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AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Mark Sawicki
Director, EWD

SUBJECT: Adoption and Mid-Term Review of
Five-Year Implementation Plans

DATE: February 9, 2018

Successor Agency Administrator Approval

Date:

[Signature]
3/1/18

RECOMMENDATION

Staff Recommends That The City Council, Acting As The Governing Board Of The Oakland Redevelopment Successor Agency ("ORSA"), Hold A Public Hearing And:

- 1) Adopt Six ORSA Resolutions Adopting Five-Year Implementation Plans For The (1) Army Base, (2) Broadway/MacArthur/San Pablo, (3) Central District, (4) Coliseum, (5) Oak Knoll, and (6) West Oakland Redevelopment Project Areas, Respectively; and
- 2) Receive A Report Providing Mid-Term Review Of Five-Year Implementation Plans For The (1) Army Base, (2) Broadway/MacArthur/San Pablo, (3) Central District, (4) Central City East, (5) Coliseum, (6) Oak Knoll, and (7) West Oakland Redevelopment Project Areas.

EXECUTIVE SUMMARY

Notwithstanding the dissolution of redevelopment agencies, Section 33490 of the California Community Redevelopment Law ("CRL"), still requires (1) the successor agency of a redevelopment agency to hold a public hearing and adopt implementation plans every five years (the "Five-Year Plans") for each redevelopment project area (the "Project Areas"), and (2) to hold a public hearing at the mid-point of each Five-Year Plan's time span to review and evaluate the progress a redevelopment successor agency has made in implementing each Plan, including the affordable housing production requirements for each Project Area.

This report is a request for the City Council, acting as the governing board of ORSA, to approve the resolutions that will adopt Five-Year Implementation Plans for six Project Areas: (1) Army Base, (2) Broadway/MacArthur/San Pablo, (3) Central District, (4) Coliseum, (5) Oak Knoll, and (6) West Oakland. The Five-Year Plans describe ORSA's goals, potential projects and programs, estimated expenditures, and the nexus between the projects and programs proposed and mitigation of blight for each Project Area.

In addition, this report provides the mid-term review of the status of the goals, programs, projects and estimated expenditures set forth in the Five-Year Plans of the aforementioned six Project Areas, in addition to Central City East, which already had its current Five-Year

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Implementation Plan adopted by ORSA on June 18, 2013. The following table summarizes the adoption and mid-cycle review status of each of the Five-Year Plans.

	Redevelopment Project Area	Implementation Plan Period	ORSA Adoption Status	Mid-Cycle Review Status
(1)	Army Base	07/11/15 to 07/11/20	Pending approval	In this report
(2)	Broadway / Macarthur/ San Pablo	12/08/14 to 12/08/19	Pending approval	In this report
(3)	Central District	12/08/14 to 12/08/19	Pending approval	In this report
(4)	Central City East	07/29/13 to 07/29/18	Resolution No. 2013-019 C.M.S.	In this report
(5)	Coliseum	12/08/14 to 12/08/19	Pending approval	In this report
(6)	Oak Knoll	12/19/16 to 12/19/21	Pending approval	In this report
(7)	West Oakland	11/18/18 to 11/18/23	Pending approval	In this report for the 2013-18 period

Note that the remaining three Redevelopment Project Areas in Oakland – Acorn, Oak Center and Stanford/Adeline – have reached their respective Redevelopment Plan termination dates and therefore the adoption of Five-Year Plans no longer apply to those Project Areas.

ORSA has provided the public noticing for this public hearing as required by redevelopment law. The conduct of this public hearing, receipt of the mid-term reviews, and adoption of the resolutions which accompany this staff report will put ORSA into compliance with redevelopment law.

BACKGROUND / LEGISLATIVE HISTORY

The Redevelopment Agency was dissolved on February 1, 2012. The dissolution process required the designation of a successor agency to the Redevelopment Agency. The successor agency, under the supervision of an oversight board, is responsible for winding down the former redevelopment agency's affairs including meeting the remaining legal obligations of the redevelopment agency. On July 17, 2012, ORSA was formed to act as the successor agency to the former Redevelopment Agency. In addition, the City elected to step in as successor to the former Redevelopment Agency's housing assets, obligations and functions.

ORSA Responsibilities

ORSA continues to adopt on an annual basis the Recognized Obligation Payment Schedule (ROPS) which lists the remaining enforceable obligations of the former Redevelopment Agency. Such obligations include many activities to eliminate physical and economic blight conditions in the various Project Areas, such as completing the construction of public improvements and facilities, and carrying out the former Redevelopment Agency's contractual obligations in partnerships with the real estate development community to develop vacant and/or underutilized properties.

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Under the dissolution law, there is no longer any net tax increment revenue available in the Capital Projects Fund for ORSA, nor is there any more set-aside of funds into the Low and Moderate Income Housing Fund. However, ORSA has the authority to use excess bond proceeds (i.e., the balance of tax allocation bond proceeds ("bond funds") for bonds issued prior to 2011 that had not been designated to fund enforceable obligations) so long as it is in compliance with bond covenants. Although ORSA has limited ability to pursue new projects using these bond funds for redevelopment purposes in the Project Areas, in 2013, the City and ORSA entered into a Bond Expenditure Agreement which required ORSA to transfer these bond funds to the City. As a result of the transfer, the bond funds became the responsibility of the City, not ORSA. The City adopted a Bond Spending Plan outlining a plan for spending these bond funds for bond-eligible purposes.

In 2013, pursuant to the dissolution law, a Long-Range Property Management Plan ("LRPMP") for the disposition of former Redevelopment Agency real property was approved. The LRPMP identified certain properties held by the former Redevelopment Agency that could be retained for future development. These properties were transferred to the City, giving the City the ability to pursue development opportunities on these properties. The LRPMP also identified former Redevelopment Agency real property that would be (1) transferred to the City for governmental purposes, (2) retained by ORSA to satisfy preexisting enforceable obligations, or (3) sold by ORSA for maximum value, with the proceeds distributed to the taxing entities.

Finally, while state law abolished redevelopment agencies, the obligation to prepare five-year implementation plans remains in the CRL, and is now the responsibility of ORSA which succeeded to the obligations and functions of the Redevelopment Agency under California Health and Safety Code Section 34173.

The table below provides a legislative summary of the adoption dates of the Redevelopment Plans for the remaining seven Project Areas in Oakland that have not expired, and therefore are required by CRL to continue to have Five-Year Implementation Plans adopted by ORSA.

	Redevelopment Project Area	Redevelopment Plan Adoption or Amendment	Redevelopment Plan Termination Date	Last Adopted Five-Year Implementation Plan
(1)	Oakland Army Base	7/11/2000 Adoption Ordinance No. 12259 C.M.S. 12/21/2004 First Amendment Ordinance No. 12644 C.M.S. 6/7/2005 Second Amendment Ordinance No. 12674 C.M.S. 3/21/2006 Third Amendment Ordinance No. 12734 C.M.S.	6/30/2033	2010 to 2015 Resolution No. 2010-0082 C.M.S.

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(2)	Broadway / Macarthur/ San Pablo	7/25/2000 Adoption Ordinance No. 12269 C.M.S.	7/25/2030	2009 to 2014 Resolution No. 2009-0105 C.M.S.
(3)	Central District	6/12/1969 Adoption Ordinance No. 7987 C.M.S. Amended on 8/3/1982 Ordinance No. 10256 C.M.S. Amended on 7/24/2001 Ordinance No. 12348 C.M.S.	6/12/2023 6/12/2033 7/24/2033	2009 to 2014 Resolution No. 2012-009 C.M.S.
(4)	Central City East	7/29/2003 Adoption Ordinance No. 12528 C.M.S.	7/29/2033	2013 to 2018 Resolution No. 2013-018 C.M.S.
(5)	Coliseum	7/25/1995 Amendment Ordinance No. 11824 C.M.S. 7/29/1997 Amendment Ordinance No. 12001C.M.S.	7/27/2027	2009 to 2014 Resolution No. 2012-011 C.M.S.
(6)	Oak Knoll	7/14/1998 Adoption Ordinance No. 12065 C.M.S. 12/19/2006 Amendment Ordinance No. 12778 C.M.S.	1/21/2040	2011 to 2016 Resolution No. 2013-018 C.M.S.
(7)	West Oakland	11/18/2003 Adoption Ordinance No. 12559 C.M.S.	11/18/2033	2008 to 2013 Resolution No. 2008-0098 C.M.S. (Note that the 2013 to 2018 Implementation Plan was not formally adopted)

ANALYSIS AND POLICY ALTERNATIVES

Adoption of Five-Year Implementation Plans

The Five-Year Implementation Plans include separate Redevelopment and Housing Components. The Redevelopment Component revisits the goals and objectives of the Redevelopment Plan, presents the programs, projects, and expenditures (other than those related to low- and moderate-income housing) that have been or will be implemented to achieve ORSA's goals and objectives, to the extent there are remaining enforceable obligations of the Redevelopment Agency listed on the ROPS that need to be satisfied. It also describes how these programs, projects, and expenditures eliminate blight within the Project Area. The Housing Component describes how the Redevelopment Agency has implemented various CRL requirements regarding low- and moderate-income housing, and how the Redevelopment Plan goals and objectives for housing preservation and production will be implemented, to the extent possible.

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Under the dissolution law, there is no longer any net tax increment revenue available in the Capital Projects Fund for ORSA, nor is there any more set-aside of funds into the Low and Moderate Income Housing Fund. However, planned expenditures for projects listed in the ROPS for the Project Area over the five-year period are provided in each Five-Year Plan.

Mid-Term Reviews

ORSA is required to prepare a mid-term review of each Five-Year Plan and conduct a public hearing between the second and third year after the Implementation Plan has been adopted. To comply with this requirement, staff has prepared a review of key accomplishments and challenges for each Project Area that have occurred to-date during the term of the Five-Year Plan period. See **Attachments A to G** for the mid-term reviews of each of the seven active Project Areas.

FISCAL IMPACT

The proposed resolutions adopt the Five-Year Implementation Plans for six active Project Areas. There will be no new fiscal impacts directly resulting from this action. Project expenditures identified in the Plans are funded from unencumbered bond funds or ROPS, which require separate approval from the City Council/ORSA.

PUBLIC OUTREACH / INTEREST

These actions require a public hearing, posting and advertising in the Oakland Tribune. Any Project Area Committees that were previously formed have cease to exist.

COORDINATION

Staff from the Public/Private Development Division of Economic & Workforce Development Department consulted with the City Administrator's Budget Office, the Housing and Community Development Department, and the Office of the City Attorney in the preparation of this agenda report.

SUSTAINABLE OPPORTUNITIES

Economic: The redevelopment activities outlined in the Five-Year Plans have both a direct and indirect economic benefit on each Project Area, as each Plan outlines how redevelopment efforts will be used to support various business growth and retention projects and programs, capital improvement projects, housing programs, and other commercial development, which sustain the economic viability of each Project Area. In many cases, ORSA's partnerships with private developers and contractors require compliance with the City's local contracting and employment programs. Workers performing construction work for many of the redevelopment-

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funded projects must be paid prevailing wage rates and the project developer will also be subject to the Living Wage Ordinance in certain cases.

