

2011 DEC 15 PM 5:57

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

To: Office of the City/Agency Administrator  
Attn: Deanna J. Santana  
From: Community and Economic Development Agency  
Date: December 20, 2011

Re: A Supplemental Report Regarding An Informational Report Presenting the  
Redevelopment Agency's Fiscal Year 2010-2011 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**

The purpose of this supplemental report is to present the final audited fiscal statement (Attachment A) of the Redevelopment Agency's Fiscal Year 2010-2011 Annual Report. When the Fiscal Year 2010-2011 Annual Reports on Blight, Housing Activity, Loans, Property, and Time Limits were presented to the City of Oakland's Community and Economic Development Committee on December 13, 2011, only an unaudited version was available. This has been corrected with the attached report.

Respectfully submitted,



Fred Blackwell, Assistant City Administrator  
Community and Economic Development Agency

*PL*

Reviewed By: *for* Gregory Hunter, Deputy Director  
Community and Economic Development Agency  
Economic Development and Redevelopment

Prepared by: Donna Howell, Administrative Services  
Manager II

APPROVED AND FORWARDED TO THE  
CITY COUNCIL:

  
Office of the Agency Administrator

Attachment

Item: \_\_\_\_\_  
City Council  
December 20, 2011

Memorandum

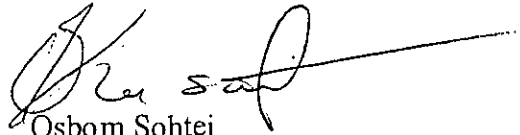
**TO:** State Controller's Office  
**ATTN:** Betty Moya  
**FROM:** Redevelopment Agency of the City of Oakland  
**DATE:** December 16, 2011  
**RE:** Blight Reports

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As part of the review of redevelopment activity for FY 2010-11 and in preparation for drafting new 5-Year Implementation Plans for seven redevelopment areas, the Redevelopment Agency has prepared Blight Reports for ten redevelopment areas. These Blight Reports include the latest plans for alleviating blight, either 5-year implementation plans or the implementation portion of the reports to Council for the adoption of recently created redevelopment areas and Redevelopment Agency activities in FY 2010-11 to alleviate this blight. The ten redevelopment areas include:

Attachment A	Acorn
Attachment B	Broadway/MacArthur/San Pablo
Attachment C	Central City East
Attachment D	Central District
Attachment E	Cohseum
Attachment F	Oak Center
Attachment G	Oak Knoll
Attachment H	Oakland Army Base
Attachment I	Stanford / Adeline
Attachment J	West Oakland

If you need clarification or additional information, please contact Patrick Lane at (510) 238-7362.

  
Osborn Sohtei  
Controller

Attachments

## Supplement to the Annual Report of Community Redevelopment Agencies

Redevelopment Agency ID Number:	<b>13980159600</b>
Name of Redevelopment Agency:	<b>Oakland Redevelopment Agency</b>

Mark the appropriate box below to indicate the ending date of your agency's fiscal year. Report data for that period only.

September 2010

December 2010

June 2011

Return this form to the California State Controller's Office. If you have any questions regarding this form please contact:

*U.S. Bureau of the Census, Shannon Doyle, 1-800-242-4523*

### A. Personnel Expenditures

Report your government's total expenditures for salaries and wages during the year, including amounts paid on force account construction projects.

Z00	\$	<b>26.124.966</b>
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### B. Mortgage Revenue Bond Interest Payments

Report your government's total amount of interest paid on mortgage revenue bonds during the year.

