amount of all LMIHF deposits and withdrawals during the reporting period. To satisfy this requirement, the Agency should keep and make available upon request any and all deposit and withdrawal information. **DO NOT SUBMIT ANY DOCUMENTS/RECORDS.**

Has your agency made any deposits to or withdrawals from the LMIHF? Yes  No

If yes, identify the document(s) describing the agency's deposits and withdrawals by listing for each document, the following (attach additional pages of similar information below as necessary):

Name of document (e.g. ledger, journal, etc.):	<u>Cash &amp; Disbursement Journal</u>
Name of Agency Custodian (person):	_____
Custodian's telephone number:	<u>510-238-3916</u>
Place where record can be accessed:	<u>150 Frank H. Ogawa Plaza, Ste. 6353</u> <u>Oakland, CA 94612</u>

Name of document (e.g. ledger, journal, etc.):	<u>General Ledger</u>
Name of Agency Custodian (person):	_____
Custodian's telephone number:	<u>510-238-3916</u>
Place where record can be accessed:	<u>150 Frank H. Ogawa Plaza, Ste. 6353</u> <u>Oakland, CA 94612</u>

18. Use of Other (non Low-Mod Funds) Redevelopment Funds for Housing

Please briefly describe the use of any non-LMIHF redevelopment funds (i.e., contributions from the other 80% of tax increment revenue or other non Low-Mod funds) to construct, improve, assist, or preserve housing in the community.

19. Suggestions/Resource Needs

Please provide suggestions to simplify and improve future agency reporting and identify any training, information, and/or other resources, etc. that would help your agency to more quickly and effectively use its housing or other funds to increase, improve, and preserve affordable housing?

20. Annual Monitoring Reports of Previously Completed Affordable Housing Projects/Programs (H&SC 33418)

Were all Annual Monitoring Reports received for all prior years' affordable housing projects/programs? Yes  No



21. Excess Surplus Expenditure Plan (H&SC 33334.10(a))

22. Footnote area to provide additional information.

23. Agency-wide Accounting for SERAF SUSPENSION / LOAN / REPAYMENT / BALANCE

**Instructions:** Supplemental Education Revenue Augmentation Fund (SERAF). Repayment to housing fund required in 5 years.

Step 1: Identify FY 2009-10 amount suspended and/or loaned and/or any repayment. Compute Balance (Col 4)

Step 2: Identify FY 2010-11 amount loaned and/or any repayment. Compute Balance (Col 4)

Step 3: Complete information requested in Col 3 and Col 4 for applicable years.

Step 4: Repay all FY 2009-10 suspension and loan amounts within required 5 years (before FY 2014-15 end).

Step 5: Repay all FY 2010-11 loan amount within required 5 years (before FY 2015-16 end).

Fiscal Year	Col 1 SUSPENSION Amount for Applicable Year	Col 2 LOAN Amount for Applicable Years	Col 3 REPAYMENT Amount for Applicable Years	Col 4 BALANCE (Col 1 plus Col 2 minus Col 3)
2009 - 2010				
2010 - 2011				
2011 - 2012				
2012 - 2013				
2013 - 2014				
2014 - 2015	<i>Funds suspended &amp; loaned in FY2009-10 must be repaid by 6/30/2015</i>			
2015 - 2016	<i>Funds loaned in FY2010-11 must be repaid by 6/30/2016</i>			

**Suspension of Funds to pay SERAF in FY 2009-10: H&SC Section 33334.2(k)(1)(2)(3)**

H&SC Section 33334.2(k)(1)(2)(3), applicable only for FY 2009-10, granted agencies the option to make SERAF payment by suspending tax increment revenue from deposit into the Low Mod Fund. Repayment is required within 5 years, by June 30, 2015.

**Borrowing of Funds to pay SERAF in FY 2009-10 and FY 2010-11: H&SC Section 33690(c)(1)(2)**

H&SC Section 33690(c)(1)(2), applicable for Fiscal Years 2009-10 and 2010-11, granted agencies option to make SERAF by borrowing funds from the Low Mod Housing Fund. Full repayment is required within 5 years as follows:

FY 2009-10 amount borrowed must be fully repaid by June 30, 2015.

FY 2010-11 amount borrowed must be fully repaid by June 30, 2016.

**Penalties for Non-repayment in 5 Years: H&SC Sections 33020.5, 33331.5, 33334.2, 33688, 33690, 33690.5, 33691 and 33692.**

#### 24 . Project Achievement and HCD Director's Award for Housing Excellence

Project achievement information is optional but can serve important purposes: Agencies' achievements can inform others of successful redevelopment projects and provide instructive information for additional successful projects. Achievements may be included in HCD's Annual Report of Housing Activities of California Redevelopment Agencies to assist other local agencies in developing effective and efficient programs to address local housing needs.

In addition, HCD may select various projects to receive the Director's Award for Housing Excellence. Projects may be selected based on criteria such as local affordable housing need(s) met, resources utilized, barriers overcome, and project innovation/complexity, etc.

Project achievement information should only be submitted for one affordable residential project that was completed within the reporting year as evidenced by a Certificate of Occupancy. The project must not have been previously reported as an achievement.

*To publish agencies' achievements in a standard format, please complete information for each underlined category below addressing suggested topics in a narrative format that does not exceed two pages (see example, next page). In addition to submitting information with other HCD forms to the State Controller, please submit achievement information on a 3.5 inch diskette and identify the software type and version. For convenience, the diskette can be separately mailed to: HCD Policy Division, 1800 3<sup>rd</sup> Street, Sacramento, CA 95811 or data can be attached to an email and sent to appropriate staff by inquiring of appropriate staff's name and email address by calling 916.445-4728.*

#### AGENCY INFORMATION

- Project Type (Choose one of the categories below and one kind of assistance representing the primary project type):

##### New/Additional Units (Previously Unoccupied/Uninhabitable):

- New Construction to own
- New Construction to rent
- Rehabilitation to own
- Rehabilitation to rent
- Adaptive Re-use
- Mixed Use Intill
- Mobilehomes/Manufactured Homes
- Mortgage Assistance
- Transitional Housing
- Other (describe)

##### Existing Units (Previously Occupied)

- Rehabilitation of Owner-Occupied
- Rehabilitation of Tenant-Occupied
- Acquisition and Rehabilitation to Own
- Acquisition and Rehabilitation to Rent
- Mobilehomes/Manufactured Homes
- Payment Assistance for Owner or Renter
- Transitional Housing
- Other (describe)

- Agency Name:
- Agency Contact and Telephone Number for the Project:

#### DESCRIPTION

- Project Name
- Clientele served [owner, renter, income group, special need (e.g. large family or disabled), etc.]
- Number and type of units and location, density, and size of project relative to other projects, etc.
- Degree of affordability/assistance rendered to families by project, etc.
- Uniqueness (land use, design features, additional services/amenities provided, funding sources/collaboration, before/after project conversion such as re-use, mixed use, etc.)
- Cost (acquisition, clean-up, infrastructure, conversion, development, etc.)

#### HISTORY

- Timeframe from planning to opening
- Barriers/resistance (legal/financial/community, etc.) that were overcome
- Problems and creative solutions found
- Lessons learned and/or recommendations for undertaking a similar project

#### AGENCY ROLE AND ACHIEVEMENT

- Degree of involvement with concept, design, approval, financing, construction, operation, and cost, etc.
- Specific agency and/or community goals and objectives met, etc.

# **'ACHIEVEMENT EXAMPLE'**

## **Project Type: NEW CONSTRUCTION- OWNER OCCUPIED**

\_\_\_\_\_ Redevelopment Agency  
Contact: Name (Area Code) Telephone #

Project/Program Name: \_\_\_\_\_ Project or Program

### Description

During the reporting year, construction of 12 homes was completed. \_\_\_\_\_ Enterprises, which specializes in community self-help projects, was the developer, assisting 12 families in the construction of their new homes. The homes took 10 months to build. The families' work on the homes was converted into "sweat equity" valued at \$15,000. The first mortgage was from CHFA. Families were also given an affordable second mortgage. The second and third mortgage loans were funded by LMHF and HOME funds.

### History

The \_\_\_\_\_ (City or County) of \_\_\_\_\_ struggled for several years over what to do about the \_\_\_\_\_ area. The \_\_\_\_\_ tried to encourage development in the area by rezoning a large portion of the area for multi-family use, and twice attempted to create improvement districts. None of these efforts were successful and the area continued to deteriorate, sparking growing concern among city officials and residents. At the point that the Redevelopment Agency became involved, there was significant ill will between the residents of the \_\_\_\_\_ and the (City or County). The \_\_\_\_\_ introduced the project in \_\_\_\_\_ with discussions of how the Agency could become involved in improving the blighted residential neighborhood centering on \_\_\_\_\_. This area is in the core area of town and was developed with disproportionately narrow, deep lots, based on a subdivision plat laid in 1950. Residents built their homes on the street frontages of \_\_\_\_\_ and \_\_\_\_\_ leaving large back-lot areas that were landlocked and unsuitable for development, having no access to either avenue. The Agency worked with 24 property owners to purchase portions of their properties. Over several years, the Agency purchased enough property to complete a tract map creating access and lots for building. Other non-profits have created an additional twelve affordable homes.

### Agency Role

The Agency played the central role. The \_\_\_\_\_ Project is a classic example of successful redevelopment. All elements of blight were present: irregular, land-locked parcels without access; numerous property owners; development that lagged behind that of the surrounding municipal property; high development cost due to need for installation of street improvements, utilities, a storm drain system, and undergrounding of a flood control creek; and a low-income neighborhood in which property sale prices would not support high development costs. The Agency determined that the best development for the area would be single-family owner-occupied homes. The Agency bonded its tax increment to fund the off-site improvements. A tract map was completed providing for the installation of the street improvements, utilities, storm drainage, and the undergrounding of \_\_\_\_\_ Creek. These improvements cost the Agency approximately \$1.5 million. In lieu of using the eminent domain process, the Agency negotiated with 22 property owners to purchase portions of their property, allowing for access to the landlocked parcels. This helped foster trust and good will during the course of the negotiations. The Project got underway once sufficient property was purchased.

**SCHEDULE HCD-D1  
GENERAL PROJECT/PROGRAM INFORMATION**

For each different Project/Program (area/name/agency or nonagency dev/rental or owner), complete a D1 and applicable D2-D7.