Environmental: Many of ORSA's redevelopment activities involve improving underutilized and blighted properties. By developing in already built-up areas, ORSA redevelopment projects, especially those located near mass transit, reduce the pressure to build on agricultural and other undeveloped land at the periphery of the Bay Area, and enable residents to reduce dependency on automobiles and therefore contribute to lowering the emission of green-house gases. Some of the sites involved in ORSA's efforts are contaminated with hazardous materials, and will be cleaned up as part of the redevelopment activity. ORSA has also made every effort to ensure that any redevelopment project completed or underway will adhere to the City's sustainable development guidelines, which include criteria for green building technologies, site selection and preparation, water, energy conservation, indoor environmental quality, materials selection, and waste and recycling procedures.

Social Equity: Social equity is ensured through active public engagement in the various redevelopment projects and programs, production of affordable housing, and sponsorship of public art. For example, the production of affordable housing is a means of achieving greater social equity, as these projects provide low and very-low income families affordable housing that is located in proximity to public transportation, employment opportunities and social services.

CEQA

Health and Safety Code Section 33490(a)(1)(B) provides that adoption of an implementation plan does not constitute approval of any specific program, project, or expenditure, and that adoption of the plan does not constitute a project within the meaning of CEQA. Thus, no CEQA analysis is required at this time. However, adoption of the implementation plan does not eliminate CEQA review of programs, potential projects, or expenditures at the time that such program, project or expenditure would be otherwise be subject to CEQA review.

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ACTION REQUESTED OF THE CITY COUNCIL

To put ORSA into compliance with state redevelopment law, staff recommends that the City Council sitting as the ORSA governing body hold a public hearing and approve the attached six ORSA resolutions to adopt the Five-Year Implementation Plans for the (1) Army Base, (2) Broadway/MacArthur/San Pablo, (3) Central District, (4) Coliseum, (5) Oak Knoll, and (6) West Oakland Redevelopment Project Areas. In addition, staff recommends that the City Council sitting as the ORSA governing body receive a report providing mid-term review of Five-Year Implementation Plans for the (1) Army Base, (2) Broadway/MacArthur/San Pablo, (3) Central District, (4) Central City East, (5) Coliseum, (6) Oak Knoll, and (7) West Oakland Redevelopment Project Areas.

For questions regarding this report, please contact Patrick Lane, Public/Private Development Manager, at (510) 238-7362.

Respectfully submitted,



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Department

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Attachments (7)

- A: 2015-2020 Army Base Implementation Plan, Mid-Term Review
- B: 2014-2019 Broadway/MacArthur/San Pablo Implementation Plan, Mid-Term Review
- C: 2014-2019 Central District Implementation Plan, Mid-Term Review
- D: 2013-2018 Central City East Implementation Plan, Mid-Term Review
- E: 2014-2019 Coliseum Implementation Plan, Mid-Term Review
- F: 2016-2021 Oak Knoll Implementation Plan, Mid-Term Review
- G: 2013-2018 West Oakland Implementation Plan, Mid-Term Review

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Attachment A

2015-2020 Oakland Army Base Implementation Plan, Mid-Term Review

Key accomplishments and challenges over the term of this Implementation Plan (2015-2020) at the former Oakland Army Base include:

Key Accomplishments

A Notice to Proceed for the start of the construction of Public Improvements at the former Oakland Army Base was issued on October 14, 2013 and is now scheduled to be completed in phases prior to the end of July 2018. Required Public Improvements include:

Roadway Improvements

The roadway improvements are part of the phased scope of redevelopment improvements at the former Oakland Army Base area which support private investment in the development of state-of-the-art recycling and City Logistics Facilities include the reconstruction, realignment and new construction of local streets and roads, which include Maritime Street, East and West Burma Road, Wake Avenue, and Engineers Road. These improvements also include appurtenant roadway facilities related to roadway drainage and access to adjacent properties within the former Oakland Army Base Redevelopment Project Area boundaries. Roadway infrastructure improvements also include underground utility facilities within the Public Rights of Way which includes roadway corridors.

Rail Improvements

Redevelopment of the former Oakland Army Base area into an intermodal facility includes the development of public infrastructure necessary to support private investment of railway extensions and spurs which will connect Port of Oakland Manifest, Unit Train Support, and Desert Rail Yards via a northern industry track interface. Public rail infrastructure improvements include the construction of rail crossings and roadways and site preparations for privately funded rail improvements. City obligations include construction of the Union Pacific Railway northern interface tracks which provides the missing link which is required to connect Class I railroads and Port of Oakland rail yards to rail served, purpose built City Trade, Logistics and Recycling Facilities at the former Oakland Army Base. Rail east of Wake Avenue, including the northern interface track also provide operational efficiency to rail operations at the Port.

Site Preparation Improvements

Redevelopment of the former Oakland Army Base also requires site preparation improvements which included where applicable, environmental remediation, demolition, import, fill, surcharging, deep dynamic compaction to address settlement and liquefaction; and grading of pads within the City areas designated for City Trade, Logistics and Recycling Facilities at the former Oakland Army Base.

Ancillary Maritime Services Truck Parking

The Truck Parking component of the Oakland Army Base Public Improvement Project will provide 15-acres of truck parking. This requirement is mandated under the Bay Conservation and Development Commission (BCDC) Sea Port Plan. The purpose of the mandate is to support ongoing operations of the Port of Oakland and new City Trade and Logistics facilities.

The provision of Truck Parking along with services provided by a Truck Parking Operator will also help to keep trucks from parking in the neighboring West Oakland Community.

The following table shows the overall Oakland Army Base past and present Public Improvement Major Development Milestone Schedule and proposed Operations resulting from 55 to 66-year Ground Leases:

Public Improvement Project Milestone Schedule

Phase/Milestone	Begin (Mo/Yr)	End (Mo/Yr)
<i>Preliminary Engineering/Environmental Studies</i>	01/2002	07/2012
<i>Scoping</i>	07/2010	06/2012
<i>CEQA Approval</i>	06/2012	06/2012
<i>NEPA Approval</i>	N/A	N/A
Final Design (Plans, Specifications and Estimate)	8/2013	8/2013
Right-of-Way Acquisition.	8/2013	8/2013
Right of Way Certification	N/A	N/A
Construction	10/2013	7/2018
Operations (55 to 66-year ground leases)	7/2018	2084

Challenges

Major challenges over the term of this Implementation Plan have involved securing adequate funding and resolving a myriad of jurisdictional and regulatory requirements to implement the required scope of Public Improvements required for the takedown of City ground lease parcels and leveraging private investment in vertical development.

Resolving Major Funding Shortfalls in the Absence of Redevelopment

The City's initial Project funding contribution was funded and adjusted by successive City Council actions. Initial City funding commitments, originally included projected net tax increment generated between 2011 through 2017 totaling approximately \$10 million and was significantly impacted by AB 26 resulting in an actual net tax increment collection of only \$400,000. With the loss of redevelopment funding and bonding capacity, the City also lost the related set-aside for the Low and Moderate Income Housing Fund.

Because of major cost variables, the design build cost estimate for the full scope of required Public Improvements exceeded actual funding in place. Pursuant to the Lease Disposition and Development Agreement (LDDA), the parties were required to complete a "meet and confer" process. Through this process, the parties agreed to re-sequence the original construction phasing to comply with and advance a grant funding requirement to start construction prior to the end of December 2013 by establishing a funded "above the line" public improvement budget. The parties also agreed to work cooperatively to identify alternative additional funding sources for the "below the line" unfunded public improvements. The total design build construction budget for construction of both the above and below the line Public Improvements totals was approximately \$235 million.

Over the five-year period of this Implementation Plan, despite the loss of significant redevelopment dollars, the City has been successful in securing the needed sources of funding and bridge financing to complete the construction of Public Improvements at the former Oakland Army Base prior to the end of July 2018. Initial above the line construction funding included grant from the State of California in the amount of \$176.341 million and a City funding commitment from scheduled City Land Sales Proceeds from the sale of Non-Economic Development Conveyance parcels at the former Oakland Army Base totaling approximately \$18 million dollars. During FY 2016-2017, the City was successful in securing \$46 million dollars of Alameda County Transportation Commission Measure BB grant funding to reimburse the City for roadway improvements and truck parking. These reimbursements have enabled the City to fund the previously mentioned "below the line" funding for Public Improvement that were initially unfunded when the Project commenced. One of the major funding challenges however was securing private institutional tax-exempt bridge funding to address the difference between the timing of cash flow needs of the Project and scheduled disbursements of ACTC funding tied to the receipt of the Measure BB half-cent sales tax. In the first quarter of 2017, the City was successful in closing on the interim bridge funding which has enable the Project advance towards completion in July 2018.

Resolving Multi-Jurisdictional and Regulatory Coordination

The following list includes permits, agreements and coordinating agencies that have also presented major timeline challenges as well as opportunities during implementation of the Plan between 2013-2018.

Permits:

- Alameda County Water Resources Well Permit
- Army Corps of Engineers Nationwide Permit No. 7
- BAAQMD Permit to Operate
- Cal/OSHA Construction Activities Permit
- CPUC Crossing Permit
- Caltrans Encroachment Permits
- City of Oakland Storm Drain, Creek Protection, Sanitary Sewer & Lift Stations, Roadways and Utilities, Excavation, Grading, Railroad Plans, Storm Water Management Plan, Storm Drain Outfall and Tree Removal Permits
- EBMUD Right of Entry, Special Discharge, Trucked Non-Hazardous Waste, and Underwater Operations Permits
- RWQCB Water Quality Certification and NPDES Permits
- BCDC Administrative, Minor and Notice of Completion and Declaration of Compliance Permits
- State Water Resources Control Board General Construction Permit

Agreements:

- AT&T Joint Build and Relocation Agreements
- Caltrans Operations and Maintenance Agreement
- City of Oakland Lease Disposition and Development Agreement and Amendments
- EBMUD Water Main, Fire Service, Fire Hydrant and Water Service Agreements
- PG&E New Service and Gas Relocation Agreements
- Port of Oakland Power Relocation and Relocation Agreements

- State of California Trade Corridor Improvement Fund (TCIF) OHIT Agreement No. 75A0389
- TIDA Easement Relocation Agreement
- BNSF Railways

Coordinating Agencies:

- East Bay Municipal Utilities District (EBMUD)
- Federal Aviation Administration (FAA)
- National Maritime Fisheries Service
- Oakland Unified School District (OUSD)
- Pacific Gas & Electric (PG&E)
- Port of Oakland
- Ports America
- Regional Water Quality Control Board (RWQCB)
- San Francisco Bay Conservation & Development Commission (BCDC)
- State Lands Commission
- State Water Resources Control Board
- Treasure Island Development Authority (TIDA)
- U.S. Department of Transportation (DOT)
- Union Pacific Railroad (UPRR)
- United States Fish and Wildlife Service

Attachment B

2014-2019 Broadway/ MacArthur/ San Pablo Implementation Plan, Mid-Term Review

The key accomplishments over the term of this Implementation Plan period (2014-19) for those projects and programs funded by former Broadway/MacArthur/San Pablo (BMSP) Redevelopment funds are as follows.

Key Accomplishments

The Broadway Valdez District Specific Plan

The Redevelopment Agency funded and participated in an interdepartmental effort to create a Specific Plan for an area that includes the "Broadway Retail Corridor", the corridor identified by the *Upper Broadway Strategy – A Component of the Oakland Retail Enhancement Strategy* for comparison/life-style retail, office and mixed-use housing development. Work on the *Broadway Valdez District Specific Plan* began in FY 2008-09. The *Broadway Valdez District Specific Plan* and associated Environmental Impact Report (EIR), related General Plan Amendments and Design Guidelines, new Zoning Regulations, and Zoning and Height Area Maps were adopted by the Oakland City Council in June/July of 2014.