U20	\$	
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**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**General Information**

Fiscal Year

Members of the Governing Body			
	Last Name	First Name	Middle Initial
Chairperson	<input type="text" value="Reid"/>	<input type="text" value="Larry"/>	<input type="text"/>
Member	<input type="text" value="Brooks"/>	<input type="text" value="Desley"/>	<input type="text"/>
Member	<input type="text" value="Schaal"/>	<input type="text" value="Libby"/>	<input type="text"/>
Member	<input type="text" value="Kemighan"/>	<input type="text" value="Patricia"/>	<input type="text"/>
Member	<input type="text" value="Kaplan"/>	<input type="text" value="Rebecca"/>	<input type="text"/>
Member	<input type="text" value="De La Fuente"/>	<input type="text" value="Ignacio"/>	<input type="text"/>
Member	<input type="text" value="Nadel"/>	<input type="text" value="Nancy"/>	<input type="text"/>
Member	<input type="text" value="Brunner"/>	<input type="text" value="Jane"/>	<input type="text"/>
Member	<input type="text"/>	<input type="text"/>	<input type="text"/>
Member	<input type="text"/>	<input type="text"/>	<input type="text"/>

**Mailing Address**

Street 1   
 Street 2   
 City  State  Zip   
 Phone   Is Address Changed?

Agency Officials				
	Last Name	First Name	Middle Initial	Phone
Executive Director	<input type="text" value="Santana"/>	<input type="text" value="Deanna"/>	<input type="text" value="J"/>	<input type="text" value="(510) 238-3301"/>
Fiscal Officer	<input type="text" value="Yew, Jr"/>	<input type="text" value="Joseph"/>	<input type="text" value="T"/>	<input type="text" value="(510) 238-6471"/>
Secretary	<input type="text" value="Simmons"/>	<input type="text" value="LaTonda"/>	<input type="text"/>	<input type="text" value="(510) 238-3611"/>

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

**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=Landscaping 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 Facade 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 Facade Improvement projects and 12 Tenant Improvement projects have been completed. In Fiscal Year 2010-11, there were 5 Facade 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

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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; 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) 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

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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 I to be completed by fall 2012.



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Phase 11 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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**Achievement Information (Unaudited)**

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 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 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 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.

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**Achievement Information (Unaudited)**

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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**Achievement information (Unaudited)**

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

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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.

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Achievement information (Unaudited)**

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 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



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**Achievement Information (Unaudited)**

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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Achievement information (Unaudited)

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

**NEIGHBORHOOD AND COMMERCIAL DISTRICT IMPROVEMENT PROGRAMS**

**Façade 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 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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Achievement information (Unaudited)

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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Achievement information (Unaudited)

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

**Redevelopment Agency Of The City Of Oakland**

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**Achievement Information (Unaudited)**

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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**Achievement Information (Unaudited)**

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

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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 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 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

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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 border 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**

Fiscal Year	2011		
Was the Report Prepared from Audited Financial Data, and Did You Submit a Copy of the Audit?	<input type="text" value="Yes"/>		If compliance opinion includes exceptions, state the areas of non-compliance, and describe the agency's efforts to correct.
Indicate Financial Audit Opinion	<input type="text" value="Unqualified"/>		
If Financial Audit is not yet Completed, What is the Expected Completion Date?	<input type="text"/>		
If the Audit Opinion was Other than Unqualified, State Briefly the Reason Given	<input type="text"/>		
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="text" value="Yes"/>		
Indicate Compliance Audit Opinion	<input type="text" value="Positive/Negative No Exceptions"/>		
If Compliance Audit is not yet Completed, What is the Expected Completion Date?	<input type="text"/>		

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**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 (Sun/ey) 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    I = Industrial    C = Commercial    P = Public    O = Other

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**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

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**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 = Standard Project Area Report
- L = Low and Moderate Income Housing Fund
- O = Other Miscellaneous Funds or Programs

- A = Administrative Fund
- M = Mortgage Revenue Bond Program
- S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

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

Most Recent Date Project Area was Amended

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)

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

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**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 = Standard Project Area Report
- L = Low and Moderate Income Housing Fund
- O = Other Miscellaneous Funds or Programs

- A = Administrative Fund
- M = Mortgage Revenue Bond Program
- S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

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

Most Recent Date Project Area was Amended

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)

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

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**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**

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**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

18.3

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 1 = 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**

**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)

Most Recent Date Project Area was Amended

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)