**Examples:**

- 1: 25 minor rehab (Nonagency Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s, & Ds3-4-5.
- 2: 20 sub rehab (nonrestricted): Area 3: 4 Agy Dev. Rentals; 16 Nonagency Dev. Rentals. Complete 2 D-1s & 2 D-5s.
- 3: 15 sub rehab (restricted): Area 4: 15 Nonagency Dev, Owner. Complete 1 D-1 & 1 D-3.
- 4: 10 new (Outside). 2 Agy Dev (restricted Rental), 8 Nonagency Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5.

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland  
 Identify Project Area or specify "Outside": Outside  
 General Title of Housing Project/Program: Altenheim, Phase 2  
 Project/Program Address (optional):  
Street: 1720 MacArthur Blvd. City: Oakland ZIP: 94602

Owner Name (optional): \_\_\_\_\_

Total Project/Program Units: # 81      Restricted Units: # 80      Unrestricted Units: # 1

**For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7.**

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]?       YES       NO  
 Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end      # 0  
 Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end      # 0  
 Number of units restricted for special needs: (number must not exceed "Total Project Units")      # 80  
 Number of units restricted that are serving one or more Special Needs: # 28       Check, if data not available  
 (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

# <u>28</u> DISABLED (Mental)	# _____ FARMWORKER (Permanent)	# _____ TRANSITIONAL HOUSING
# _____ DISABLED (Physical)	# _____ FEMALE HEAD OF HOUSHOLD	# <u>80</u> ELDERLY
# _____ FARMWORKER (Migrant)	# _____ LARGE FAMILY (4 or more Bedrooms)	# _____ EMERGENCY SHELTERS (allowable use <u>only</u> with "Other Housing Units Provided - Without LMIHF" Sch-D6)

**Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002):**

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date			5/28/2010	
Restriction End Date			5/28/2065	
Perpetuity				

**Funding Sources:**

Redevelopment Funds: \$ 1,813,579  
 Federal Funds: \$ 6,609,494  
 State Funds: \$ 6,085,773  
 Other Local Funds: \$ 1,073,212  
 Private Funds: \$ 11,931,797  
 Owner's Equity: \$ \_\_\_\_\_  
 TCAC/Federal Award: \$ \_\_\_\_\_  
 TCAC/State Award: \$ \_\_\_\_\_  
 Total Development/Purchase Cost: \$ 27,513,855

Check all appropriate form(s) below that will be used to identify all of this Project's/Program's Units:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Replacement Housing Units<br>(Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:<br><input type="checkbox"/> Inside Project Area (Sch HCD-D3)<br><input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input checked="" type="checkbox"/> Other Housing Units Provided:<br><input checked="" type="checkbox"/> With LMIHF (Sch HCD-D5)<br><input type="checkbox"/> Without LMIHF (Sch HCD-D6)<br><input checked="" type="checkbox"/> No Agency Assistance (Sch HCD-D7) |
|--|---|--|

**SCHEDULE HCD-D1  
GENERAL PROJECT/PROGRAM INFORMATION**

For each different Project/Program (area/name/aqy or nonagy dev/rental or owner), complete a D1 and applicable D2-D7.

**Examples:**

- 1: 25 minor rehab (Nonagy Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s, & Ds3-4-5.
- 2: 20 sub rehab (nonrestricted): Area 3: 4 Agy Dev. Rentals; 16 Nonagy Dev. Rentals. Complete 2 D-1s & 2 D-5s.
- 3: 15 sub rehab (restricted): Area 4: 15 Nonagy Dev, Owner. Complete 1 D-1 & 1 D-3.
- 4: 10 new (Outside). 2 Agy Dev (restricted Rental), 8 Nonagy Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5.

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland  
 Identify Project Area or specify "Outside": Coliseum  
 General Title of Housing Project/Program: Arcadia Park  
 Project/Program Address (optional): \_\_\_\_\_  
 Street: Dunbar Dr, Armstrong Dr, Hawkins Dr, Tubman Dr. City: Oakland ZIP: 94603

Owner Name (optional): \_\_\_\_\_  
 Total Project/Program Units: # 168      Restricted Units: # 0      Unrestricted Units: # 168

**For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7.**

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]?       YES       NO  
 Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end      # 0  
 Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end      # 0  
 Number of units restricted for special needs: (number must not exceed "Total Project Units")      # 0  
 Number of units restricted that are serving one or more Special Needs: # \_\_\_\_\_  Check, if data not available  
 (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

# _____ DISABLED (Mental)	# _____ FARMWORKER (Permanent)	# _____ TRANSITIONAL HOUSING
# _____ DISABLED (Physical)	# _____ FEMALE HEAD OF HOUSHOLD	# _____ ELDERLY
# _____ FARMWORKER (Migrant)	# _____ LARGE FAMILY (4 or more Bedrooms)	# _____ EMERGENCY SHELTERS (allowable use <u>only</u> with "Other Housing Units Provided - Without LMIHF" Sch-D6)

**Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002):**

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date				
Restriction End Date				
Perpetuity				

**Funding Sources:**

Redevelopment Funds: \$ \_\_\_\_\_  
 Federal Funds: \$ \_\_\_\_\_  
 State Funds: \$ \_\_\_\_\_  
 Other Local Funds: \$ \_\_\_\_\_  
 Private Funds: \$ \_\_\_\_\_  
 Owner's Equity: \$ \_\_\_\_\_  
 TCAC/Federal Award: \$ \_\_\_\_\_  
 TCAC/State Award: \$ \_\_\_\_\_  
 Total Development/Purchase Cost: \$ \_\_\_\_\_

Check all appropriate form(s) below that will be used to identify all of this Project's/Program's Units: .

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Replacement Housing Units<br>(Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:<br><input type="checkbox"/> <u>Inside</u> Project Area (Sch HCD-D3)<br><input type="checkbox"/> <u>Outside</u> Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:<br><input type="checkbox"/> <u>With</u> LMIHF (Sch HCD-D5)<br><input type="checkbox"/> <u>Without</u> LMIHF (Sch HCD-D6)<br><input checked="" type="checkbox"/> <u>No Agency Assistance</u> (Sch HCD-D7) |
|--|---|---|

**SCHEDULE HCD-D1  
GENERAL PROJECT/PROGRAM INFORMATION**

For each different Project/Program (area/name/agency or nonagency dev/rental or owner), complete a D1 and applicable D2-D7.

**Examples:**

- 1: 25 minor rehab (Nonagency Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s, & Ds3-4-5.
- 2: 20 sub rehab (nonrestricted): Area 3: 4 Agency Dev. Rentals; 16 Nonagency Dev. Rentals. Complete 2 D-1s & 2 D-5s.
- 3: 15 sub rehab (restricted): Area 4: 15 Nonagency Dev, Owner. Complete 1 D-1 & 1 D-3.
- 4: 10 new (Outside). 2 Agency Dev (restricted Rental), 8 Nonagency Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5.

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland  
 Identify Project Area or specify "Outside": Coliseum  
 General Title of Housing Project/Program: Edes Avenue Homes, Phase B  
 Project/Program Address (optional):  
 Street: 10800 Edes Avenue City: Oakland ZIP: 94603

Owner Name (optional): \_\_\_\_\_

Total Project/Program Units: # 28 Restricted Units: # 28 Unrestricted Units: # 0

**For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7.**

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]?  YES  NO  
 Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end # 0  
 Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end # 0  
 Number of units restricted for special needs: (number must not exceed "Total Project Units") # 0  
 Number of units restricted that are serving one or more Special Needs: # \_\_\_\_\_  Check, if data not available  
 (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

# _____ DISABLED (Mental)	# _____ FARMWORKER (Permanent)	# _____ TRANSITIONAL HOUSING
# _____ DISABLED (Physical)	# _____ FEMALE HEAD OF HOUSEHOLD	# _____ ELDERLY
# _____ FARMWORKER (Migrant)	# _____ LARGE FAMILY (4 or more Bedrooms)	# _____ EMERGENCY SHELTERS (allowable use <u>only</u> with "Other Housing Units Provided - Without LMIHF" Sch-D6)

Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002):

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date		7/25/06		
Restriction End Date				
Perpetuity		In perpetuity		

**Funding Sources:**

Redevelopment Funds: \$ 3,601,000  
 Federal Funds: \$ \_\_\_\_\_  
 State Funds: \$ 1,130,000  
 Other Local Funds: \$ \_\_\_\_\_  
 Private Funds: \$ \_\_\_\_\_  
 Owner's Equity: \$ 3,328,037  
 TCAC/Federal Award: \$ \_\_\_\_\_  
 TCAC/State Award: \$ \_\_\_\_\_  
 Total Development/Purchase Cost: \$ 8,059,037

Check all appropriate form(s) below that will be used to identify all of this Project's/Program's Units:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Replacement Housing Units<br>(Sch HCD-D2) | <input checked="" type="checkbox"/> Inclusionary Units:<br><input checked="" type="checkbox"/> Inside Project Area (Sch HCD-D3)<br><input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:<br><input type="checkbox"/> With LMIHF (Sch HCD-D5)<br><input type="checkbox"/> Without LMIHF (Sch HCD-D6)<br><input type="checkbox"/> No Agency Assistance (Sch HCD-D7) |
|--|---|---|



**SCHEDULE HCD-D1  
GENERAL PROJECT/PROGRAM INFORMATION**

For each different Project/Program (area/name/agency or nonagency dev/rental or owner), complete a D1 and applicable D2-D7.

Examples:

- 1: 25 minor rehab (Nonagency Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s, & Ds3-4-5.
- 2: 20 sub rehab (nonrestricted): Area 3: 4 Agy Dev. Rentals; 16 Nonagency Dev. Rentals. Complete 2 D-1s & 2 D-5s.
- 3: 15 sub rehab (restricted): Area 4: 15 Nonagency Dev, Owner. Complete 1 D-1 & 1 D-3.
- 4: 10 new (Outside). 2 Agy Dev (restricted Rental), 8 Nonagency Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5.