Small Business Loan Program

The Redevelopment Agency funded a revolving loan fund for small retail and commercial business and property owners. The loan fund is intended to provide capital for physical improvements, including those related to life safety and façade enhancement. The City of Oakland's Commercial Lending division contracted with the Main Street Launch (formerly Oakland Business Development Corporation or "OBDC") to administer this commercial loan application process. The funding for this program was transferred to the City under the Bond Expenditure Agreement.

During FY 2014-18, the City received repayments on four loans from businesses located in the B/M/SP Project Area: Marquee Salon LLC, Actual Café, Oakland Venue Management and Flying Yoga, LLC. The City has approved plans to finance a New Markets Tax Credit enhanced loan pool using the repayments to provide a leverage loan to Oakland Renaissance NMTC Inc ("ORNMTTC"), a non-profit corporation created by and for the benefit of the City of Oakland. ORNMTTC is planning to enhance the City's funds with tax credits and make smaller loans to businesses and property owners.

Façade and Tenant Improvement Program

The Redevelopment Agency established a Façade Improvement Program (FIP) and a Tenant Improvement Program (TIP) in the BMSP Project Area for property owners and businesses in 1999. These two programs offer matching reimbursement grants in amounts that depend on the size of the commercial space to fund eligible building improvement expenses. Both programs also offer free architectural design assistance up to \$5,000. During FY 2014-18, \$189,605 façade and tenant improvement grants were disbursed or under contract to be disbursed.

Neighborhood Projects Initiative Program

The Neighborhood Projects Initiative (“NPI”) program is a community grant program that funds one-time, small-scale, community-initiated physical improvement projects. The program is designed to support existing blight reduction and beautification efforts in the Project Area and to encourage community participation in redevelopment. The program was launched in 2006 and awarded grants to 20 community projects over three funding cycles. A fourth funding cycle during the 2014-19 was not initiated. Instead, \$221,000 was allocated to the renovation of Mosswood Recreation Center after fire damage and \$220,000 was allocated to staffing.

MacArthur Transit Village

The MacArthur Transit Village is a development of a mixed-use transit village at the MacArthur BART Station’s surface lot and additional surrounding parcels. The project will consist of multiple buildings totaling 875 units of multi-family housing (including 147 or 17% below market-rate units), 48,500 square feet of neighborhood-serving retail, and 6,000 square feet of community spaces.

In 2009, the Redevelopment Agency entered into an Owner Participation Agreement (“OPA”) with the development team, MacArthur Transit Community Partners, to further the development of the project. By the end of 2014, the construction of three components of the transit village was complete: a new BART parking structure; Mural Apartments (a 90-unit affordable housing building); and the horizontal public infrastructure component.

Significant progress has been made on construction on the remaining components of the MacArthur Transit Village. Construction on Parcel A and C-1, consisting of 385 units of multi-family housing (including 11 below market-rate units), by Hines started in March 2017 and is expected to be complete by September 2019. Construction on Parcel B, consisting of a 402-unit residential high-rise (including 45 below market-rate units), by Boston Properties is expected to start in Spring 2018.

BART Garage at MacArthur BART station

This 480-space garage that serves the MacArthur BART customers and provides overflow parking for the adjacent Mural Apartments and was completed in September 2014. Under the LRPMP, this garage is being retained by ORSA for eventual sale.

Golden Gate Recreation Center

In 2016, The Golden Gate Recreation Center reopened as The Charles Porter Golden Gate Recreation Center. The renovated center has a new full-court basketball gym that can also be used for volleyball. The gym connects to a dance studio that opens to the outside. Outdoor seating facing the dance studio allows for an indoor/outdoor performance stage. New features also include a large multi-purpose room next to a commercial kitchen (with a dishwasher, ice machine and teaching island with stove burners for cooking classes). The center also has a new outdoor play area and walking track.

Attachment C

2014-2019 Central District Implementation Plan, Mid-Term Review

The key accomplishments over the term of this Implementation Plan period (2014-19) for ORSA's remaining enforceable obligations are outlined below.

City Center DDA - Parcel T-12

On December 21, 2016, ORSA assigned the City Center Disposition and Development Agreement (DDA) to the City of Oakland ("City"). In August of 2017, Oakland T12 commenced construction of a 24-story office building consisting of the following components:

- 600,000 square feet of office space
- 26,600 square foot floor plans
- Two large public plazas; and
- 260 structured parking spaces

Construction is scheduled to be complete in the 3rd quarter of 2019, and the developer has already secured an anchor tenant.

Key System Building – 12th & Broadway

In 2016, ORSA assigned the Owner Participation Agreement (OPA) to the City of Oakland and amended the OPA to extend development performance deadlines. In February 2017, the City authorized the assignment of the OPA from SKS Investment to 1100 Broadway Owner, LLC, a joint venture between Ellis Partners and Intercontinental Real Estate Company. In January 2018, 1100 Broadway Owner LLC started construction on "The Key at 12th", a new 18-story office building that includes:

- 334,000 square feet of new office space
- Approximately 11,000 of new retail

The new office building will be integrated with a fully rehabilitated Key System Building. The project is anticipated for completion and occupancy in the spring of 2020.

2000-2016 Telegraph Avenue and 490 Thomas L. Berkley Way

In September of 2017, ORSA and the Oversight Board further amended the LDDA to (1) change the project from primarily automotive to residential and retail uses, (2) extend performance dates for the project; (3) establish and accept extension fees of \$50,000 to \$125,000; (4) reduce a contingent payment obligation to BTO from \$1,575,000 to \$1,550,000; and (5) conform LDDA terms to reflect a sale to the developer rather than a lease with a purchase option. BTO has received CEQA clearance for development of a proposed 230-unit residential tower on the property and is currently securing financing for the project.

Redevelopment Projects

ORSA continues to administer various DDAs and ENAs that were entered into by the Redevelopment Agency. Generally, administrative tasks include providing as-needed responses to inquiries from current property owners and related parties, other public agencies or the public and/or enforcement of post-construction obligations, including transfers of development interests, reimbursement of tax increment or amendments to project agreements. During the implementation plan period, staff made the last property tax reimbursement for the 17th Street Garage DDA in 2016 and continued to reimburse net property tax increment payments to Uptown Housing Partners.

Downtown Façade Improvement & Tenant Improvement Programs

As of January 1, 2018, all façade and tenant improvement projects have been completed.

Small Business Loan Program

The Redevelopment Agency funded a revolving loan fund for small retail and commercial business and property owners. The loan fund is intended to provide capital for physical improvements, including those related to life safety and façade enhancement. The City of Oakland's Commercial Lending division contracted with the Main Street Launch (formerly Oakland Business Development Corporation or "OBDC") to administer this commercial loan application process. The funding for this program was transferred to the City under the Bond Expenditure Agreement.

During FY 2014-18, the City received repayments on six loans from businesses located in the Central District: Quinoa Pro LLC dba Tambo Restaurant, Loring Café CA, Inc., Nido LLC, Gopher Pipe Solutions, Beer Revolution DBA Old Depot Inc., and The Loss Prevention Group.

The City has approved plans to finance a New Markets Tax Credit enhanced loan pool using the repayments to provide a leverage loan to Oakland Renaissance NMTC Inc ("ORNMTTC"), a non-profit corporation created by and for the benefit of the City of Oakland. ORNMTTC is planning to enhance the City's funds with tax credits and make smaller loans to businesses and property owners.

Attachment D

2015-2018 Central City East Implementation Plan, Mid-Term Review

The key accomplishments and challenges over the term of this Implementation Plan period (2013-18) for those projects and programs funded by former Central City East Redevelopment funds are as follows.

Key Accomplishments

Seminary Point

After several years in planning, the Seminary Point Retail development is expected to open in February 2018 and will feature a new 14,250 sq. ft. freestanding Walgreens store as the anchor tenant within a larger 27,000-square-foot retail/commercial project at the corner of Foothill Boulevard and Seminary Avenue. Walgreens will offer a mix of retail, food, and a 24-hour drive through pharmacy. In addition, It's a Grind (a café) and other retailers are also planning to open at this new location. The City is supporting the project by providing the land, neighborhood streetscape improvements including a new plaza at Walnut Square, and New Market Tax Credits in partnership with Boston Private Bank & Trust Company and Capital One, N.A. The City of Oakland provided a \$2 million loan and a \$1.5 million line of credit from former Oakland Redevelopment Bond Funds and \$14 million in New Market Tax Credits. Sunfield Development, LLC is the developer for Seminary Point and financing is being provided by Boston Private Bank & Trust Company, Capital One, N.A., and the Oakland Renaissance NMTC, Inc. This project was also developed with support from local residents, businesses, and merchants of the East Oakland area.

Eastmont

The City is currently under an Exclusive Negotiating Agreement with Portfolio Development Properties, LLC on a 1.22 acre site located at the intersection of 73rd Avenue and Foothill Boulevard. This retail development project is proposing up to five in-line retail tenants and approximately 50 parking spaces. The anchor tenant will be a Starbucks ("Core 2") community store that is approximately 3,000 square feet in size, and the developer seeks to attract more neighborhood serving retail to accommodate the remaining 15,000 square feet of building space within the development.

Foothill Square

The City owns a 0.53 acre site located at 10451 MacArthur Blvd near the intersection of 106th Avenue and MacArthur Boulevard and approximately a block away from Foothill Square. The site has been identified as a good location for a mixed-use residential development. The site could accommodate approximately 75 residential units and 3,000 sf of retail. The next step will be to issue an RFP to solicit proposals from developers.

27th Avenue and Foothill Boulevard

The City owns a 0.52-acre (21,981 sq.ft.) site which is made up of two parcels located at 2759 and 2777 Foothill Boulevard at the intersection of Foothill and 28th Avenue. The site could be

developed for housing, commercial use, or mixed-use housing. Currently, the site is leased to a local nursery, East Bay Wilds Nursery, on a month-to-month basis. The next step will be to issue an RFP to solicit proposals from developers.

Aspire ERES Academy

The City owns a 9,000 square foot paved parking lot on Derby Street near International Blvd. Pacific West Companies is interested in purchasing the lot to combine with two other privately owned lots which would result in the development of a 0.88 acre, three-story Kindergarten through Eighth grade public charter school, operated by Aspire ERES Academy. The City and Pacific West Companies are currently under an Exclusive Negotiating Agreement, and the proposed school project is currently undergoing the Planning entitlement process. The three story campus is projected to accommodate up to 600 K-8th grade students and a staff of up to 51 employees.

Façade and Tenant Improvement Programs

These programs continue to be offered during the period of 2013-18, and will continue to offer architectural assistance and matching grants for improvements to commercial property on targeted streets in the Project Area. The Façade Improvement Program provides grants for the improvement of building exteriors and the Tenant Improvement Program provides grants for interior spaces.

There are roughly nine current projects in various stages of Façade and Tenant Improvement Program, totaling a little over \$500,000 in encumbered funds towards capital improvements in the CCE redevelopment area.