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**

**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 ?

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)

4/10/1973

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)

2023

Effectiveness of Plan (Year Only)

2013

New Indebtedness (Year Only)

2004

Size of Project Area in Acres

17

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 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**

**Assessed Valuation Data**

**Fiscal Year**            **2011**

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

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**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
<b>Increment Assessed Valuation</b>	<b>114,383,597</b>
<b>Total Assessed Valuation</b>	<b>114,383,597</b>

**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

Other Project Areas

Frozen Base Assessed Valuation

1,357,780

Increment Assessed Valuation

12,010,529

Total Assessed Valuation

13,368,309

**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

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Pass-Through / School District Assistance**

**Fiscal Year**            2011

**Project Area Name**    Acorn Project Area

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				\$0		
Cities				\$0		
School Districts				\$0		
Community College District				\$0		
Special Districts				\$0		
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Net Amount to Agency</b>				\$1,299,000		
<b>Gross Tax Increment Generated</b>				1,299,000		

**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			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**            2011

**Project Area Name**    Central City East

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		

**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			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			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				\$0		
Cities				\$0		
School Districts				\$0		
Community College District				\$0		
Special Districts				\$0		
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Net Amount to Agency</b>				\$0		
<b>Gross Tax Increment Generated</b>				0		

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Pass-Through / School District Assistance**

**Fiscal Year**            2011

**Project Area Name**    Oak Knoll

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		

**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			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		

**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				\$0		
Cities				\$0		
School Districts				\$0		
Community College District				\$0		
Special Districts				\$0		
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Net Amount to Agency</b>				\$6,000		
<b>Gross Tax Increment Generated</b>				6,000		

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

**Pass-Through / School District Assistance**

**Fiscal Year**            2011

**Project Area Name**    West Oakland

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			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**

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

**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**

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

**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
<b>Total</b>	<b>\$1,499,846,558</b>
Available Revenues	10,662,185
<b>Net Tax Increment Requirements</b>	<b>\$1,489,184,373</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

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

Total

\$660,427,375

Available Revenues

16,530,956

Net Tax Increment Requirements

\$643,896,419

**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

Total

\$1,122,581,865

Available Revenues

22,250,539

Net Tax Increment Requirements

\$1,100,331,326

**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

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

**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
<b>Total</b>	<b>\$229,192,292</b>
Available Revenues	705,697
<b>Net Tax Increment Requirements</b>	<b>\$228,486,595</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	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

\$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	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

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**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; Deterred Compensation; Other

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**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; Deterred Compensation; Other

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**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

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**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



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**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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**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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**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 Deleased 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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**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 Released 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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**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;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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**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="73,820,000"/>
Principal Amount Issued	<input type="text" value="73,820,000"/>
Purpose of Issue	<input type="text" value="Finance of Redevelopment Activities"/>
Maturity Date Beginning Year	<input type="text" value="2007"/>
Maturity Date Ending Year	<input type="text" value="2035"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$69,980,000"/>
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="1,240,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$68,740,000"/>
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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**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="4,945,000"/>
Principal Amount Issued	<input type="text" value="4,945,000"/>
Purpose of Issue	<input type="text" value="Finance Redevelopment Activities"/>
Maturity Date Beginning Year	<input type="text" value="2033"/>
Maturity Date Ending Year	<input type="text" value="2037"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$4,945,000"/>
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="\$4,945,000"/>
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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**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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**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 Defeased 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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**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 Released 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; Deterred Pass-Throughs; Deferred Compensation; Other

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**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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**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"/>
Principal Amount Unmatured Beginning of Fiscal Year	<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"/>
Principal Amount Unmatured End of Fiscal Year	<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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**Project Area Name**

Forward from Prior Year	<input type="text"/>
Bond Type	Revenue Bonds
Year of Authorization	2011
Principal Amount Authorized	46,980,000
Principal Amount Issued	46,980,000
Purpose of Issue	Improve Housing Supply
Maturity Date Beginning Year	2011
Maturity Date Ending Year	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	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	\$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