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland  
 Identify Project Area or specify "Outside": Outside  
 General Title of Housing Project/Program: Fairmount Apartments  
 Project/Program Address (optional): \_\_\_\_\_

Street: 401 Fairmount Avenue City: Oakland ZIP: 94611

Owner Name (optional): \_\_\_\_\_

Total Project/Program Units: # 31 Restricted Units: # 30 Unrestricted Units: # 1

**For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7.**

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]?  YES  NO  
 Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end # 0  
 Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end # 0  
 Number of units restricted for special needs: (number must not exceed "Total Project Units") # 11  
 Number of units restricted that are serving one or more Special Needs: # 11  Check, if data not available  
 (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

#6	DISABLED (Mental)	#	FARMWORKER (Permanent)	#	TRANSITIONAL HOUSING
#5	DISABLED (Physical)	#	FEMALE HEAD OF HOUSHOLD	#	ELDERLY
#	FARMWORKER (Migrant)	#	LARGE FAMILY (4 or more Bedrooms)	#	EMERGENCY SHELTERS (allowable use <u>only</u> with "Other Housing Units Provided - Without LMIHF" Sch-D6)

Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002):

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date			3/31/2011	
Restriction End Date			3/31/2066	
Perpetuity				

**Funding Sources:**

Redevelopment Funds: \$ 3,700,000  
 Federal Funds: \$ 400,000  
 State Funds: \$ 600,000  
 Other Local Funds: \$ 100,161  
 Private Funds: \$ 450,000  
 Owner's Equity: \$ 544,244  
 TCAC/Federal Award: \$ 3,608,824  
 TCAC/State Award: \$ 2,306,485  
 Total Development/Purchase Cost: \$ 11,709,714

Check all appropriate form(s) below that will be used to identify all of this Project's/Program's Units:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Replacement Housing Units<br>(Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:<br><input type="checkbox"/> Inside Project Area (Sch HCD-D3)<br><input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input checked="" type="checkbox"/> Other Housing Units Provided:<br><input checked="" type="checkbox"/> With LMIHF (Sch HCD-D5)<br><input type="checkbox"/> Without LMIHF (Sch HCD-D6)<br><input checked="" type="checkbox"/> No Agency Assistance (Sch HCD-D7) |
|--|---|--|

**SCHEDULE HCD-D1  
GENERAL PROJECT/PROGRAM INFORMATION**

For each different Project/Program (area/name/agency or nonagency dev/rental or owner), complete a D1 and applicable D2-D7.

**Examples:**

- 1: 25 minor rehab (Nonagency Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s, & Ds3-4-5.
- 2: 20 sub rehab (nonrestricted): Area 3: 4 Agency Dev. Rentals; 16 Nonagency Dev. Rentals. Complete 2 D-1s & 2 D-5s.
- 3: 15 sub rehab (restricted): Area 4: 15 Nonagency Dev, Owner. Complete 1 D-1 & 1 D-3.
- 4: 10 new (Outside). 2 Agency Dev (restricted Rental), 8 Nonagency Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5.

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland  
 Identify Project Area or specify "Outside": Central City East  
 General Title of Housing Project/Program: Hugh Taylor  
 Project/Program Address (optional):  
Street: 1935 Seminary Avenue City: Oakland ZIP: 94621

Owner Name (optional): \_\_\_\_\_  
 Total Project/Program Units: # 43 Restricted Units: # 42 Unrestricted Units: # 1

**For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7.**

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]?  YES  NO  
 Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end # 0  
 Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end # 0  
 Number of units restricted for special needs; (number must not exceed "Total Project Units") # 0  
 Number of units restricted that are serving one or more Special Needs: # \_\_\_\_\_  Check, if data not available  
 (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

# _____ DISABLED (Mental)	# _____ FARMWORKER (Permanent)	# _____ TRANSITIONAL HOUSING
# _____ DISABLED (Physical)	# _____ FEMALE HEAD OF HOUSHOLD	# _____ ELDERLY
# _____ FARMWORKER (Migrant)	# _____ LARGE FAMILY (4 or more Bedrooms)	# _____ EMERGENCY SHELTERS (allowable use <u>only</u> with "Other Housing Units Provided - Without LMIHF" Sch-D6)

**Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002):**

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date		12/13/2010		
Restriction End Date		12/13/2065		
Perpetuity				

**Funding Sources:**

Redevelopment Funds: \$ 1,222,000  
 Federal Funds: \$ \_\_\_\_\_  
 State Funds: \$ \_\_\_\_\_  
 Other Local Funds: \$ \_\_\_\_\_  
 Private Funds: \$ \_\_\_\_\_  
 Owner's Equity: \$ \_\_\_\_\_  
 TCAC/Federal Award: \$ \_\_\_\_\_  
 TCAC/State Award: \$ \_\_\_\_\_  
 Total Development/Purchase Cost: \$ 1,222,000

Check all appropriate form(s) below that will be used to identify all of this Project's/Program's Units:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Replacement Housing Units<br>(Sch HCD-D2) | <input checked="" type="checkbox"/> Inclusionary Units:<br><input checked="" type="checkbox"/> <u>Inside</u> Project Area (Sch HCD-D3)<br><input type="checkbox"/> <u>Outside</u> Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:<br><input type="checkbox"/> <u>With</u> LMIHF (Sch HCD-D5)<br><input type="checkbox"/> <u>Without</u> LMIHF (Sch HCD-D6)<br><input type="checkbox"/> <u>No Agency Assistance</u> (Sch HCD-D7) |
|--|---|--|

**SCHEDULE HCD-D1  
GENERAL PROJECT/PROGRAM INFORMATION**

For each different Project/Program (area/name/agency or nonagency dev/rental or owner), complete a D1 and applicable D2-D7.

**Examples:**

- 1: 25 minor rehab (Nonagency Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s, & Ds3-4-5.
- 2: 20 sub rehab (nonrestricted): Area 3: 4 Agency Dev. Rentals; 16 Nonagency Dev. Rentals. Complete 2 D-1s & 2 D-5s.
- 3: 15 sub rehab (restricted): Area 4: 15 Nonagency Dev, Owner. Complete 1 D-1 & 1 D-3.
- 4: 10 new (Outside). 2 Agency Dev (restricted Rental), 8 Nonagency Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5.

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland  
 Identify Project Area or specify "Outside": Central City East  
 General Title of Housing Project/Program: Oakland Community Land Trust

Project/Program Address (optional):  
 Street: 1) 9703 Birch St., 2) 2063 86<sup>th</sup> Ave City: Oakland ZIP: \_\_\_\_\_

Owner Name (optional): \_\_\_\_\_

Total Project/Program Units: # 2 Restricted Units: # 2 Unrestricted Units: # 0

**For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7.**

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]?  YES  NO  
 Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end #0  
 Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end #0  
 Number of units restricted for special needs: (number must not exceed "Total Project Units") #0  
 Number of units restricted that are serving one or more Special Needs: # \_\_\_\_\_  Check, if data not available  
 (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

# _____ DISABLED (Mental)	# _____ FARMWORKER (Permanent)	# _____ TRANSITIONAL HOUSING
# _____ DISABLED (Physical)	# _____ FEMALE HEAD OF HOUSEHOLD	# _____ ELDERLY
# _____ FARMWORKER (Migrant)	# _____ LARGE FAMILY (4 or more Bedrooms)	# _____ EMERGENCY SHELTERS (allowable use only with "Other Housing Units Provided - Without LMIHF" Sch-D6)

Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002):

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date		1) 4/15/10 2) 4/23/10		
Restriction End Date		1) 4/15/2109 2) 4/23/2109		
Perpetuity				

**Funding Sources:**

Redevelopment Funds: \$ \_\_\_\_\_  
 Federal Funds: \$ 218,393  
 State Funds: \$ \_\_\_\_\_  
 Other Local Funds: \$ \_\_\_\_\_  
 Private Funds: \$ \_\_\_\_\_  
 Owner's Equity: \$ \_\_\_\_\_  
 TCAC/Federal Award: \$ \_\_\_\_\_  
 TCAC/State Award: \$ \_\_\_\_\_  
 Total Development/Purchase Cost: \$ 218,393

Check all appropriate form(s) below that will be used to identify all of this Project's/Program's Units:

- Replacement Housing Units (Sch HCD-D2)
- Inclusionary Units:
  - Inside Project Area (Sch HCD-D3)
  - Outside Project Area (Sch HCD-D4)
- Other Housing Units Provided:
  - With LMIHF (Sch HCD-D5)
  - Without LMIHF (Sch HCD-D6)
  - No Agency Assistance (Sch HCD-D7)



SCHEDULE HCD-D3  
INCLUSIONARY HOUSING UNITS (INSIDE PROJECT AREA)  
(units not claimed on Schedule D-4,5,6,7)

(units with required affordability restrictions that agency or community controls)

Agency: Redevelopment Agency of the City of Oakland  
Redevelopment Project Area Name: Central City East  
Affordable Housing Project Name: Oakland Community Land Trust

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

Agency Developed  Non-Agency Developed

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

Rental  Owner-Occupied

Enter the number of units for each applicable activity below:

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

A. New Construction Units:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
													0	

Of Total, identify the number aggregated from other project areas (see HCD-A(s), Item 8):

B. Substantial Rehabilitation (Post-'93/AB 1290 Definition of Value >25%: Credit for Obligations Since 1994):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
					6			6		6			6	

Of Total, identify the number aggregated from other project areas (see HCD-A(s), Item 8):

C. Acquisition of Covenants (Post-'93/AB 1290 Reform: Only Multi-Family Vlow & Low & Other Restrictions):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
													0	

TOTAL UNITS (Add only TOTAL of all "TOTAL Elderly / Non Elderly Units"):

If TOTAL UNITS is less than "Total Project Units" on HCD Schedule D1, report the remaining units as instructed below.

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- Replacement Housing Units (Sch HCD-D2)  Inclusionary Units (Outside Project Area) (Sch HCD-D4)  Other Housing Units Provided:  
 With LMIHF (Sch HCD-D5)  
 Without LMIHF (Sch HCD-D6)  
 No Assistance (Sch HCD-D7)

Identify the number of Inclusionary Units which also have been counted as Replacement Units:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**SCHEDULE HCD-D5**

**OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITH LMIHF)**

*(units not claimed on Schedule D-2,3,4,6,7)*

**(lack minimum replacement or inclusionary restrictions and/or not controlled by agency or community)**

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Outside

Affordable Housing Project Name: Altenheim Phase 2

Check only one:

- Inside Project Area                       Outside Project Area

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Agency Developed                       Non-Agency Developed

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Rental                                       Owner-Occupied

Enter the number of units for each applicable activity below:

*Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total*

**A. New Construction Units (non replacement/non inclusionary):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
					48	32		80		48	32		80	

**B. Substantial Rehabilitation Units (value increase with land > 25% (non replacement/non inclusionary):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**C. Non-Substantial Rehabilitation Units:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**D. Acquisition of Units Only (non acquisition of affordability covenants for inclusionary credit):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**E. Mobilehome Owner / Resident:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**F. Mobilehome Park Owner / Resident:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**SCHEDULE HCD-D5**

**OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITH LMIHF) (continued)**

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

**G. Preservation (H&S 33334.2fe)/11 Threat of Public Assisted/Subsidized Rentals Converted to Market):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**H. Subsidy (other than any activity already reported on this form):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**I. Other Assistance:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**TOTAL UNITS (Add only TOTAL of all "TOTAL Elderly / Non Elderly Units"):**

80

If TOTAL UNITS is less than "Total Project Units" shown on HCD Schedule D1, report the remainder as instructed below.