Challenges

Under the redevelopment dissolution law, there is no longer any net tax increment revenue available in the Capital Projects Fund for ORSA, nor is there any more set-aside of funds into the Low and Moderate Income Housing Fund. Fortunately, the former Redevelopment Agency issued bonds for Central City East prior to dissolution. Over the five-year period of this Implementation Plan, ORSA is carrying out those CCE projects listed in the ROPS that were already under contract prior to dissolution. In addition, ORSA, in conjunction with the City, is carrying out projects funded by these limited bond funds.

Otherwise, no other funding has been identified for initiating new projects in CCE. Therefore, an ongoing challenge is determining how to address the many needs in the Central City East project area with very little funding. Leveraging available federal, state, and regional grants funds will continue to be a priority. Lack of funding for maintenance of projects funded by the former Redevelopment Agency, such as the prior streetscape and park improvements is also an ongoing problem.

Attachment E

2014-2019 Coliseum Implementation Plan, Mid-Term Review

The key accomplishments and challenges over the term of this Plan period (2014-19) for those projects and programs funded by former Coliseum Redevelopment funds are as follows.

Key Accomplishments

Fruitvale Transit Village Phase IIA & IIB

The City entered into a Lease Disposition and Development Agreement with the Unity Council and East Bay Local Development Corporation and successfully signed a long term ground lease which allowed the project to close escrow on Phase IIA. This latest phase is scheduled to start construction in early 2018, and will produce 94 units of predominately affordable rental housing and is scheduled to be completed by fall 2019. The City has also extended its Exclusive Negotiating Agreement to continue negotiations with the Unity Council and Bridge Housing for Phase IIB which contemplates an additional 181 units of new affordable as well as market rate housing units.

Coliseum Transit Village Phase I

The City entered into an Owner Participation Agreement with Urban Core Partners and the Oakland Economic Development Corporation and successfully closed escrow on Phase I of the Coliseum Transit Village. The project is currently under construction and will provide approximately 110 units of affordable and market rate housing on a portion of the existing Coliseum BART parking lot. The project was awarded \$8.5 million in Transit Oriented Development (TOD) funding from the California Department of Housing and Community Development and approximately \$15 million in Affordable Housing Sustainable Communities funds.

Oakland Acura Auto Dealership

The City entered into a Disposition and Development Agreement (DDA) with Oakland Acura and successfully closed escrow on its 3.625-acre property on Oakport Street in an effort to retain the auto dealership in Oakland. The new Acura dealership is currently under construction and is expected to be completed by summer 2018.

Aspire Charter School at Derby Ave and International Blvd.

The City entered into an Exclusive Negotiating Agreement with The Pacific Companies on the City owned Derby Avenue lot to pursue development of a new Aspire Charter School. The City expects to enter into a Disposition and Development Agreement with the Developer once the project receives its CEQA clearance and proper planning entitlements.

Former Melrose Ford Site at 3050 International Blvd.

The City is entertaining an unsolicited proposal and is considering entering into an Exclusive Negotiating Agreement with the Native American Health Center (NAHC) and Satellite Affordable Housing Associates (SAHA) to develop 75 affordable residential units with parking and a 7,000 square-foot pharmacy on this site. The units will be available to 60 percent or less of the area median income.

95th and International Blvd.

The City is entertaining an unsolicited proposal and is considering entering into an Exclusive Negotiating Agreement on its vacant property at 95th and International Blvd. with the Related Companies and Acts Community Development Corporation to develop 57 affordable residential units with parking and a 2,500 square-foot of retail on this site. The units will be available to 60 percent or less of the area median income.

Façade and Tenant Improvement Programs

These programs will continue to be offered during the period of 2014-19, and will continue to offer architectural assistance and matching grants for improvements to commercial property on targeted streets in the Project Area. The Façade Improvement Program provides grants for the improvement of building exteriors and the Tenant Improvement Program provides grants for interior spaces.

Maintenance and Graffiti Abatement Program

The City plans to continue abating graffiti and maintaining former agency parcels through contracting with the Men of Valor Academy organization which provides at risk youth and formerly incarcerated individuals with valuable work and job training skills.

Interim Land Use and License Agreements

The City will continue entering into license agreements with independent third parties on its former agency parcels in an effort to activate underutilized former agency parcels and to generate additional revenue.

Challenges

Under the redevelopment dissolution law, there is no longer any net tax increment revenue available in the Capital Projects Fund for ORSA, nor is there any more set-aside of funds into the Low and Moderate Income Housing Fund. Fortunately, the former Redevelopment Agency issued bonds for Coliseum prior to dissolution. Therefore, over the five-year period of this Implementation Plan, there has been some limited bond funding for only a number of remaining projects listed on the ROPS for the Project Area, that were already underway, but no new funding has been identified for initiating new projects that were not already under contract prior to dissolution.

An ongoing challenge is figuring out how to address the many needs in the Coliseum project area with very little funding. Leveraging available federal, state, and regional grants funds will continue to be a priority. Lack of funding for maintenance of projects funded by the former Redevelopment Agency, such as the prior streetscape and park improvements is also an ongoing problem.

Attachment F

2016-2021 Oak Knoll Implementation Plan, Mid-Term Review

The key accomplishments and challenges over the term of this Plan period (2016-21) for those projects and programs in Oak Knoll are as follows.

Key Accomplishments

Oak Knoll Development

After many years in the planning stage, the Oak Knoll project finally received its CEQA approvals and City planning entitlements towards the end of 2017. The City also entered into an Exclusive Negotiating Agreement with Oak Knoll Acquisition, LLC for its 5.4 acre parcel on Barcelona St including two additional smaller parcels. However during the course of negotiations, the developer decided it no longer wanted to pursue the City's 5.4 acre parcel. As a result, the City plans to issue an RFP to solicit housing proposals for the property in 2018.

Challenges

Under the redevelopment dissolution law, there is no longer any net tax increment revenue available in the Capital Projects Fund for ORSA, nor is there any more set-aside of funds into the Low and Moderate Income Housing Fund. In addition, the former Redevelopment Agency did not issue bonds for Oak Knoll prior to dissolution. Therefore, over the five-year period of this Implementation Plan, there has been no available bond funding for items listed on the ROPS for the Project Area, and no new funding has been identified for initiating new projects that were not already under contract prior to dissolution.

Attachment G
2013-2018 West Oakland Implementation Plan,
Mid-Term Review

The key accomplishments and challenges over the term of the 2013-18 Implementation Plan for those projects and programs funded by former West Oakland Redevelopment funds are as follows.

Key Accomplishments

Streetscape Improvements

- Phase I of the MLK Streetscape Master Plan started construction on May 2017 and expected to be complete by July 2018.
- Phase I of the Peralta Streetscape Master Plan started construction on March 2017 and is expected to be complete October 2018.
- Construction of Phase I of the 7th Street Streetscape Plan (between Union Street and Peralta Street) was completed in 2014. Specifically, the installation of 85 bronze plaques (“Blues Walk of Fame”) located outside of the West Oakland BART Station was completed January 2015. On March 6, 2015, the City partnered with West Coast Blues Society to host a celebratory unveiling event of the plaques. The event was well attended by community members as well as City of Oakland elected officials, staff, and the media.
- Designs for Phase II of the 7th Street Streetscape Plan (from Peralta Street and Wood Street) advanced from 35 percent to 100 percent construction documents and is expected to start construction June 2018. Another 88 “Blues Walk of Fame” plaques will be a part of this Phase II.

Park Improvements

St. Andrew’s Plaza - In 2015, the City applied for and was awarded a \$456,275 grant from the Housing-Related Parks Program (HRPP) of the California Department of Housing and Community Development (HCD) to renovate St. Andrew’s Plaza, located in Council District 3, at San Pablo Avenue, Filbert, and 32nd Street. This grant was matched by former West Oakland Redevelopment funds (\$45,000). The City embarked on a 24-month process to deconstruct and renovate the space through a community-driven visioning process. Renovations to the Plaza were completed January 2018 and the formation of a community steward group to monitor the Plaza is underway.

Housing & Affordable Housing Development

Between November 2013 to 2016, an additional 98 units were newly constructed to bring the total housing production activity in the area to a total of 578 new housing units since the West Oakland Redevelopment Plan was adopted in 2003. 175 of these units are affordable to low-income households, of which 60 housing units were for very low-income households.

500 Kirkham Site – A Disposition and Development Agreement was assigned to “500 Kirkham LLC”, an affiliate of Panoramic Interests, (Ordinance 13423 approved by Council April 2017). Developer has purchased the 2.85 acre site directly from Caltrans and is proposing a much higher density project (1000+ units) compared to the 417 residential unit project already approved under the DDA. Developer is seeking planning approval for their new higher-density proposal, which is expected to possibly happen in May 2018.

Community benefits negotiated under the DDA were: (a) a \$3.15 million payment to the City's Affordable Housing Trust Fund (AHTF); (b) 7.5 percent of the project's total units set as affordable to moderate-income households; (c) a \$1 million payment to the City of Oakland or an entity to be named by the City of Oakland to provide job training for local residents; and (d) building and maintaining open space at the corner of 5th and Kirkham to be made available to the public. These items will get renegotiated if the DDA gets amended to allow the higher density project for which Panoramic is currently seeking Planning approvals.

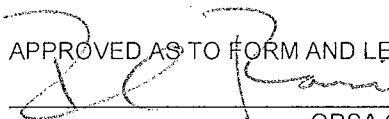
Key Challenges

Under the redevelopment dissolution law, there is no longer any net tax increment revenue available in the Capital Projects Fund for ORSA, nor is there any more set-aside of funds into the Low and Moderate Income Housing Fund. Unfortunately, the Redevelopment Agency did not issue any bonds for West Oakland prior to dissolution. Therefore, over the five-year period of this Implementation Plan, there has been funding for only a limited number of remaining projects listed on the ROPS for the Project Area, that were already underway, but no new funding for initiating new projects that were not already under contract prior to dissolution.

An ongoing challenge is figuring out how to address the many needs in West Oakland with very little funding. Leveraging available federal grants funds will be important. Lack of funding for maintenance of the projects funded by Redevelopment, such as the streetscape and park improvements discussed under Accomplishments above, is also an ongoing problem.