**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"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2010"/>
Principal Amount Authorized	<input type="text" value="7,390,000"/>
Principal Amount Issued	<input type="text" value="7,390,000"/>
Purpose of Issue	<input type="text" value="Finance of Redevelopment Activities"/>
Maturity Date Beginning Year	<input type="text" value="2010"/>
Maturity Date Ending Year	<input type="text" value="2041"/>
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="7,390,000"/>
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="\$7,390,000"/>
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**

**Statement of Income and Expenditures - Revenues**

**Fiscal Year**                    2011

**Project Area Name**        Acorn 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>	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>	<b>\$5,121,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,121,000</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**        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>	\$10,486,000	\$0	\$0	\$0	\$10,486,000

**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>	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>

**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>	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>

**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>					\$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

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Revenues**

**Fiscal Year**                    2011

**Project Area Name**        **Oak Knoll**

	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>	<b>\$1,344,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,344,000</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>	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**

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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>			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>	\$1,632,000	\$0	\$0	\$0	\$1,632,000
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	(\$322,000)	\$0	\$0	\$0	(\$322,000)

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**                    2011

**Project Area Name**        Broadway/MacArthur

	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**            2011

**Project Area Name**    Broadway/MacArthur

	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**                    2011

**Project Area Name**        Central City East

	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>	\$8,408,000	\$1,245,000	\$0	\$0	\$9,653,000
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	\$2,078,000	(\$1,245,000)	\$0	\$0	\$833,000

**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**                    2011

**Project Area Name**        Central District Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	15,982,000				\$15,982,000
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** 2011

**Project Area Name** Central District Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held (or 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)	8,681,000				\$8,681,000
<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>	\$35,964,000	\$13,350,000	\$0	\$0	\$49,314,000
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	\$22,071,000	(\$13,350,000)	\$0	\$0	\$8,721,000



**Redevelopment Agency Of The City Of Oakland**

**Redevelopment Agencies Financial Transactions Reprt**

**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
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>	\$16,580,000	\$1,735,000	\$0	\$0	\$18,315,000
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	\$9,181,000	(\$1,735,000)	\$0	\$0	\$7,446,000

**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**            2011

**Project Area Name**    **Oak Center 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)	-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**            2011

**Project Area Name**    Oak Knoll

	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**            2011

**Project Area Name**    Oak Knoll

	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>

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**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**                    2011

**Project Area Name**        Oakland Army Base

	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

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**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**                    2011

**Project Area Name**        Oakland Army Base

	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>



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**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**            2011

**Project Area Name**    Other Project Areas

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	3,749,000	162,000	7,705,000		\$11,616,000
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

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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>	\$4,173,000	\$49,920,133	\$30,619,000	\$0	\$84,712,133
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	(\$391,000)	(\$49,684,133)	(\$27,446,000)	\$0	(\$77,521,133)

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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
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

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**Statement of Income and Expenditures - Expenditures**

**Fiscal Year**            2011

**Project Area Name**    West Oakland

	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>	\$3,896,000	\$8,629	\$0	\$0	\$3,904,629
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	\$1,150,000	(\$8,629)	\$0	\$0	\$1,141,371

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

**Fiscal Year**

**Project Area Name**

	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>

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**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
<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

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**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>

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**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



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

<b>Fiscal Year</b>	<b>2011</b>				
<b>Project Area Name</b>	<b>Central City East</b>				
	<b>Capital Project Funds</b>	<b>Debt Service Funds</b>	<b>Low/Moderate Income Housing</b>	<b>Special Revenue/Other</b>	<b>Total</b>
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

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**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)	-62,000				(\$62,000)
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>(\$38,036,000)</b>	<b>\$24,972,000</b>	<b>\$13,002,000</b>	<b>\$0</b>	<b>(\$62,000)</b>

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**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>	(\$15,965,000)	\$11,622,000	\$13,002,000	\$0	\$8,659,000
<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>	\$123,464,000	\$28,095,868	\$10,842,000	\$0	\$162,401,868