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Replacement Housing Units (Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:<br><input type="checkbox"/> Inside Project Area (Sch HCD-D3)<br><input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:<br><input type="checkbox"/> Without LMIHF (Sch HCD-D6)<br><input checked="" type="checkbox"/> No Assistance (Sch HCD-D7) |
|---|---|---|

**SCHEDULE HCD-D5**

**OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITH LMIHF)**

*(units not claimed on Schedule D-2,3,4,6,7)*

**(lack minimum replacement or inclusionary restrictions and/or not controlled by agency or community)**

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Outside

Affordable Housing Project Name: Fairmount Apartments

Check only one:

- Inside Project Area                       Outside Project Area

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Agency Developed                       Non-Agency Developed

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Rental                                       Owner-Occupied

Enter the number of units for each applicable activity below:

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

**A. New Construction Units (non replacement/non inclusionary):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**B. Substantial Rehabilitation Units (value increase with land > 25% (non replacement/non inclusionary):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
30			30							30			30	

**C. Non-Substantial Rehabilitation Units:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**D. Acquisition of Units Only from acquisition of affordability covenants for inclusionary credit):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**E. Mobilehome Owner / Resident:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**F. Mobilehome Park Owner / Resident:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.



**SCHEDULE HCD-D5**

**OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITH LMIHF) (continued)**

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

**G. Preservation (H&S 33334.2(e)(11) Threat of Public Assisted/Subsidized Rentals Converted to Market):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**H. Subsidy (other than any activity already reported on this form):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**I. Other Assistance:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**TOTAL UNITS** (Add only **TOTAL** of all "TOTAL Elderly / Non Elderly Units"):

30

If **TOTAL UNITS** is less than "Total Project Units" shown on HCD Schedule D1, report the remainder as instructed below.

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Replacement Housing Units (Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:<br><input type="checkbox"/> Inside Project Area (Sch HCD-D3)<br><input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:<br><input type="checkbox"/> Without LMIHF (Sch HCD-D6)<br><input checked="" type="checkbox"/> No Assistance (Sch HCD-D7) |
|---|---|---|

**SCHEDULE HCD-D7**

**HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)**

(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Outside

Housing Project Name: Altenheim Phase 2

**NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).**

**The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.**

**HCD-D7 Reporting Examples**

**Example 1 (reporting partial units):** A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6).

**Example 2 (reporting all units):** Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

**INSIDE** Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						

If agency did not assist any part of project identify Building Permit Number and Date:

<b>BUILDING PERMIT NUMBER</b>	<b>BUILDING PERMIT DATE</b>
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**OUTSIDE** Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>					1	1
<u>Total Units:</u>					1	1

If agency did not assist any part of project identify Building Permit Number and Date:

<b>BUILDING PERMIT NUMBER</b>	<b>BUILDING PERMIT DATE</b>
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Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Replacement Housing Units<br>(Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:<br><input type="checkbox"/> <u>Inside</u> Project Area (Sch HCD-D3)<br><input type="checkbox"/> <u>Outside</u> Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:<br><input checked="" type="checkbox"/> <u>With</u> LMIHF (Sch HCD-D5)<br><input type="checkbox"/> <u>Without</u> LMIHF (Sch HCD-D6) |
|--|---|--|

**SCHEDULE HCD-D7**

**HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)**

(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Coliseum

Housing Project Name: Arcadia Park

**NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).**

**The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.**

**HCD-D7 Reporting Examples**

**Example 1 (reporting partial units):** A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6).

**Example 2 (reporting all units):** Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

**INSIDE** Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>					168	168
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>					168	168

If agency did not assist any part of project identify Building Permit Number and Date:

<b>BUILDING PERMIT NUMBER</b>	<b>BUILDING PERMIT DATE</b>
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**OUTSIDE** Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						

If agency did not assist any part of project identify Building Permit Number and Date:

<b>BUILDING PERMIT NUMBER</b>	<b>BUILDING PERMIT DATE</b>
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Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

Replacement Housing Units (Sch HCD-D2)

Inclusionary Units:

Inside Project Area (Sch HCD-D3)

Outside Project Area (Sch HCD-D4)

Other Housing Units Provided:

With LMIHF (Sch HCD-D5)

Without LMIHF (Sch HCD-D6)

**SCHEDULE HCD-D7**

**HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)**

*(units not claimed on Schedule D-2,3,4,5,6)*

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Outside

Housing Project Name: Fairmount Apartments

**NOTE:** On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

**HCD-D7 Reporting Examples**

**Example 1 (reporting partial units):** A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6).

**Example 2 (reporting all units):** Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

**INSIDE** Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						

If agency did not assist any part of project identify Building Permit Number and Date:

<b>BUILDING PERMIT NUMBER</b>	<b>BUILDING PERMIT DATE</b>
-------------------------------	-----------------------------

**OUTSIDE** Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>					1	1
<u>Total Units:</u>					1	1

If agency did not assist any part of project identify Building Permit Number and Date:

<b>BUILDING PERMIT NUMBER</b>	<b>BUILDING PERMIT DATE</b>
-------------------------------	-----------------------------

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Replacement Housing Units (Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:<br><input type="checkbox"/> Inside Project Area (Sch HCD-D3)<br><input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:<br><input checked="" type="checkbox"/> With LMIHF (Sch HCD-D5)<br><input type="checkbox"/> Without LMIHF (Sch HCD-D6) |
|---|---|--|