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APPROVED AS TO FORM AND LEGALITY



ORSA COUNSEL

OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

RESOLUTION NO. _____

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

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

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

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

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

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

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

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

BY SUCCESSOR AGENCY, OAKLAND, CALIFORNIA, _____, 2018

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON McELHANEY,
 GUILLEN, KALB, KAPLAN, and CHAIRPERSON REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
 LATONDA SIMMONS
 ORSA Secretary

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

EXHIBIT A

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

I. INTRODUCTION

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

A. Dissolution of Redevelopment Agency

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

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

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

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

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

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

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

II. BACKGROUND

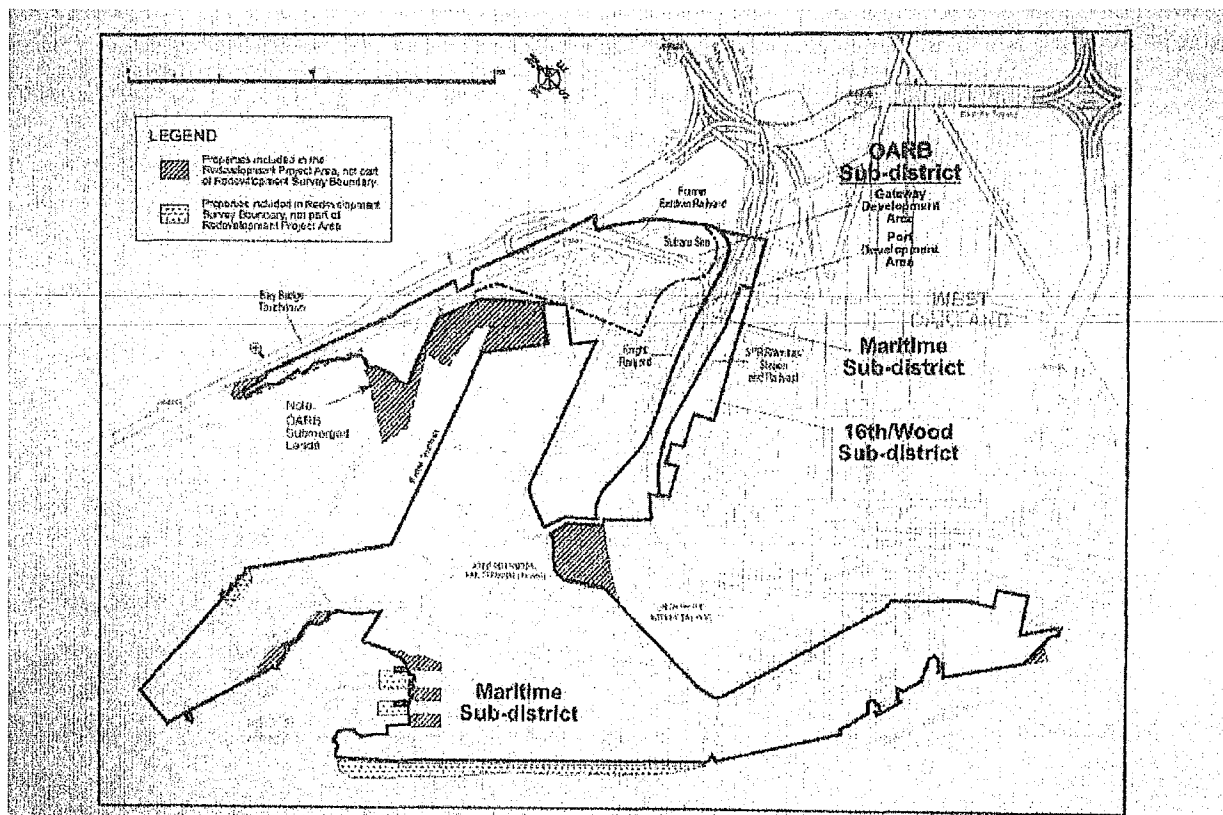
The Redevelopment Plan for the Oakland Army Base Redevelopment Project ("OARB Redevelopment Plan") was adopted by the Oakland City Council on July 11, 2000 (Ordinance No. 12259 C.M.S.), and has since been amended three times. The Oakland Army Base Redevelopment Project Area consists of the former Oakland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

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

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

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

Figure 1. Map of Oakland Army Base Project Area



A. Military Base Conversion

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

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

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

B. Previous Implementation Plan Accomplishments

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

1. Site Control and Site Assembly

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

2. *Site Preparation and Deconstruction*

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

3. *Infrastructure, Roadway Improvements and Parcelization*

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

4. *Public Access and Open Space Improvements*

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

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

5. *Pre-Development Planning and Development Actions*

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

6. *Affordable Housing Development*

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

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

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

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

III. GOALS AND OBJECTIVES FOR THE PROJECT AREA

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

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

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

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

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

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

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

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

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

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

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

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

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

1. OARB Subarea

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

Activities will include:

a) Environmental Remediation

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

b) Demolition/Deconstruction

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

c) Utilities

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

d) Road Improvements

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

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

e) Other Site Preparation

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

f) Public Access and Open Space Improvements

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

g) OARB Development Activities

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

2. *Port of Oakland Maritime Subarea*

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

- Outer Harbor Intermodal Terminal

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

- Rail yard Improvements

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

- New Roadways and Intersections

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

- Roadway and Rail Improvements: Maritime Expansion Area of OARB

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

3. *16th and Wood Subarea*

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

- Demolition/Renovation/Site Work

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

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

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

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

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

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

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

Table 2

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

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

Source: Oakland Redevelopment Agency; Hausrath Economics Group.

VI. TIME LIMITS

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

Table 3. Project Area Time Limit Expirations

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

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

A. Implementation Plan Requirements

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

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

This Housing component also includes a summary of housing production in the Project Area since the extension of the term of the Project Area in April of 2012 until December of 2014~~2000~~.

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

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

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

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

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

Table 3

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

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

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

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

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

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

2. Replacement Housing Obligation

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

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

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

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

4. Additional Requirements

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

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

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

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

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

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

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

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

Affordable Units Required	59
Very Low Income Units Required	24

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

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

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

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

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

3. Estimated Number of Units Required for Housing Production Obligation

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

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

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

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

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

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

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

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

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

a. Housing Goals and Objectives of the Implementation Plan

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

b. Estimated Housing Fund Revenues and Expenditures

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

c. Anticipated Housing Program Activities

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

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

d. Allocation of Housing Funds over Previous Implementation Period

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

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

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

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

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

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

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

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

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

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

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

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

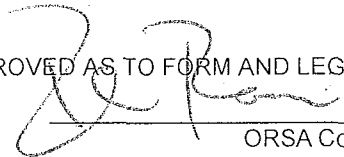
(1) City Funding includes all funding provided from Low and Moderate Income Housing Fund over the life of the project. Some funding may have been provided prior to 2000.

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

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ORSA COUNSEL

OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

RESOLUTION NO. _____

RESOLUTION ADOPTING THE 2014-2019 IMPLEMENTATION PLAN FOR THE BROADWAY/ MACARTHUR/ SAN PABLO REDEVELOPMENT PROJECT

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

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

WHEREAS, the ORSA Administrator has prepared and presented to ORSA an Implementation Plan for the Broadway/MacArthur/San Pablo Redevelopment Project for 2014-2019; and

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

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

RESOLVED: That ORSA hereby approves and adopts the 2014-2019 Implementation for the Broadway/MacArthur/San Pablo Redevelopment Project attached to this Resolution as Exhibit A; and be it further

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

BY SUCCESSOR AGENCY, OAKLAND, CALIFORNIA, _____, 2018

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON McELHANEY,
GUILLEN, KALB, KAPLAN, and CHAIRPERSON REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
LATONDA SIMMONS
ORSA Secretary

**A RESOLUTION ADOPTING THE 2014-2019 IMPLEMENTATION PLAN FOR THE
BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT**

EXHIBIT A

**BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT AREA
FIVE -YEAR IMPLEMENTATION PLAN
2014-2019**

I. INTRODUCTION

Since 1994, the California Community Redevelopment Law ("CRL") required redevelopment agencies to adopt an implementation plan for each five-year period that the Redevelopment Plan is effective. This 2014-2019 Implementation Plan for the Broadway/MacArthur/San Pablo Redevelopment Project Area (the "Project Area" or "BMSP") is a policy statement that has been prepared to guide and set priorities for redevelopment activities in the Project Area for the 2014-2019 period, to the extent there are remaining redevelopment activities. The Project Area consists of two non-contiguous sub-areas in North Oakland and is comprised of 676 acres. The Broadway/MacArthur sub-area incorporates Broadway Auto Row and Telegraph Avenue between 27th and 42nd Streets. The San Pablo sub-area incorporates the Golden Gate neighborhood on San Pablo Avenue between 53rd and 67th Streets.

Dissolution of Redevelopment Agency

On December 29, 2011, the California Supreme Court upheld state legislation, ABx1 26, which dissolved all redevelopment agencies in California. On February 1, 2012, the Redevelopment Agency of the City of Oakland ("Redevelopment Agency") was dissolved. The dissolution process required the designation of a successor agency to the Redevelopment Agency to take over the affairs of the Redevelopment Agency, as well as a housing successor to specifically take over the housing assets and functions of the Redevelopment Agency. The successor agency, under the supervision of an oversight board, is responsible for winding down the former redevelopment agency's obligations and affairs, including fulfilling the legally enforceable obligations of the former redevelopment agency. On July 17, 2012, the Oakland Redevelopment Successor Agency ("ORSA") was formed to act as the successor agency to the former Redevelopment Agency. On January 10, 2012, the City of Oakland ("City") elected to become the housing successor.

As a result, ORSA is unwinding the affairs of the dissolved Redevelopment Agency and fulfilling existing enforceable obligations. Existing obligations still include many activities to eliminate physical and economic blight conditions in the Project Area, such as completing the construction of public improvements and facilities, and meeting the former Redevelopment Agency's contractual obligations with the private sector to develop vacant and/or underutilized properties.

While state law abolished redevelopment agencies, the obligation to prepare five-year implementation plans remains in the CRL, and is now the responsibility of ORSA, which succeeded to the obligations and functions of the Redevelopment Agency under California Health and Safety Code section 34173. ORSA is responsible for satisfying the remaining

enforceable obligations of the former Redevelopment Agency, as well as taking steps to wind down the affairs of the former Redevelopment Agency.

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

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

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

II. BACKGROUND

As shown in Figure 1, the Project Area consists of two distinct sub-areas in North Oakland and is comprised of 676 acres. The Broadway/MacArthur sub-area incorporates Broadway Auto Row and Telegraph Avenue between 27th and 42nd Streets. The San Pablo sub-area incorporates the Golden Gate neighborhood on San Pablo Avenue between 53rd and 67th Streets.

Since the BMSP Redevelopment Plan was first adopted on July 25, 2000, the Redevelopment Agency has funded or otherwise supported a number of actions called for in the earlier implementation plans. The following programs and projects have been accomplished in this Project Area in previous implementation plan periods.

	Redevelopment Agency Accomplishments in the Broadway/MacArthur/San Pablo Redevelopment Project Area
Commercial/Retail Recruitment and Retention	<ul style="list-style-type: none"> ▪ Established a Façade Improvement Program and Tenant Improvement Program and completed over 30 façade projects and five tenant improvement projects
Streetscape & Infrastructure Improvements	<ul style="list-style-type: none"> ▪ Completed Broadway Median Improvements from W. MacArthur to 42nd Street ▪ Telegraph Streetscape Improvements – A community plan for pedestrian-oriented improvements on Telegraph Avenue between 27th Street and 42nd Street. The design plan is complete. ▪ MacArthur Transit Hub/ 40th Street Streetscape Project – Pedestrian and bicycle access improvements to the MacArthur BART Station on 40th Street between Martin Luther King, Jr. Way and Telegraph Avenue. Construction is complete. ▪ San Pablo/ Golden Gate Pedestrian Street Lights – San Pablo Avenue from 53rd Street to 67th Street: Installation of pedestrian-oriented street lights on San Pablo Avenue from 53rd Street to 67th Street. Construction is complete.
Public Facilities and Places Improvements	<ul style="list-style-type: none"> ▪ Established the Neighborhood Projects Initiative program and funded 20 projects over three rounds of the program including median renovations on 40th Street and West MacArthur; upgrades to the Golden Gate Recreation Center playing fields, a dog park and tot lot in Mosswood Park, and banners, street trees; and planters on Telegraph Avenue.
Housing and Affordable Housing Development	<ul style="list-style-type: none"> ▪ Provided grants to Rebuilding Together Oakland to fund renovations on eight properties occupied by low-income homeowners. ▪ Provided grants to Grid Alternatives to fund solar panels on two properties occupied by low-income residents. ▪ Executed a Disposition and Development Agreement and completed development of 34 units of housing at 3860 Martin Luther King, Jr. Way. ▪ Completed planning entitlements for the MacArthur Transit Village project and approval of an Owner Participation Agreement committing redevelopment funding to the project. Construction of the BART parking garage was completed in September 2014 and Mural Apartments (a 90-unit affordable housing building) was completed December 2014. ▪ Provided funding for the Broadway/Valdez District Specific Plan, which was adopted by City Council July 2014.
Enhanced Security	<ul style="list-style-type: none"> ▪ Provided funding for an a patrol officer that is specifically assigned to the Project Area to provide additional police services during peak hours to address crime and safety issues on the main commercial corridors within the Project Area during FYs 2009-11.