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**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>

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**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

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**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>

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**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



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**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>	<b>(\$304,000)</b>	<b>\$0</b>	<b>\$335,000</b>	<b>\$0</b>	<b>\$31,000</b>

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

**Fiscal Year**

**Project Area Name**

	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

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

<b>Fiscal Year</b>	2011				
<b>Project Area Name</b>	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>	(\$2,316,000)	\$0	\$2,442,000	\$0	\$126,000

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

**Fiscal Year**

**Project Area Name**

	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

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**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)	117,000	22,874,762	-6,020,000		\$16,971,762
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>\$38,000</b>	<b>\$22,953,762</b>	<b>\$40,960,000</b>	<b>\$0</b>	<b>\$63,951,762</b>

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**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
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	(\$353,000)	(\$26,730,371)	\$13,514,000	\$0	(\$13,569,371)
Equity, Beginning of Period	\$13,174,000	(\$8,009,441)	\$67,290,000	\$0	\$72,454,559
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$12,821,000	(\$34,739,812)	\$80,804,000	\$0	\$58,885,188

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**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>

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**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		2,627,000						\$2,627,000
Accrued Interest Receivable		385,000	2,000	162,000				\$549,000
Loans Receivable		57,643,000		132,463,000				\$190,106,000
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		11,451,000		1,608,000				\$13,059,000
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>\$498,351,000</b>	<b>\$9,327,000</b>	<b>\$276,363,000</b>	<b>\$0</b>	<b>\$524,053,888</b>	<b>\$6,449,000</b>	<b>\$1,314,543,888</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		81,863,000		134,902,000				\$216,765,000
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>\$84,319,000</b>	<b>\$0</b>	<b>\$136,155,000</b>	<b>\$0</b>	<b>\$524,053,888</b>		<b>\$744,527,888</b>

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

**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		414,032,000	9,327,000	140,208,000				\$563,567,000
Fund Balance Unreserved-Designated								\$0
Fund Balance Unreserved-Undesignated								\$0
<b>Total Equities</b>		<b>\$414,032,000</b>	<b>\$9,327,000</b>	<b>\$140,208,000</b>	<b>\$0</b>		<b>\$6,449,000</b>	<b>\$570,016,000</b>
<b>Total Liabilities, Other Credits, and Equities</b>		<b>\$498,351,000</b>	<b>\$9,327,000</b>	<b>\$276,363,000</b>	<b>\$0</b>	<b>\$524,053,888</b>	<b>\$6,449,000</b>	<b>\$1,314,543,888</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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Fiscal Year	2011	
Operating Transfers In		\$48,301,000
Tax Increment Transfers In		\$27,417,000
Operating Transfers Out		\$48,301,000
Tax Increment Transfers Out		\$27,417,000

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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/Ottier Funds	Total
Administration Costs	\$46,180,000	\$162,000	\$7,705,000	\$0	\$54,047,000
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)	\$22,411,000	\$46,716,000	\$635,000	\$0	\$69,762,000
<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>\$89,396,000</b>	<b>\$66,538,762</b>	<b>\$30,619,000</b>	<b>\$0</b>	<b>\$186,553,762</b>
<b>Excess (Deficiency) Revenues Over (Under) Expenditures</b>	<b>\$33,619,000</b>	<b>(\$66,302,762)</b>	<b>(\$27,446,000)</b>	<b>\$0</b>	<b>(\$60,129,762)</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)	\$537,000	\$22,874,762	(\$6,020,000)	\$0	\$17,391,762
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>(\$67,791,000)</b>	<b>\$71,162,762</b>	<b>\$68,390,000</b>	<b>\$0</b>	<b>\$71,761,762</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>	(\$34,172,000)	\$4,860,000	\$40,944,000	\$0	\$11,632,000
<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>	\$414,032,000	\$9,327,000	\$140,208,000	\$0	\$563,567,000