# ATTACHMENT C

OAKLAND REDEVELOPMENT AGENCY  
LISTING OF NOTES AND LOANS RECEIVABLE BY FUND  
As of June 30, 2011

FUND#	CUSTOMER NAME	Project No.	GL Acct		Due Date	June 30, 2010	July 1, 2010 - June 30, 2011			June 30, 2011	Allowance for Doubtful	
			No.	Inv. No.		Net	New Loans	Payments	Adjustments/ Interest	Reserved Loan Amounts	Ending Balance	Accts
<b>COLISEUM</b>												
9450	Fruitvale Development Corp	S57600	12312	ORA0701	27-Apr-37	164,500.00	-	(22,725.00)	-	141,775.00	-	141,775.00
9450	Revolution Foods, Inc.	S355610	12312	ORA0911		152,397.75	-	(13,796.33)	-	136,601.42	-	136,601.42
9450	Oodg Corporation	S355610	12312	ORA0910A		204,597.67	-	(21,892.77)	-	182,704.90	-	182,704.90
9450	Celeste Enterprises	S355610	12312	ORA0918		17,200.00	-	-	-	17,200.00	-	17,200.00
9450	Eastside Arts 4 Hsng-VHARP	T367810	12312	ORA0916		249,000.00	-	-	-	249,000.00	-	249,000.00
9450	John Lewis Glass	S355610	12312	ORA1029		96,752.57	-	(18,502.90)	-	78,249.67	-	78,249.67
9450	Premier Organics	S355610	12312	ORA1030		175,000.00	-	(64,825.80)	-	110,174.20	-	110,174.20
9450	Uni Oakland	S355610	12312	ORA1020		248,723.85	-	(19,729.36)	-	228,994.49	-	228,994.49
9450	One Toyota/BMODD RE1, LLC	S355610	12312	ORA1022		243,500.00	-	(30,809.16)	-	218,690.84	-	218,690.84
9450	The Wing Time Cafe Inc	S355610	12312	ORA1103		-	79,029.00	(11,121.82)	-	67,907.18	-	67,907.18
9450	Aman Hamid	S355610	12312	ORA1125		-	200,000.00	-	-	200,000.00	-	200,000.00
9450	The Nacho Spot	S355610	12312	ORA1120		-	67,000.00	-	-	67,000.00	-	67,000.00
9450	Friendly Cab Co	S355610	12312	ORA0923		234,255.62	-	(20,928.22)	-	213,327.40	-	213,327.40
9450	Subtotal					1,791,927.46	346,029.00	(224,331.36)	-	1,913,625.10	-	1,913,625.10
	Total Coliseum					1,791,927.46	346,029.00	(224,331.36)	-	1,913,625.10	-	1,913,625.10
<b>BROADWAY/MACARTHUR</b>												
9529	Noha Abolota	P187510	12312	ORA1037		6,243.70	-	-	-	6,243.70	-	6,243.70
9529	Subtotal					6,243.70	-	-	-	6,243.70	-	6,243.70
	Total Broadway/MacArthur					6,243.70	-	-	-	6,243.70	-	6,243.70
<b>CENTRAL DISTRICT</b>												
9504	Rolunda Partners	P131340	12312	ORA0901	30-Jun-55	3,033,000.00	-	-	-	3,033,000.00	-	3,033,000.00
9504	Subtotal					3,033,000.00	-	-	-	3,033,000.00	-	3,033,000.00
9510	Various borrowers			ORA0601		-	-	-	2,754,701.70	2,724,701.70	(2,754,701.70)	-
9510	Fox Oakland Theater, Inc.			ORA0909	21-Jan-39	9,450,000.00	-	-	-	9,450,000.00	-	9,450,000.00
9510	Subtotal					9,450,000.00	-	-	-	2,754,701.70	(2,754,701.70)	9,450,000.00
9511	S.F. Fortune Property	P101530	12311	ORA9801	31-Dec-96	-	-	-	127,641.38	127,641.38	(127,641.38)	-
9511	Friends of the Oakland Fox, Corp	P131122	12312	ORA0928		2,550,931.14	149,068.86	-	-	2,700,000.00	-	2,700,000.00
9511	Grace Skye LLC	P177010	12312	ORA0919A		24,156.16	-	-	-	24,156.16	-	24,156.16
9511	Subtotal					2,575,087.30	149,068.86	-	-	2,851,797.54	(127,641.38)	2,724,156.16
9512	Oakland School of the Arts	P131124	12312	ORA0008	27-Feb-39	588,909.71	-	(88,481.29)	-	500,428.42	-	500,428.42
9512	Subtotal					588,909.71	-	(88,481.29)	-	500,428.42	-	500,428.42
9513	Rolunda Partners	P131330	12312	ORA0502	30-Jun-55	1,600,000.00	-	-	-	1,600,000.00	-	1,600,000.00
9513	Subtotal					1,600,000.00	-	-	-	1,600,000.00	-	1,600,000.00
9526	Rolunda Partners	P131320	12312	ORA0503	30-Jun-55	3,367,000.00	-	-	-	3,367,000.00	-	3,367,000.00
9526	Oakland Cathedral Building LLC	P128310	12312	ORA1126		-	11,867.07	-	-	11,867.07	-	11,867.07
9526	Subtotal					3,367,000.00	11,867.07	-	-	3,378,867.07	-	3,378,867.07
9535	Fox Oakland Theater Inc	P131190	12312	ORA0702	31-Jan-37	25,500,000.00	-	-	-	25,500,000.00	-	25,500,000.00
9535	Fox Oakland Theater Inc (ground lease & interest)	P131190	12312	ORA0622		-	-	-	9,251,483.82	9,251,483.82	(9,251,483.82)	-
9535	Oakland School of the Arts	P131123	12312	ORA0902	27-Feb-39	339,041.71	-	(48,522.01)	-	290,519.70	-	290,519.70
9535	Subtotal					25,839,041.71	-	(48,522.01)	-	25,790,519.70	(9,251,483.82)	25,790,519.70
9538	Alla City Walk, LLC	T408910	12312	ORA1113		-	5,000,000.00	-	-	5,000,000.00	-	5,000,000.00
9538	Subtotal					-	5,000,000.00	-	-	5,000,000.00	-	5,000,000.00
9562	Resources for Community Development (Fox Courts, L.P.)	P132780	12312	ORA0801	14-Aug-57	404,400.00	-	-	-	404,400.00	-	404,400.00
9562	Oakland School of the Arts	P131125	12312	ORA0908A	27-Feb-39	687,343.78	-	(148,420.24)	-	738,923.54	-	738,923.54
9562	Fox Theater Landlord LLC/Oakland Sch of the Arts	P131125	12312	ORA0906	16-Jan-59	126,267.69	-	-	-	126,267.69	-	126,267.69
9562	Subtotal					1,478,011.67	-	(148,420.24)	-	1,329,591.43	-	1,329,591.43
	Total Central District					47,931,050.39	5,160,935.93	(385,423.54)	-	12,133,826.90	(12,133,826.90)	52,806,562.78
<b>LOW &amp; MODERATE HOUSING</b>												
9580	6th and Oak Associates, L.P.	L383010	12312	ORA1109		-	3,699,656.00	-	-	3,699,656.00	-	3,699,656.00
9580	720 E. 11th L.P.	P209310	12312	ORA1118		-	3,569,394.00	-	(3,569,394.00)	-	-	-
9580	26th Ave. Housing Assn.-Oak Park Apt.	P221310	12312	ORA0310	23-Oct-55	1,188,000.00	-	-	-	1,188,000.00	-	1,188,000.00
9580	26th Ave. Housing Assn.-Oak Park Apt.	P221310	12316	ORA0310-INT	23-Oct-55	-	-	307,939.40	-	307,939.40	-	307,939.40
9580	Abram Housing Corp.	S239110	12312	ORA0705	28-Mar-55	457,915.95	-	-	-	457,915.95	-	457,915.95
9580	Abram Housing Corp.	S239110	12316	ORA0705-INT	28-Mar-55	-	-	71,190.36	-	71,190.36	-	71,190.36
9580	Allen Temple Housing	L91000	12312	ORA0504	13-Mar-37	48,536.00	-	-	-	48,536.00	-	48,536.00
9580	Atenheim Senior Residential Housing	L278510	12312	ORA0506	03-Nov-55	2,306,100.00	-	-	-	2,306,100.00	-	2,306,100.00
9580	Atenheim Senior Residential Housing	L278510	12316	ORA0506-INT	03-Nov-55	-	-	382,120.05	-	382,120.05	-	382,120.05
9580	Atenheim Senior Residential Housing	L293810	12312	ORA0907	16-Jan-59	414,291.00	-	-	-	414,291.00	-	414,291.00
9580	Atenheim Senior Residential Housing	L293810	12316	ORA0907-INT	16-Jan-59	-	-	33,749.81	-	33,749.81	-	33,749.81
9580	Atenheim Senior Residential Housing	L293810	12312	ORA0907A	16-Jan-59	1,338,709.00	-	-	-	1,338,709.00	-	1,338,709.00
9580	Atenheim Senior Residential Housing	L293810	12316	ORA0907A-INT	16-Jan-59	-	-	106,874.41	(385.00)	106,874.41	-	106,874.41
9580	Adams, Mahers & Maria	L264810	12312	ORA1119		-	9,025.00	-	-	9,025.00	-	9,025.00
9580	Beth Flores	L284810	12312	ORA0706	07-Sep-37	26,715.00	-	-	-	26,715.00	-	26,715.00
9580	Barbara Bragg	L284810	12312	ORA0922		74,600.00	-	-	-	74,600.00	-	74,600.00
9580	Carter, Brack & Carrie	L284810	12312	ORA1127		-	500.00	-	-	500.00	-	500.00
9580	Bridoe Economic Devt Corp	L327810	12312	ORA0926A		723,536.00	-	-	-	723,536.00	-	723,536.00
9580	Cahon, Inc.	R50018	12311	312	31-Dec-00	408,685.28	-	-	-	408,685.28	-	408,685.28
9580	Chestnut Linden Court	P209330	12312	ORA0401	01-Feb-57	322,300.00	-	-	-	322,300.00	-	322,300.00
9580	Clovese Hughes	L284810	12312	ORA1025		13,854.00	12,380.00	-	-	26,234.00	-	26,234.00
9580	Oakland Coliseum Housing	P238610	12312	ORA0508	01-Nov-59	600,000.00	-	-	-	600,000.00	-	600,000.00
9580	Creake Side Housing Partners, LP-Coliseum Garden Housing	L278410	12312	ORA0703	22-Jun-57	3,000,000.00	-	-	-	3,000,000.00	-	3,000,000.00
9580	Bridge Oakland Mutual Housing (Courtyards At Alom)	P177220	12312	ORA0305	07-Dec-29	13,036.91	-	-	-	13,036.91	-	13,036.91