III. GOALS AND OBJECTIVES FOR THE PROJECT AREA

Generally, it was the objective of the former Redevelopment Agency to assist in the improvement of the Project Area, which is in need of redevelopment and private reinvestment to correct health and safety concerns and to address economic and physical blighting conditions. The following specific goals and objectives are included in the Project Area:

- Stimulate in-fill development and land assembly opportunities on obsolete, underutilized and vacant properties in the Project Area.
- Stimulate opportunities for adaptive re-use and preservation of existing building stock in the Project Area.
- Attract new businesses and retain existing businesses in the Project Area, providing job training and employment opportunities for Area residents.
- Improve transportation, public facilities and infrastructure throughout the Project Area.
- Stimulate home ownership opportunities in the Project Area and preserve and expand the supply of rental housing through new construction, rehabilitation, and conservation of living units in the Project Area.
- Revitalize neighborhood commercial areas.

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

IV. PROJECTS, PROGRAMS AND EXPENDITURES PROPOSED FOR THE FIVE YEAR PERIOD (2014-19)

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

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

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

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

Table 1 outlines expenditures for projects listed in the ROPS for the Project Area over the five-year period of this Implementation Plan.

**Table 1. Projected Expenditures in the BMSP Project Area
Fiscal Years 2014/15 to 2018/19**

	2014-15	2015-16	2016-17	2017-18	2018-19	TOTAL
ORSA Budget						
Administration & Overhead						
Administrative Cost Allowance	\$235,353	\$117,843	\$164,949			\$518,145
City Staff & Overhead	\$668,937	\$474,026	\$527,644			\$1,670,607
PERS Pension obligation	\$120,191	\$80,127	\$80,127	\$80,127	\$80,127	\$440,700
OPEB unfunded obligation	\$55,344	\$40,469	\$40,469	\$40,469	\$40,469	\$217,221
Unemployment obligation	\$2,432	\$608	\$0	\$0	\$0	\$3,040
Bond Expenditure Agreement (City Projects)	\$33,344,423	\$0	\$1,232,470			\$34,576,893
Debt Service (Includes 2015 TE Bonds)	\$1,749,061	\$1,978,011	\$1,744,129	\$1,744,129	\$1,744,129	\$8,959,459
Grant funds (Uptown Prop 1C - MacArthur TV)	\$16,305,474	\$8,316,195	\$907,045			\$25,528,714
Low-Mod Funds						
Staffing	\$222,650	\$197,233	\$101,611	\$101,611	\$101,611	\$724,714
Debt Service (Staffing proportion)	\$779,063	\$668,110	\$742,632	\$742,632	\$742,632	\$3,675,067
Projects	\$5,187,385	\$1,851,148	\$1,163,173			\$8,201,707
Projects						
Facade & Tenant Improvement Program	\$77,500	\$0	\$0			\$77,500
MacArthur Transit Village Project	\$13,029,296	\$7,729,536	\$894,148			\$21,652,980
Property Management, Maintenance & Insurance Costs	\$3,040	\$1,520	\$3,040			\$7,600
Property Remediation	\$3,040	\$1,520	\$0			
TI Rebates	\$0	\$0	\$0			
TOTAL	\$71,783,189	\$21,456,345	\$7,601,438	\$2,708,967	\$2,708,967	\$106,254,347

Below is a description/history of the projects listed in the above expenditure table. This section also identifies the properties and funds that were transferred to the City pursuant to the LRPMP and the Bond Spending Plan.

A. The Broadway Valdez District Specific Plan

The Redevelopment Agency funded and participated in an interdepartmental effort to create a Specific Plan for an area that includes the "Broadway Retail Corridor", the corridor identified by the *Upper Broadway Strategy – A Component of the Oakland Retail Enhancement Strategy* for comparison/life-style retail, office and mixed-use housing development. Work on the *Broadway Valdez District Specific Plan* began in FY 2008-09. The *Broadway Valdez District Specific Plan* and associated Environmental Impact Report (EIR), related General Plan Amendments and Design Guidelines, new Zoning Regulations, and Zoning and Height Area Maps were adopted by the Oakland City Council in June/July of 2014.

B. Small Business Loan Program

The Redevelopment Agency funded a revolving loan fund for small retail and commercial business and property owners located along the Broadway corridor. The loan fund is intended to provide capital for physical improvements, including those related to life safety and façade enhancement. The City of Oakland's Commercial Lending division contracted with the Main Street Launch (former Oakland Business Development Corporation or "OBDC") to administer this commercial loan application process. The funding for this program has been transferred to the City under the Bond Expenditure Agreement. During FY 2014-19, OBDC will continue to provide direct loan packaging and underwriting of loan program funds.

C. Façade and Tenant Improvement Program

The Redevelopment Agency established a Facade Improvement Program (FIP) and a Tenant Improvement Program (TIP) in the BMSP Project Area for property owners and businesses in 1999. These two programs offer matching reimbursement grants in amounts that depend on the size of the commercial space to fund eligible building improvement expenses. Both programs also offer free architectural design assistance up to \$5,000.

D. Neighborhood Projects Initiative Program

The Neighborhood Projects Initiative ("NPI") program is a community grant program that funds one-time, small-scale, community-initiated physical improvement projects. The program is designed to support existing blight reduction and beautification efforts in the Project Area and to encourage community participation in redevelopment. The program was launched in 2006 and awarded grants to 20 community projects over three funding cycles. Previously funded projects include community planting projects on the 40th Street and West MacArthur Boulevard medians, a dog run facility and tot lot at Mosswood Park, street trees, planters, banners and lighting improvements along Telegraph Avenue, improvements to the Golden Gate and Mosswood Recreation Centers, surveillance cameras at crime hot spots on Martin Luther King, Jr. Way and San Pablo Avenue, and a mural on the building of the non-profit Ella Baker Center for Human Rights. The Agency anticipates administering additional grant cycles in FY 2014-19.

E. MacArthur Transit Village

The MacArthur Transit Village project is a development of a mixed-use transit village at the MacArthur BART Station's surface lot and additional surrounding parcels. The project will consist of multiple buildings totaling 875 units of multi-family housing (including 147 or 17% below market-rate units), 48,500 square feet of neighborhood-serving retail, and 6,000 square feet of community spaces. In 2009, the Redevelopment Agency entered into an Owner Participation Agreement ("OPA") with the development team, MacArthur Transit Community Partners, to further the development of the project. In 2014, the construction of three components of the transit village was nearing completion: a new BART parking structure; Mural Apartments (a 90-unit affordable housing building); and the horizontal public infrastructure components.

During the five-year period of this Implementation Plan, the City anticipates working with the development team to complete construction of the parking garage, Mural Apartments and public infrastructure components of the project; acquire and complete transfer, as necessary, all of the required parcels for this project; and start construction of the remaining housing components.

F. BART Garage at MacArthur BART station

This 480-space garage serves the MacArthur BART customers and provides overflow parking for the adjacent Mural Apartments and was completed in September 2014. Plans for FY 2014-19 include administration of the parking operation agreement, and working with the operator and the home owners association on further improving the performance of this Agency asset. Under the LRPMP, this garage is being retained by ORSA for eventual sale.

G. West MacArthur Streetscape

The West MacArthur streetscape is adjacent to the MacArthur BART Transit Village Project. This streetscape, designed in conjunction with the Transportation Division of Planning, provides increased lighting, enhanced bike lanes and traffic flow, along with updated landscaping. The funding for this program has been transferred to the City under the Bond Expenditure Agreement.

H. Golden Gate Recreation Center

Golden Gate Recreation Center was built decades ago and was in need of major repairs. About \$1,860,940 of former redevelopment funds were committed to the renovation of this Center, which are expected to be complete in the FY 2014-19 period. Planned renovations include a new full-court basketball gym, a dance studio that opens to the outside with outdoor seating, a large multi-purpose room next to a commercial kitchen (with a dishwasher, ice machine and teaching island with stove burners for cooking classes), a new outdoor play area and a walking track.

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

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

ORSA will focus on the following strategies to eliminate blight in the BMSP Redevelopment Project Area:

1. Assist with the development of vacant and underutilized properties through land assembly, environmental assessments and clean-ups, and marketing the adopted Specific Plans and associated Environmental Impact Reports to developers.
2. Assist with the development of catalyst projects, such as the MacArthur Transit Village, to improve property values and stimulate investment in the Project Area.
3. Make public improvements to Project Area infrastructure including, streetscapes, park improvements and public facility upgrades.
4. Supply grants to improve blighted structures and decrease commercial vacancies through programs such as the Façade Improvement Program, Tenant Improvement Program.
5. Supply grants to improve blighted property for community/public benefit through the Neighborhood Project Initiative Program.

VI. TIME LIMITS

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

Table 2. Project Area Time Limit Expirations

Description of Time Limit Expiration	Expiration
The time limit for the commencement of eminent domain proceedings to acquire property within the Project Area	7/25/2012
The time limit for the establishment of loans, advances, and indebtedness to finance the redevelopment project	7/25/2020
The time limit for the effectiveness of the Redevelopment Plan	7/25/2030
The time limit to repay indebtedness with the proceeds of property taxes	7/25/2045

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

A. Implementation Plan Requirements

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

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

This Housing component also includes a summary of housing production in the Project Area since 2000 and estimates of housing production during the implementation period, both of which are subject to the affordable housing production requirement.

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

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

Affordable housing cost is defined in Section 50052.5 as shown in the following table. Housing cost for rental housing includes rent plus an allowance for tenant-paid utilities. Housing cost for

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

owner-occupied housing includes principal, interest, insurance, taxes, utilities, homeowner association dues, and maintenance.

Table 3

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

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

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

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

When new dwelling units are developed in a project area by public or private entities other than the redevelopment agency or when housing is substantially rehabilitated in a project area by public or private entities with redevelopment agency assistance, at least 15 percent of these units must be affordable to very low, low or moderate income households. Of those units, at least 40 percent must be affordable to very low-income households. This affordable housing production requirement applies to the Project Area.

2. Replacement Housing Obligation

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

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

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

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

4. Additional Requirements

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

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

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

B. Historical Housing Production and Applicable Low and Moderate Income Housing Requirements

1. Housing Construction Activity in the Project Area from 2000 to 2014

As shown in Table 4, from the inception of the Redevelopment Plan for this Project Area through 2014, there have been **467** housing units constructed, of which **11** are affordable housing units.