OAKLAND REDEVELOPMENT AGENCY  
 LISTING OF NOTES AND LOANS RECEIVABLE BY FUND  
 As of June 30, 2011

FUNO#	CUSTOMER NAME	Project No.	GL Acct			June 30, 2010					July 1, 2010 - June 30, 2011		June 30, 2011		
			No.	Inv. No.	Due Date	Nat	New Loans	Payments	Adjustments/ Interest	Reserved Loan Amounts	Ending Balance	Allowance for Doubtful Accts	Net		
9580	Drachma Housing, LP	P208020	12312	ORA0306	08-May-33	100,000.00							100,000.00		100,000.00
9580	Drachma Housing, LP	P209020	12312	ORA0306-INT	08-May-33				16,692.49				16,692.49		16,693.49
9580	David Wellington	L204810	12312	ORA0707	16-Aug-37	64,350.00							64,350.00		64,350.00
9580	Adams, Mahers & Maria	L284610	12312	ORA1117			17,910.00		365.00				18,295.00		18,235.00
9580	Deanda, Saul	S235322	12312	ORA1116			10,350.00						10,350.00		10,350.00
9580	Dolores Germaine	L284810	12313	ORA0708	05-Nov-37	56,020.00							56,020.00		56,020.00
9580	Drachma Housing, LP	P219310	12312	ORA0309	13-Apr-56	229,000.00							229,000.00		229,000.00
9580	Drachma Housing, LP	P219310	12316	ORA0309-INT	13-Apr-56				61,373.60				61,373.60		61,373.60
9580	Drachma Scattered Sites	P208030	13313	ORA0507	27-Dec-59	29,999.00							99,999.00		99,999.00
9580	Drachma Scattered Sites	P208030	12316	ORA0507-INT	27-Dec-59				18,740.43				18,740.43		18,740.43
9580	Drachma Housing, LP	L380110	12312	ORA1034		72,337.54	767,662.46						840,000.00		840,000.00
9580	Drasin Manor LLC	L405210	12312	ORA1106			774,498.86						774,498.86		774,498.86
9580	Dignity Housing West	L405310	12312	ORA1124			140,337.49						140,337.49		140,337.49
9580	Eastside Arts & Hsng-VHARP(Affordable Housing Associa	P208050	12312	ORA0604	07-Nov-55	1,130,000.00							1,130,000.00		1,130,000.00
9580	Eastside Arts & Hsng-VHARP(Affordable Housing Associa	P208050	12316	ORA0604-INT	07-Nov-55				162,429.59				162,429.59		162,429.59
9580	Habitat For Humanity East Bay-Edes Avenue Homes	L257410	12312	ORA0505	31-May-55	1,758,397.13	383,603.87						2,142,000.00		2,142,000.00
9580	Habitat For Humanity East Bay-Edes Avenue Homes	L257410	12316	ORA0505-INT	31-May-55				484,180.58				484,180.58		484,180.58
9580	East Bay Community Recovery Fund	L327710	12312	ORA1014A		775,691.17	331,414.94						1,107,106.11		1,107,106.11
9580	East Bay Community Recovery Fund	L327710	12316	ORA1014A-INT					40,701.22				40,701.22		40,701.32
9580	Fairmount, LP	L342510	12312	ORA0911		3,399,806.23	197,694.73		(2,306,485.00)				1,291,015.96		1,291,015.96
9580	Fairmount, LP	L342510	12316	ORA0917-INT					3,756.55				3,756.55		3,756.55
9580	Grove Parks Homes-LIM	P208060	12312	ORA0704	31-Oct-56	170,000.00							170,000.00		170,000.00
9580	Ivy Hill Development Corp	L380910	12312	ORA1114			237,340.00						237,340.00		237,340.00
9580	Jefferson Oaks, L.P.	L380610	12312	ORA1108			1,099,974.02						1,099,974.02		1,099,974.02
9580	Jonelle A. Humprey	L284810	12312	OR0709	17-Dec-37	42,825.00							42,825.00		42,825.00
9580	Jose Esteva & N. Lopez Whitaker	L284810	12312	ORA0710	28-Jun-37	25,000.00							25,000.00		25,000.00
9580	Janet Esposito	L284810	13312	ORA0901	17-Oct-38	52,050.00							52,050.00		52,050.00
9580	Lake Memt Preservation Ltd. Partnership	P209320	12312	ORA0307	01-Oct-57	1,543,000.00	42,650.00		(133,890.00)				1,451,760.00		1,451,760.00
9580	Lake Memt Preservation Ltd. Partnership	P209320	12316	ORA0307-INT	01-Oct-57				31,212.42				31,212.42		31,213.42
9580	Lai Hai Lee	L264810	12312	ORA0803	20-Feb-38	70,833.00							70,833.00		70,833.00
9580	Lincoln Court	P257310	12312	ORA0504	01-Aug-59	828,560.00							828,560.00		828,560.00
9580	Lincoln Court	P257310	13316	ORA0504-INT	01-Aug-59				164,209.52				164,209.52		164,209.53
9580	Lita Medrano	L264810	12312	ORA0711	31-Jul-37	43,380.00							43,380.00		43,380.00
9580	Marian Barfield	L264610	12312	ORA0924		8,403.00							8,403.00		8,403.00
9580	MADISON S 14TH ST	L278610	12312	ORA0603	15-Aug-56	3,024,915.00							3,024,915.00		3,024,915.00
9580	MADISON S 14TH ST	L278610	12316	ORA0603-INT	15-Aug-56				718,416.45				718,416.45		718,416.45
9580	Mandela Gateway Associates	P231610	12312	ORA0311	01-Feb-58	2,500,000.00							2,500,000.00		2,500,000.00
9580	Mandela Gateway Associates	P231610	12316	ORA0311-INT	01-Feb-58				670,919.26				670,919.26		670,919.26
9580	Mandela Gateway Associates	P209360	12312	ORA0605	20-Dec-56	1,146,099.93							1,146,099.93		1,146,099.93
9580	Mandela Gateway Associates	P209360	12316	ORA0605-INT	20-Dec-56				55,519.37				55,519.37		55,519.37
9580	Gerlin, Marion	L284810	12312	ORA0804	07-Apr-38	23,401.00			(676.00)				22,525.00		22,525.00
9580	Minni Wilson	L284810	12312	ORA0605	14-Apr-38	41,500.00							41,500.00		41,500.00
9580	Seven Directions, Inc.	P209350	12312	ORA0402	30-Jun-54	2,211,000.00							2,211,000.00		2,211,000.00
9580	Seven Directions, Inc.	P209350	12316	ORA0402-INT	30-Jun-54				445,191.26				445,191.26		445,191.25
9580	Oak Street Terrace 95	P237810	12312	ORA0403	16-Oct-58	1,046,000.00							1,046,000.00		1,046,000.00
9580	Oak Street Terrace 95	P237810	12316	ORA0403-INT	16-Oct-58				227,955.60				227,955.60		227,955.60
9580	Oaks Associates, Inc.	R50018	12311	318	18-Jun-15	50,000.39							50,000.39		50,000.39
9580	Oatus, Louise	L264510	12313	ORA1115			54,382.00						54,382.00		54,382.00
9580	OISC SAFE HAVEN	L07600	12312	ORA0302	02-Jan-26	10,000.00							10,000.00		10,000.00
9580	Paul Wang Enterprises	L405410	12312	ORA1101			148,000.00						148,000.00		148,000.00
9580	Percy Lumpkin	L264610	12312	ORA0904A		59,000.00							59,000.00		59,000.00
9580	Rebuild Together Oakland	L379610	12312	ORA1007		50,000.00							50,000.00		50,000.00
9580	Romero, Maria	L284810	12312	ORA1123			23,085.00						23,085.00		23,085.00
9580	Ruby Laigue	L284810	12312	ORA1036		14,175.00	6,930.00						21,105.00		21,105.00
9580	Beverly Williams	L284610	12312	ORA1039		11,017.00	6,283.00						17,300.00		17,300.00
9580	San Antonio Commons Inc.	S64300	12313	ORA1048		5,000.00			(5,000.00)				170,000.00		170,000.00
9580	Resources for Community Development	P177120	12312	ORA0201	11-Feb-53	362,375.00							362,375.00		362,375.00
9580	Resources for Community Development (Fox Courts, L.P.)	L293910	12312	ORA0802	14-Aug-57	4,950,000.00							4,950,000.00		4,950,000.00
9580	Salvin Bershed	L284810	12312	ORA0712A	09-Jul-37	74,813.00							74,813.00		74,813.00
9580	Sausal Creek Townhomes	L256420	12312	ORA0602	04-Oct-55	1,328,900.36							1,326,900.38		1,326,900.38
9580	Sausal Creek Townhomes	L256420	12316	ORA0602-INT	04-Oct-55				211,783.62				211,783.82		211,783.82
9580	Seminary Avenue Development Corp	L380510	12312	ORA1110			741,110.06						741,110.06		741,110.06
9580	Shery Wilkins	L284810	13312	ORA0713	04-Sep-37	35,672.00							35,872.00		35,872.00
9580	Shirley Rodgers-Jones	L264810	13313	ORA0806	31-Mar-38	74,800.00							74,800.00		74,800.00
9580	Sister Thea Bowman Manor	S239110	13313	ORA0509	28-Mar-55	987,064.05							987,084.05		987,084.05
9580	Sister Thea Bowman Manor	S239110	13316	ORA0509-INT	28-Mar-55				151,379.52				151,279.52		151,279.52
9580	Slim Jenkins Court S Asso	L383010	12312	ORA1111			717,368.20						717,368.20		717,368.20
9580	South Lake Apartments Prjt /Christian Chrch	P214710	12312	ORA0308	12-Dec-57	445,300.00							445,300.00		445,300.00
9580	South Lake Apartments Prjt /Christian Chrch	P214710	12316	ORA0308-INT	12-Dec-57				88,816.01				88,816.01		88,816.01
9580	Sonia Rubalcava	L284810	12312	ORA1033		14,445.00	1,605.00						16,050.00		16,050.00
9580	Spanish Speaking Unity Council-Las Bougainvillea	L09700	12312	ORA0303	25-Oct-36	77,022.00							77,022.00		77,022.00
9580	Spanish Speaking Unity Council-Posada de Colores	L380210	12312	ORA1105			425,475.73						425,475.73		425,475.72
3580	Susan Stowers	L284510	12312	ORA0714	17-Jul-37	38,970.00							38,970.00		38,970.00
3580	Thana Christian	L284610	12312	ORA0715	05-Nov-37	74,450.00							74,450.00		74,450.00
9580	Village Side Housing Partner, LP	L343010	12312	ORA1107			2,980,547.00						2,980,547.00		3,980,547.00
9580	Yihe Lei	L284610	12312	ORA1121			10,296.00						10,296.00		10,296.00
2580	From Memo Fund			ORA0606									33,550,876.60		33,550,876.60
9580	Subtotal					40,062,070.96	16,409,473.35	(2,446,251.00)	905,657.93			33,730,876.60	88,651,836.84	(33,550,876.60)	54,930,950.34

OAKLAND REDEVELOPMENT AGENCY  
 LISTING OF NOTES AND LOANS RECEIVABLE BY FUND  
 As of June 30, 2011

FUND#	CUSTOMER NAME	Project No.	GL Acct No.	Inv. No.	Due Date	June 30, 2010					July 1, 2010 - June 30, 2011			June 30, 2011		
						Net	New Loans	Payments	Adjustments/ Interest	Reserved Loan Amounts	Ending Balance	Allowance for Doubtful				
												Accts	Net			
	<b>2000K HOUSING BONOS</b>															
	Subtotal					36,572,059.81	100,883.95	(53,857.00)	7,017,352.38		43,637,439.14				43,637,439.14	
9584	14Th Street Associates	L290420	12312	ORA0718	09-Nov-56	6,489,144.00					6,489,144.00			6,489,144.00		
9584	14Th Street Associates	L290420	12316	ORA0718-INT	09-Nov-56				772,432.86					772,432.86		
9584	2530 Associates	L290464	12312	ORA0813	15-Oct-57	32,890.67					32,890.67			32,890.67		
9584	2530 Associates	L290464	12316	ORA0813-INT	15-Oct-57				3,660.35					3,660.35		
9584	2719 Foothill, L.P.	L290470	12312	ORA0720	28-Jun-57	1,025,000.00					1,025,000.00			1,025,000.00		
9584	2719 Foothill, L.P.	L290470	12316	ORA0720-INT	28-Jun-57				93,509.97					93,509.97		
9584	720 E. 11th L.P.	L290492	12312	DRA1118A					3,569,394.00					3,569,394.00		
9584	A. Comman/Wood St Loan	L290491	12312	ORA1003		125,000.00					125,000.00			125,000.00		
9584	Bridge Economic Devt Corp	L290480	12312	ORA0926		3,152,464.00					3,152,464.00			3,152,464.00		
9584	Brown/Wood St Loan	L290491	12312	ORA1005		125,000.00					125,000.00			125,000.00		
9564	Cahon Associates/California Hotel	L290462	12312	ORA0811	03-Aug-57	661,040.30					661,040.30			661,040.30		
9564	Cahon Associates/California Hotel	L290462	12316	ORA0811-INT	03-Aug-57				75,495.38					75,495.38		
9584	Cteary / Wood St Loan	L290491	12312	ORA1031		125,000.00					125,000.00			125,000.00		
9584	Charles Allenworth	L290491	12312	ORA1113			125,000.00				125,000.00			125,000.00		
9584	Dignity Housing West	L290469	12312	ORA0518	30-Apr-58	21,871.00					21,871.00			21,871.00		
9584	Dignity Housing West	L290469	12316	ORA0818-INT	30-Apr-58				2,078.04					2,078.04		
9584	East Bay Habitat for Humanity	L290493	12312	ORA0921		393,763.40	282,236.60				676,000.00			676,000.00		
9584	East Bay Habitat for Humanity-Tassa Homes	L290450	12312	ORA1010		1,133,655.25	524,037.69				1,657,692.94			1,657,692.94		
9584	FHP Housing Associates LP	L290463	12312	ORA0812	12-Oct-57	61,393.22					61,393.22			61,393.22		
9584	FHP Housing Associates LP	L290463	12316	ORA0812-INT	12-Oct-57				7,135.12					7,135.12		
9584	Ghilaqzhi/Wood St Loan	L290491	12312	ORA0913		135,000.00					135,000.00			135,000.00		
9584	Giona Olachea / Wood St Loan	L290491	12312	ORA1013		125,000.00					125,000.00			125,000.00		
9584	Hanna Gallup/Wood St Loan	L290491	12312	ORA0914		125,000.00					125,000.00			125,000.00		
9584	Harold Gayden /Wood St Loan	L290491	12312	ORA1011		125,000.00					125,000.00			125,000.00		
9584	Haven Rocha / Wood St Loan	L290491	12312	ORA1019		125,000.00					125,000.00			125,000.00		
9584	Home Place Initiatives Corp.	L290431	12312	ORA0719	10-May-57	1,294,267.05	345,293.88				1,639,560.93			1,639,560.93		
9584	Hy H Tuong	L290491	12312	ORA0820		125,000.00					125,000.00			125,000.00		
9584	D. J. Harper / Wood St Loan	L290491	12312	ORA0925		125,000.00					125,000.00			125,000.00		
9584	J. Otis/Vood St Loan	L290491	12312	ORA1002		125,000.00					125,000.00			125,000.00		
9584	Jaime Kwan / Wood St Loan	L290421	12312	ORA1018		125,000.00					125,000.00			125,000.00		
9584	Janelle Murakana	L290421	12312	ORA1013		125,000.00					125,000.00			125,000.00		
9564	JLG Senior Housing LP	L290440	12312	ORA0809	16-Jan-58	4,785,985.00					4,785,985.00			4,785,985.00		
9564	JLG Senior Housing LP	L290440	12316	ORA0809-INT	16-Jan-58				450,785.69					450,785.69		
9584	K. Maliane/Wood St Loan	L290491	12312	ORA1001		125,000.00					125,000.00			125,000.00		
9584	Luis Mauricio	L290491	12312	ORA1036		125,000.00					125,000.00			125,000.00		
9584	Lawrence Harris and Marie Beichert	L290491	12312	ORA1102			125,000.00	(102.74)			124,897.26			124,897.26		
9584	H. Lang/Vood St Loan	L290491	12312	ORA1023		125,000.00					125,000.00			125,000.00		
9584	M. Lewis/Wood St Loan	L290491	12312	ORA1032		135,000.00					135,000.00			135,000.00		
9584	Marcella Jonas / Wood St Loan	L290491	12312	ORA1015		135,000.00					135,000.00			135,000.00		
9584	Montera/Wood St Loan	L290491	12312	ORA1004		125,000.00					125,000.00			125,000.00		
9584	Nicholas Garcia / Wood St Loan	L290491	12312	ORA1016		125,000.00					125,000.00			125,000.00		
9584	Nueva Vista	L290466	12312	ORA0815	15-Oct-57	77,937.96					77,937.96			77,937.96		
9584	Nueva Vista	L290466	12316	ORA0815-INT	15-Oct-57				8,673.63					8,673.63		
9584	Oaks Associates	L290468	12312	ORA0817	15-Oct-57	38,869.47					38,869.47			38,869.47		
9584	Oaks Associates	L290468	12316	ORA0817-INT	15-Oct-57											
9584	Sara Tadase / Wood St Loan	L290491	12312	ORA1040		100,000.00					100,000.00			100,000.00		
9584	Nancy Chen / Wood St Loan	L290491	12312	ORA1041		125,000.00					125,000.00			125,000.00		
9584	Octavio Gutierrez / Wood St Loan	L290491	12312	ORA1042		125,000.00					125,000.00			125,000.00		
9534	Christine Tran / Wood St Loan	L290491	12312	ORA1043		125,000.00					125,000.00			125,000.00		
9584	Carolyn Gayden / Wood St Loan	L290491	12312	ORA1044		125,000.00					125,000.00			125,000.00		
9584	Gregg Rosen / Wood St Loan	L290491	12312	ORA1045		125,000.00					125,000.00			125,000.00		
9584	Violet Henderson / Wood St Loan	L290491	12312	ORA1046		125,000.00					125,000.00			125,000.00		
9584	Brian Mason / Wood St Loan	L290491	12312	ORA1047		125,000.00					125,000.00			125,000.00		
9584	Paul Wang Enterprises	L383110	12312	ORA1008		366,891.75	174,079.40				540,971.15			540,971.15		
9584	Paul Wang Enterprises	L383110	12316	ORA1008-INT					21,381.36					21,381.36		
9584	S. Soares, Jr/Wood St Loan	L290491	12312	ORA1006		125,000.00					125,000.00			125,000.00		
9584	San Antonio Commons Inc.	L290467	12312	ORA0818	15-Oct-57	15,000.00					15,000.00			15,000.00		
9584	San Antonio Commons Inc.	L290467	12316	ORA0818-INT	15-Oct-57				1,669.32					1,669.32		
9584	San Antonio Terrace Associates	L290465	12312	ORA0814	12-Oct-57	68,263.18					68,263.18			68,263.18		
9584	San Antonio Terrace Associates	L290465	12316	ORA0814-INT	12-Oct-57				7,513.68					7,513.68		
9564	Shannon Smith / Wood St Loan	L290491	12312	ORA1017		125,000.00					125,000.00			125,000.00		
9564	Sharon Wong/Wood St Loan	L290491	12312	ORA0927		125,000.00					125,000.00			125,000.00		
9584	Seminary Avenue Development Corp	L380510	12312	ORA1110A			136,607.04				136,607.04			136,607.04		
9584	Stim Jenkins Court Assoc	L290471	12312	ORA0819	30-Apr-58	22,734.00					22,734.00			22,734.00		
9584	Stim Jenkins Court Assoc	L290471	12316	ORA0819-INT	30-Apr-58				2,160.04					2,160.04		
9564	T. Smith/Wood St Loan	L290491	12312	ORA1024		125,000.00					125,000.00			125,000.00		
9584	Spanish Speaking Unity Council	L290441	12312	ORA0810	07-Jan-58	147,209.97	19,377.03				166,587.00			166,587.00		
9584	Spanish Speaking Unity Council	L290441	12316	ORA0810-INT	07-Jan-58				6,187.81					6,187.81		
9584	Yoo / Wood St Loan	L290491	12312	ORA1028		125,000.00					125,000.00			125,000.00		
9584	Theard / Wood St Loan	L290491	12312	ORA1027		125,000.00					125,000.00			125,000.00		
9564	Tondeau / Wood St Loan	L290491	12312	ORA1026		125,000.00		(143.64)			124,856.36			124,856.36		
9564	Tassafarongā Partners LP	L290460	12312	ORA0905	1S-Jan-09	2,700,000.00	300,000.00				3,000,000.00			3,000,000.00		
9584	Subtotal					26,836,530.42	2,031,831.84	(246.58)	5,024,177.15		33,894,342.83			33,894,342.83		
<b>Total Low &amp; Moderate Housing</b>						<b>103,472,711.19</b>	<b>18,543,188.14</b>	<b>(3,499,354.58)</b>	<b>13,947,187.46</b>		<b>33,720,876.60</b>		<b>(33,720,876.60)</b>	<b>183,463,733.31</b>		

Notes and Loan Receivables as of 6-30-11.xls  
 Schedule A 6 J0.11

OAKLAND REDEVELOPMENT AGENCY  
 LISTING OF NOTES AND LOANS RECEIVABLE BY FUND  
 As of June 30, 2011

FUND#	CUSTOMER NAME	Project No.	GL Acct		Due Date	July 1, 2010 - June 30, 2011				June 30, 2011			
			No.	Inv. No.		Net	New Loans	Payments	Adjustments/ Interest	Reserved Loan Amounts	Ending Balance	Allowance for Doubtful Accts	Net
<b>OAKLAND ARMY BASE</b>													
9570	Bridge Housing Corp	S235321	12312	ORA0929		139,223.53	2,239.35				141,462.68	141,462.66	
9570	Bridge Housing Corp	S235322	12312	ORA0929A		202,675.25	13,030.17				215,705.42	215,705.42	
9570	Subtotal					331,398.78	15,269.52				357,168.30	357,168.50	
	Total Oakland Army Base					341,888.78	15,269.52				357,168.30	357,168.30	
<b>NON-MAJOR GOVERNMENTAL FUNDS</b>													
<b>Acorn</b>													
9503	Slim Jenkins	L03700	12312	ORA0820	03-Jun-23	113,869.20					113,869.20	113,869.20	
9503	Jack London Gateway	0000000	12313	ORA0610	01-Apr-56	419,286.07					419,286.07	419,286.07	
9503	Subtotal					533,155.27					533,155.37	533,155.37	
9501	Bridge West - from Memo Fund(ORA061314)	0000000	12312	ORA0609						1,043,157.81	1,043,157.61	(1,043,157.81)	
9501	Subtotal									1,043,157.81	1,043,157.81	(1,843,157.31)	
	Subtotal Acorn					533,155.27				1,043,157.81	1,576,313.08	(1,043,157.81)	
<b>Planning</b>													
9103	AffonJable Housing Associates	P212410	12312	ORA1009		70,496.69		(70,496.69)					
9103	CHDC of North Richmond	P212410	12312	ORA1122			17,391.94				17,391.94	17,391.94	
9103	Subtotal					70,496.69	17,391.94	(70,496.69)			17,391.94	17,391.34	
	Subtotal Planning					70,496.69	17,391.94	(70,496.69)			17,391.94	17,391.94	
<b>Other Projects</b>													
9553	Frankie's Corp (It's A Grind)	P177010	12312	ORA0512		27,312.83		(27,312.83)					
9553	Moler Barber College	P177010	12312	ORA0611		37.25					37.35	37.25	
9553	Gill Electric	P177010	12312	ORA0613		153,073.80		(24,925.36)			138,148.44	128,148.44	
9553	Just Pet me	P177010	12312	ORA0612		36,457.62		(10,484.51)			35,973.11	35,373.11	
9553	Luka's	P177010	12312	ORA0722		94,227.40		(21,892.36)			72,335.04	73,335.04	
9553	Catered To You	P177010	12312	ORA0721		14,631.20		(5,759.89)			8,871.31	8,871.31	
9553	Bakesale Betty	P177010	12312	ORA1021		241,000.00		(30,630.90)			210,369.10	210,369.10	
9553	Shashamane Restaurant	P177010	12312	ORA0821		69,269.76		(1,597.03)			57,572.73	57,572.73	
9553	Rocsi's Shoo Co. Inc	P177010	12312	ORA0913		28,618.06					28,618.06	28,618.06	
9553	Grace Skye LLC/Farley's East	P177010	12311	ORA0919		64,125.05		(13,176.10)			50,949.95	50,949.95	
9553	Pican Oakland Restaurant LLC	P177010	12311	ORA1104			150,000.00				150,000.00	150,000.00	
9553	Casa Velasco Associates	P238310	12312	ORA051	01-Jul-58	442,000.00					442,000.00	442,000.00	
9553	Casa Velasco Associates	P238310	12316	ORA051 -INT	01-Jul-58				103,910.84		103,910.84	103,910.84	
9553	Subtotal					1,180,053.37	150,000.00	(135,778.33)			1,175,174.99	1,175,174.99	
9558	Grove Park, Llc	P208070	12312	ORA0723	31-Oct-56	630,000.00					630,000.00	630,000.00	
9558	Subtotal					630,308.00					630,000.00	630,000.00	
	Subtotal Other project					1,790,953.97	150,000.00	(135,778.98)	103,910.84		1,909,085.83	1,909,085.83	
<b>West Oakland</b>													
9590	Oakland Coliseum Housing	S233510	12312	ORA1035		100,000.00				120,330.00	220,330.00	(120,330.00)	
9590	Subtotal					100,000.00				133,530.00	230,330.00	(120,330.00)	
	Subtotal West Oakland					100,000.00				120,330.00	220,330.00	(130,330.00)	
	Total Nonmajor					2,494,605.93	167,391.94	(306,275.67)	103,910.84	1,163,487.81	3,723,120.85	(1,163,487.81)	
<b>GRAND TOTAL - ALL FUNDS</b>						<b>156,038,437.45</b>	<b>34,331,814.53</b>	<b>(3,215,385.15)</b>	<b>13,051,098.30</b>	<b>47,018,191.31</b>	<b>237,124,156.44</b>	<b>(47,018,191.31)</b>	<b>190,105,965.13</b>