Table 4. BMSP Project Area Housing Production from 2000 to 2014

Project Name	Units	Type	Year Completed	Affordability Level	
				Affordable	Above Mod
2000-2009					
<i>Subtotal 2000-2010^a</i>	378			11	367
<i>Percentage 2000-2010</i>	100%			3%	97%
2009-2014					
1130 65th Street	14	Apartments	2012		14
6521 San Pablo Avenue	14	Apartments	2010		14
B3 (by Madison Park--5200 Adeline Street)	61	Apartments	2013		61
<i>Subtotal 2009-2014</i>	89			0	89
<i>Percentage 2009-2014</i>	100%			0%	100%
TOTAL	467			11	456

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

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

As shown in Table 5, ORSA estimates that between 2014 and 2019, as many as 1,846 units of housing may be newly constructed, substantially rehabilitated, or acquired with affordability covenants. This includes the MacArthur BART Transit Village, which is proposed to include 875 units of housing.

Table 5. BMSP Project Area, Projected Housing Production, 2014 – 2019

Project Name	Units	Type	Year Completed	Affordability Level			
				Very Low	Low	Mod	Above Mod
2855 Broadway	122	TBD	TBD				122
2935 Telegraph Avenue (formerly Courthouse Condominiums)	162	TBD	TBD				162
3000 Broadway	128	TBD	TBD				128
3073 Broadway	423	TBD	TBD				423
3884 Martin Luther King Jr. Way	40	TBD	TBD				40
5300-5310 San Pablo Avenue	16	TBD	TBD				16
550 27 th Street	80	TBD	TBD				80
MacArthur BART Transit Village	875	TBD	TBD	89	57		729
Total	1,846			89	57		1,700

3. Estimated Number of Units Required for Housing Production Obligation

If the allowed **1,846** units are built during this Implementation Plan period, this would generate a housing production obligation of at least **277** units affordable to very-low, low or moderate income households. Of these, at least **111** units would be required to be affordable to and restricted for occupancy by very-low income households.

If all the projected housing units are built, there will be approximately **2,313** units constructed through 2019, as shown in Table 6.

At the time that the 2009-2014 Implementation Plan was written, of the 467 housing units constructed in the BMSP Redevelopment Project Area, only **11** of those units were affordable housing units. Given 467 units, the affordable housing production requirement is **71** affordable housing units of which **29** housing units are to be affordable to very low-income households. To comply with CRL requirements, surplus units from another redevelopment area were counted towards BMSP affordable housing production requirement (i.e. 50% of the total units constructed in a different Redevelopment Area is allowed to be counted toward the affordable housing production requirement). City staff identified surplus units unaccounted for from other Redevelopment Areas to be used toward the BMSP's production requirement: Fox Courts (79 affordable housing units in Central District) and Jack London Gateway (79 affordable housing units in Acorn) produced a total of **139** affordable housing units not otherwise accounted. Therefore, fifty percent of those units were counted toward the BMSP production requirement. For BMSP, this translated into **69** affordable units, of which **32** were affordable to very low-income households.

If the projected total of **2,313** units are constructed by end of 2019, the production requirement is **347** affordable housing units for low- and moderate income households, of which **139** units would be required for occupancy by very-low income households. To the extent there is a deficit of affordable units constructed, projects will be identified and if necessary provided financial assistance to ensure that the required number of low- and moderate-income units are developed or otherwise made available.

Table 6. BMSP Project Area, Affordable Unit Production Requirements Based on Completed/Underway/Proposed Housing Units from 2000 to 2019

	Total			Total Affordable ^a	VLI Only
Total Units Completed-2000-2009 Implementation Plan since project area inception ^b	378			11	0
Surplus Units Counted Toward BMSP Production Requirements Unaccounted From Other Redevelopment Areas (50% of Total Units)	Fox Courts = 79 Jack London Gateway = 60	Total Aff Units = 139	Total VLI Units = 64	69	32
Total Units Completed 2010 to 2014	89			0	0
Total units Underway / Pending Units 2014-19	1,846			215	121
Less Required Affordable Units (15% total, 6% VLI)				347	139
Surplus/(Deficit)				(52)	14

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

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

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

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

a. Housing Goals and Objectives of the Implementation Plan

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

b. Estimated Housing Fund Revenues and Expenditures

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

c. Anticipated Housing Program Activities

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

d. Allocation of Housing Funds over Previous Implementation Period

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

Tables 7 and 8 on the following pages provide information for the previous implementation plan periods, 2000-2016, regarding:

- the amounts of Low and Moderate Income Housing Fund monies utilized to assist units affordable to, and occupied by, extremely low income households, very low

income households, and low-income households, including units available to families with children; and

- the number, the location, and level of affordability of units newly constructed with other locally controlled government assistance and without Agency assistance and that are required to be affordable to, and occupied by, persons of low, very low, or extremely low income for at least 55 years for rental housing or 45 years for homeownership housing

Table 7. Redevelopment Agency Assisted Housing Activities Completed or Underway, 2000-2016

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

Property Name	Type	Status / Date Completed	Project Area	Number of Units at Each Affordability Level (2)				Total Low/Mod Funds (1)
				Very Low Income	Low Income	Moderate	Above Mod	
Homes, Phase B								
Effie's House	Family	2014	None	4	17			\$2,517,000
Eldridge Gonaway	Family	2013	Central City East	39			1	\$1,690,000
Fairmount Apartments	Family	2011	None	30			1	\$3,700,000
Fox Courts	Family	2009	Central District	40	39		1	\$4,950,000
Golf Links Road	Ownership	2009	None			3	7	\$ 584,000
Habitat Fruitvale Homes	Ownership	2003	None		4			\$ 112,000
Habitat Village	Ownership	2001	Coliseum		40			\$1,212,740
Harrison Senior	Senior	2012	Central District	29	43		1	\$5,133,000
Hugh Taylor	SRO	2011	Central City East	42				\$1,220,000
Irene Cooper Terrace	Senior	2000	Central City East	39			1	\$ 560,000
Ironhorse at Central Station	Family	2009	Oakland Army Base	98			1	\$8,379,000
Jack London Gateway Senior	Senior	2009	Acorn	24	36		1	\$4,900,000
James Lee Court	Family	2013	Central District	15	9	2		\$2,396,000
Kenneth Henry Court	Family	2013	Central City East	22	28			\$1,375,000
Lincoln Court Senior Apartments	Senior	2006	None	81			1	\$2,000,000
Linden Court Rental	Family	2003	W. Oakland		40		1	\$3,224,000
Linden Street Land Trust (NCLT)	Ownership	2002	W. Oakland		4			\$ 200,000
Lion Creek Crossings-Rental Phase I	Family	2005	Coliseum	14	56			\$1,500,000
Lion Creek Crossings-Rental Phase III	Family	2008	Coliseum	68			1	\$3,000,000
Lion Creek Crossings-Rental Phase IV	Family	2012	Coliseum	50			1	\$2,980,547
MacArthur Apartments	Family	2013	Central City East	30	1		1	\$4,485,000
Madison Park Apartments	Family	2013	Central District	96			2	\$1,250,000
Madison Street Lofts	Family	2008	Central District	78			1	\$4,522,915
Mandela Gateway Rental	Family	2005	W. Oakland	60	60		2	\$2,500,000
Mandela Gateway Townhomes	Ownership	2008	W. Oakland		8	6		\$1,479,100
Marcus Garvey Commons	Family	2013	W. Oakland	12	9			\$ 352,000
Merritt Crossing	Senior	2013	Central District	69			1	\$3,699,656
MLK Plaza Homes	Ownership	2002	None		6	5		\$1,287,175
Mural Apartments	Family	2016	B/M/SP	89			1	\$17,200,000
Northgate Apartments	Family	2003	None	32	9		1	\$ 349,229
Oak Park Apartments	Family	2004	Central City East	34			1	\$3,419,000
Oak Street Terrace Senior	Senior	2004	Central District	16	22		1	\$2,072,000

Property Name	Type	Status / Date Completed	Project Area	Number of Units at Each Affordability Level (2)				Total Low/Mod Funds (1)
				Very Low Income	Low Income	Moderate	Above Mod	
Oakland Point Limited Partnership	Family	2012	W. Oakland		31			\$2,397,000
Orchards on Foothill Senior	Senior	2008	Central City East	64			1	\$1,025,000
Palm Court	Ownership	2005	Acorn		12			\$ 855,400
Palm Villas Residential Project	Ownership	2005	Central City East			78		\$5,353,000
Percy Abrams Jr. Senior	Senior	2006	None	44				\$1,445,000
Posada de Colores	Senior	2011	Central City East	99			1	\$ 450,000
Project Pride	Transitional Housing	2012	W. Oakland	20				\$1,600,000
Redwood Hill	Ownership	Underway	None			12		\$1,310,000
Rising Oaks	Special Use	2013	None	30			1	\$1,652,000
Saint Joseph Senior	Senior	2011	Coliseum	35	48		1	\$4,639,000
San Pablo Gateway	Ownership	2000	B/M/SP		5	6		\$1,475,000
Santana	Family	2003	Central City East	30				\$ 670,923
Sausal Creek	Ownership	2008	None			17		\$3,980,000
Seven Directions	Family	2009	Coliseum	23	12		1	\$3,289,000
Slim Jenkins	Family	2012	W. Oakland	27		3	2	\$1,920,000
Swans Market Apartments	Family	2000	Central District		18			\$2,500,000
Sylvester Rutledge Manor	Senior	2003	W. Oakland	64			1	\$2,551,750
Kinsell Commons	Ownership	2012	Coliseum		17	5		\$1,868,000
Tassafaronga Village	Family	2010	Coliseum		50			\$3,000,000
Terraza Palmera	Family	2014	Coliseum	25	18	18	1	\$6,427,656
The Savoy	SRO and Special Needs	2013	Central District	105			1	\$1,100,000
Town Center at Acorn	Family	2000	Acorn	102	104			\$ 565,000
Wang Scattered Site	Ownership	2009	None		2		1	\$ 148,000
Wood Street Affordable Housing Parcel (Site Acq.)	TBD	Proposed	Oakland Army Base		141		29	\$8,000,000

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

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

Table 8. Housing Units Newly Constructed in Redevelopment Project Areas, Assisted With Locally-Controlled Government Assistance and No Redevelopment Agency Low & Moderate Income Housing Financing, 2000 - 2014

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

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

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

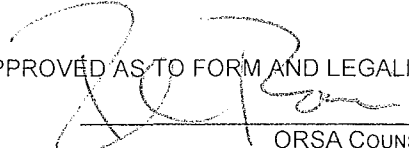
(2) TBD = "to be determined" – specific affordability levels have not yet been established.

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

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

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APPROVED AS TO FORM AND LEGALITY


ORSA COUNSEL

OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

RESOLUTION NO. _____

RESOLUTION ADOPTING THE 2014-2019 IMPLEMENTATION PLAN FOR THE CENTRAL DISTRICT REDEVELOPMENT PROJECT

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

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

WHEREAS, the ORSA Administrator has prepared and presented to ORSA an Implementation Plan for the Central District Redevelopment Project for 2014-2019; and

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

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

RESOLVED: That ORSA hereby approves and adopts the 2014-2019 Implementation Plan for the Central District Redevelopment Project attached to this Resolution as Exhibit A; and be it further

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

BY SUCCESSOR AGENCY, OAKLAND, CALIFORNIA, _____, 2018

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON McELHANEY,
GUILLEN, KALB, KAPLAN, and CHAIRPERSON REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
LATONDA SIMMONS
ORSA Secretary

**A RESOLUTION ADOPTING THE 2014-2019 IMPLEMENTATION PLAN FOR THE
CENTRAL DISTRICT REDEVELOPMENT PROJECT**

EXHIBIT A

**CENTRAL DISTRICT REDEVELOPMENT PROJECT AREA
FIVE -YEAR IMPLEMENTATION PLAN
2014-2019**

I. INTRODUCTION

Since 1994, California Community Redevelopment Law ("CRL") required redevelopment agencies to adopt an implementation plan for each five-year period during the time of the effectiveness of the Redevelopment Plan. This Implementation Plan for the Central District Redevelopment Project Area (the "Project Area") is a policy statement that has been prepared to guide and set priorities for redevelopment activities in the Project Area for the 2014-2019 period, to the extent there are remaining redevelopment activities. This Implementation Plan covers both the original Central District Redevelopment Project Area adopted in 1969 and the territory added to the Project Area by amendments in 1982 and 2001, and as such, references to the "Project Area" in this report include all three areas.