ATTACHMENT D

Fund No.	Description	Balance	July 01, 2010 to June 30, 2011 transactions		Balance
		07/01/10 Amount	Reference #	Acquisition/ Other Debits	Sales/ Other Credits
<b>Central District</b>					
9504	574 William St.	196,382			196,382
9504	Cal Arts Parking Lot	300,000			300,000
9504	1975 Telegraph Ave.	21,322			21,322
9504	1928 San Pablo, from Emily Ray JV#12880011	170,000			170,000
9504	UCOP Garage, 11th & 12 Broadway & Franklin	2,419,000			2,419,000
9504	Total	3,106,704		-	3,106,704
9512	SNK 9th and Franklin	2,818,000			2,818,000
9512	Total	2,818,000		-	2,818,000
9513	City Center Garage West	21,446,577			21,446,577
9513	Total	21,446,577		-	21,446,577
9516	1810 San Pablo Parking Lot	250			250
9516	Ice Skating Rink, 540 17th St.	10,588,072			10,588,072
9516	1960 San Pablo Ave.	326,786			326,786
9516	585 Thomas Berkley Way, Res.#2003-34	578,000			578,000
9516	609 Thomas Berkley Way Res.#2003-33	905,000			905,000
9516	609 Thomas Berkley Way Res	150,000			150,000
9516	571 Thomas Berkeley way	283,375			283,375
9516	610 William Street 1920 San Pablo	184,440			184,440
9516	2330 Webster, 2315 Valdez Sts	5,000	b		5,000
9516	Total	13,020,923		-	13,020,923
9526	602-604 William Street	45,457			45,457
9526	608 William Street	42,554			42,554
9526	1975 Telegraph, Uptown Parking Lot	891,211			891,211
9526	293 20th Street	190,336			190,336
9526	297 20th Street	290,235			290,235
9526	Total	1,459,793		-	1,459,793
9532	Sears Auto Site	6,932,892			6,932,892
9532	490 Thomas Berkeley way	1,600,000			1,600,000
9532	610 William Street 1920 San Pablo	1,956,170			1,956,170
9532	570 William Street	408,000			408,000
9532	571 Thomas Berkeley way	331,625			331,625
9532	1972 San Pablo	475,000			475,000
9532	Total	11,703,687		-	11,703,687
9533	Sears Auto Site	2,800,000			2,800,000
9533	610 William Street 1920 San Pablo	640,000			640,000
9533	2330 Webster, 2315 Valdez Sts	2,037,500	b		2,037,500
9533	Total	5,477,500		-	5,477,500
9536	Telegraph Parking Garage	781,911			781,911
9536	E 12th St between 1st and 2nd Ave			1	1
9536	2330 Webster, 2315 Valdez Sts	2,030,303	b		2,030,303
9536	Total	2,812,214		1	2,812,215
<b>Total Central District</b>		<b>61,845,397</b>		<b>1</b>	<b>61,845,398</b>

Oakland Redevelopment Agency  
Property Report  
Fiscal Year 2011

Fund No.	Description	Balance	July 01, 2010 to June 30, 2011 transactions		Balance
		07/01/10 Amount	Reference #	Acquisition/ Other Debits	Sales/ Other Credits
<b>Coliseum</b>					
9450	7001 OakPart Street	1,710,652			1,710,652
9450	9418 Edes Avenue APN # 44-5014-5	603,001			603,001
9450	<b>Total</b>	<b>2,313,653</b>		-	<b>2,313,653</b>
9456	646 Clara Street	281,201			281,201
9456	710 73rd Avenue	337,332			337,332
9456	73 Avenue west San Leandro Blvd	332,403			332,403
9456	73 Avenue Intercity Rail Platform	474,168			474,168
9456	3050 International Boulevard	2,815,867			2,815,867
9456	633 Hegenberger Rd	13,740,608			13,740,608
9456	8000 Joe Morgan Way	1,400,000			1,400,000
9456	66th Ave at Joe Morgan Way	1			1
9456	3229, 3301 San Leandro St.	1,202,783			1,202,783
9456	905 66th Avenue	7,819,857			7,819,857
9456	799 66th Ave			5,606,841	5,606,841
9456	E 12 between 35th and 36th Ave			6,020,000	6,020,000
9456	7001 Snell Avenue			278,438	278,438
9456	711 71st Ave			1,335,000	1,335,000
9456	695 Hegenberger St			1	1
9456	615 High St			1,045,702	1,045,702
9456	<b>Total</b>	<b>28,404,219</b>		<b>14,285,982</b>	<b>42,690,200</b>
<b>Total Coliseum</b>		<b>30,717,872</b>		<b>14,285,982</b>	<b>45,003,853</b>
<b>Oakland Army Base</b>					
9575	Oakland Army Base	48,939,425			48,939,425
9575	<b>Total</b>	<b>48,939,425</b>		-	<b>48,939,425</b>
<b>Total Oakland Army Base</b>		<b>48,939,425</b>		-	<b>48,939,425</b>
<b>Central City East</b>					
9540	Sunshine Court APN # 040-3319-025	10,434			10,434
9540	5847-5841 Foothill Blvd.	5,000	a		5,000
9540	3614 Foothill Blvd		c	5,000	5,000
9540	<b>Total</b>	<b>10,434</b>		-	<b>10,434</b>
9543	2777 Foothill	1,058,303			1,058,303
9543	5847-5841 Foothill Blvd.	690,000	a		690,000
9543	2521 and 2529 Seminary Avenue	1,376,241			1,376,241
9543	73 Avenue and Foothill	2,218,233			2,218,233
9543	10451 MacArthur Bvid	743,829			743,829
9543	5859 Foothill Blvd.	472,929			472,929
9543	5803-5833 Foothill Blvd.	1,115,000			1,115,000
9543	lot on Derby Avenue	392,400			392,400
9543	2759 Foothill Blvd.	241,000			241,000

Oakland Redevelopment Agency  
Property Report  
Fiscal Year 2011

Fund No.	Description	Balance	July 01, 2010 to June 30, 2011 transactions		Balance
		07/01/10 Amount	Reference #	Acquisition/ Other Debits	Sales/ Other Credits
9543	5835 Foothill Blvd.	441,352			441,352
9543	3600 & 3566 Foothill Blvd.	1,023,049			1,023,049
9543	8296 McArthur Blvd	204,656			204,656
9543	3614 Foothill Blvd			337,296	337,296
9543	3550 Foothill Blvd			692,349	692,349
9543	Total	9,976,992		1,029,645	11,006,637
Total Central City East		9,992,426		1,034,645	11,027,071
Other Projects					
9553	571 Thomas Berkeley way	92,000			92,000
9553	490 Thomas Berkeley way	1,144,125			1,144,125
9553	1800,1802,1804 San Pablo	121,034			121,034
9553	1826-1830 San Pablo	303,432			303,432
9553	1840 San Pablo	303,432			303,432
9553	550 William Street	192,400			192,400
9553	1818 San Pablo	300,928			300,928
9553	584 William Street	35,660			35,660
9553	728 73rd Ave. Coliseum Future Parking	365,000			365,000
9553	538 William Street	176,919			176,919
9553	538 William Street	128,543			128,543
9553	538 William Street	131,113			131,113
9553	538 William Street	195,385			195,385
9553	538 William Street	123,180			123,180
9553	544 William Street	75,412			75,412
9553	566 William Street	66,151			66,151
9553	570 William Street	77,098			77,098
9553	529 20th Street	58,577			58,577
9553	529 20th Street	119,061			119,061
9553	529 20th Street	138,826			138,826
9553	529 20th Street	73,311			73,311
9553	529 20th Street	95,868			95,868
9553	570 William Street	93,985			93,985
9553	Total	4,411,441		-	4,411,441
Total Other Projects		4,411,441		-	4,411,441
Low-Moderate					
9584		8,012,504			8,012,504
9584	Total	8,012,504		-	8,012,504
Total Low-Moderate		8,012,504		-	8,012,504
GRAND TOTAL		163,919,065		15,320,628	179,239,692

**ATTACHMENT E**

**OAKLAND REDEVELOPMENT PROJECT AREAS SUMMARY -- 11/18/2011**

PROJECT AREA	ADOPTION DATE	DEBT INCURRENCE LIMIT	PLAN TERMINATION	TI RECEIPT LIMIT	EMINENT DOMAIN LIMIT <sup>1</sup>	IMPLEMENTATION PLAN PERIOD	BOND LIMIT	TI LIMIT	INCLUS. HSG?
Acom	11/3/1961	1/1/2004 <sup>2</sup>	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 <sup>3</sup>	7/25/2045 <sup>3</sup>	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 <sup>3</sup>	7/29/2048 <sup>3</sup>	7/29/2015	7/29/2008-7/29/2013	\$2.3B	N/A	YES
Central District – original project area	6/12/1969	Eliminated on 1/6/2004	6/12/2012	6/12/2022	6/12/2009	12/8/2009-12/8/2014	N/A <sup>4</sup>	\$1,348,862,000 <sup>5</sup>	NO
Central District – Brush & MLK amendment area	7/24/2001	7/24/2021	7/24/2032	7/24/2047	7/24/2013	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 <sup>2</sup>	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 <sup>6</sup>	1/21/2040	1/21/2055	1/21/2021	12/19/2006-12/19/2011	\$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 <sup>2</sup>	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 <sup>3</sup>	11/18/2048 <sup>3</sup>	11/18/2011	11/18/2008-11/18/2013	\$640M	N/A	YES

<sup>1</sup> This time limit may be extended by plan amendment.

<sup>2</sup> 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 Acom, Oak Center, and Stanford/Adeline in 2006.

<sup>3</sup> 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.

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

<sup>5</sup> There is a tax increment limit of \$75M for the Central District 1982 amendment area.

<sup>6</sup> 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.