Dissolution of Redevelopment Agency

On December 29, 2011, the California Supreme Court upheld state legislation, ABx1 26, which dissolved all redevelopment agencies in California. On February 1, 2012, the Redevelopment Agency of the City of Oakland ("Redevelopment Agency") was dissolved. The dissolution process required the designation of a successor agency to the Redevelopment Agency to take over the affairs of the Redevelopment Agency, as well as a housing successor to specifically take over the housing assets and functions of the Redevelopment Agency. The successor agency, under the supervision of an oversight board, is responsible for winding down the Redevelopment Agency's obligations and affairs, including fulfilling the legally enforceable obligations of the Redevelopment Agency. On July 17, 2012, the Oakland Redevelopment Successor Agency ("ORSA") was formed to act as the successor agency to the Redevelopment Agency. On January 10, 2012, the City of Oakland ("City") elected to become the housing successor to the Redevelopment Agency's housing functions, obligations and assets.

ORSA is responsible for satisfying the remaining enforceable obligations of the Redevelopment Agency, as well as taking steps to wind down the affairs of the Redevelopment Agency. Remaining obligations still include many activities to eliminate physical and economic blight conditions in the Project Area, such as meeting the Redevelopment Agency's contractual obligations with private entities to redevelop vacant and/or underutilized properties.

While state law abolished redevelopment agencies, the obligation to prepare five-year implementation plans remains in the CRL, and is now the responsibility of ORSA, as successor to the Redevelopment Agency under California Health and Safety Code section 34173.

This Implementation Plan includes separate Redevelopment and Housing components. The Redevelopment component revisits the goals and objectives of the Redevelopment Plan, presents the programs, projects, and expenditures (other than those related to low- and moderate-income housing) that have been or will be implemented to achieve ORSA's goals

and objectives, to the extent there are remaining enforceable obligations of the Redevelopment Agency that need to be satisfied. It also describes how these programs, projects, and expenditures eliminate blight within the Project Area. The Housing component describes various CRL requirements regarding low- and moderate-income housing, such as housing preservation and production requirements. Regarding such activities, ORSA can only satisfy existing contractual obligations listed in its Recognized Obligation Payment Schedule (ROPS) that pertain to low- and moderate income housing, but cannot initiate any new housing projects and programs; the City, as housing successor, is now responsible for most affordable housing activities in Oakland

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

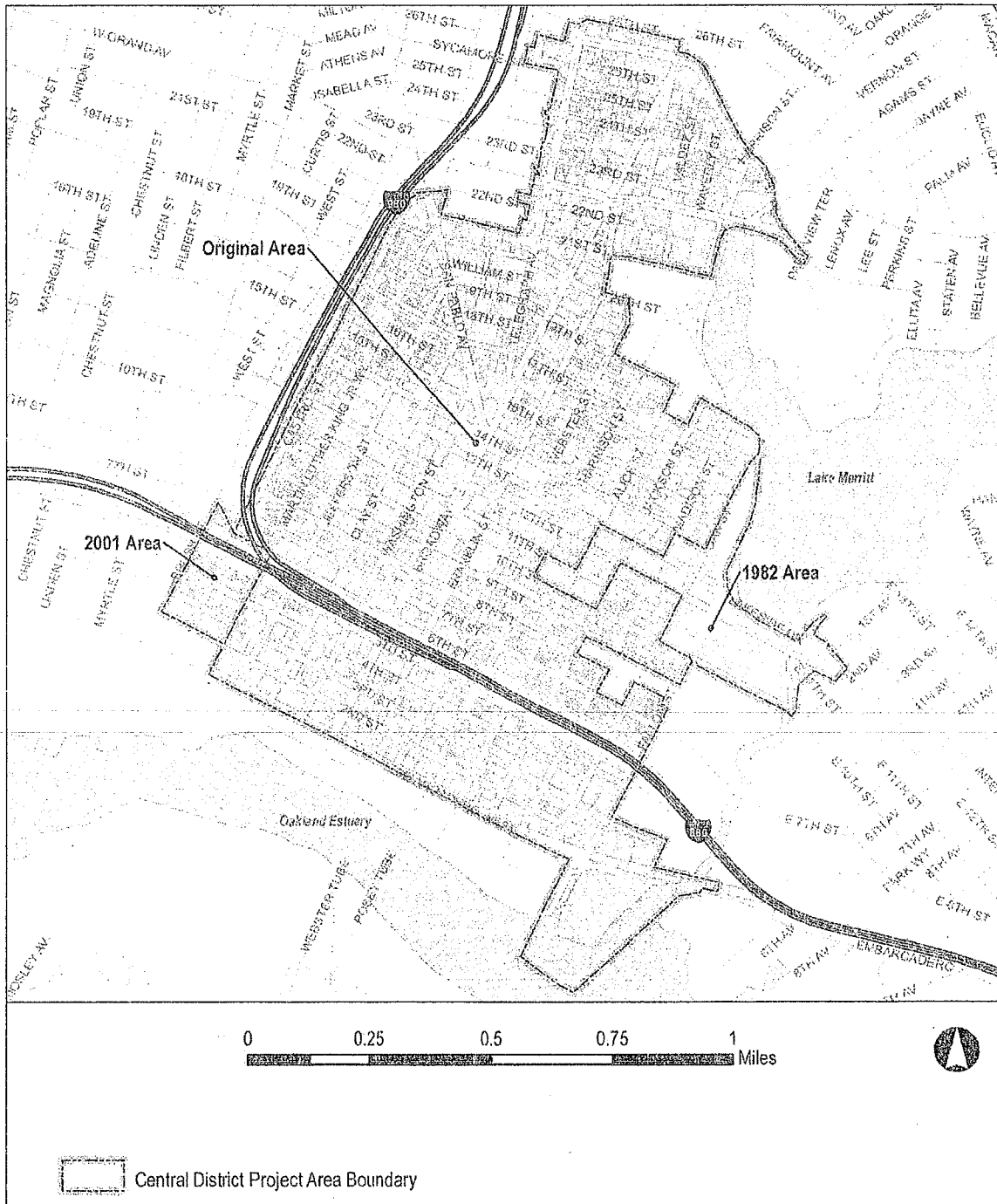
II. BACKGROUND

On June 12, 1969, the Oakland City Council adopted the Central District Urban Renewal Plan ("CDURP"), which was subsequently amended or supplemented on the following dates: January 21, 1971; May 29, 1973; December 16, 1975, December 12, 1978; June 12, 1979, August 3, 1982, October 2, 1984; June 11, 1985; March 27, 1990; February 18, 1997; October 27, 1998; July 10, 2001; January 6, 2004; July 20, 2004; December 21, 2004; June 20, 2006, March 20, 2012; and on April 3, 2012.

The Project Area covers approximately 250 city blocks (828 acres) generally bounded by I-980, Lake Merritt, 27th Street and the Embarcadero. Refer to Figure 1 for a map of the Project Area.

The area added in 2001 is known as the 2001 Brush & MLK Amendment Area. Within the Project Area, there are four major redevelopment activity areas: City Center, Chinatown, Old Oakland and the Uptown. The Project Area is a major economic and transportation hub in the San Francisco-Oakland Metropolitan Area and includes 24 Class A and 51 Class B office buildings with approximately 10.7 million square feet of office space. The Project Area is also at the center of the Bay Area Rapid Transit (BART) system, with three stations (12th Street Oakland City Center, 19th Street Oakland and Lake Merritt Oakland) located within its boundaries. More than forty AC Transit bus lines connect the Project Area with other parts of Oakland and nearby communities.

Figure 1. Map of Central District Project Area



III. GOALS AND OBJECTIVES FOR THE PROJECT AREA

Generally, the Redevelopment Agency pursued the implementation of the following specific goals and objectives as more particularly described in the CDURP:

- Strengthening of the Project Area's existing role as an important office center for administrative, financial, business service and governmental activities.
- Revitalization and strengthening of the Central District's historical role as the major regional retail center for the Metropolitan Oakland Area.
- Establishment of the Project Area as an important cultural and entertainment center.
- Re-establishment of residential areas for all economic levels within specific portions of the Project Area.
- Provisions of employment and other economic benefits to disadvantaged persons living within or near the Project Area.
- Restoration of historically significant structures within the Project Area.
- Improved environmental design within the Project Area, including creation of a definite sense of place, clear gateways, emphatic focal points and physical design which expresses and respects the special nature of each sub-area.
- Provision of adequate infrastructure such as public parking, sidewalks and traffic control.
- Utilization of key transit nodes to support transit-oriented development.

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

IV. PROJECTS, PROGRAMS AND EXPENDITURES PROPOSED FOR THE NEXT FIVE YEARS

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

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

In addition, pursuant to a Long-Range Property Management Plan (“LRPMP”), which was prepared pursuant to California Health and Safety Code section 34191.5, ORSA conveyed certain properties to the City for future development and governmental use. This Implementation Plan will identify those properties in the Project Area that were transferred to the City, although this Plan will no longer govern the disposition and development of these properties since they are now the City’s responsibility and no longer subject to CRL. Certain other properties formerly owned by the Redevelopment Agency and identified in the LRPMP remain with ORSA for sale or satisfaction of remaining enforceable obligations.

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

Table 1 outlines expenditures for projects listed in the ROPS for the Project Area over the five-year period of this Implementation Plan.

Table 1. Projected Expenditures in the Central District Project Area (including Amendment Area), Fiscal Years 2014/15 to 2018/19

	2014-15	2015-16	2016-17	2017-18	2018-19	TOTAL
Administration & Overhead						
Administrative Cost Allowance	\$1,782,568	\$892,542	\$1,249,328	-	-	\$3,924,439
City Staff & Overhead	\$4,143,489	\$2,372,222	\$2,594,466	-	-	\$9,110,177
PERS Pension obligation	\$910,328	\$606,886	\$606,886	\$606,886	\$606,886	\$3,337,872
OPEB unfunded obligation	\$419,177	\$306,516	\$306,516	\$306,516	\$306,516	\$1,645,242
Unemployment obligation	\$18,420	\$4,605	\$0	\$0	\$0	\$23,025
Bond Expenditure Agreement (City Projects)	\$33,344,423	\$0	\$1,232,470	-	-	\$34,576,893
Debt Service	\$31,978,980	\$32,574,746	\$26,382,779	\$26,382,779	\$26,382,779	\$143,702,063
Grant funds (Uptown Prop 1C)	\$16,151,739	\$0	\$0	-	-	\$16,151,739
Low-Mod Funds						
Staffing	\$1,686,110	\$1,493,627	\$769,490	\$769,490	\$769,490	\$5,488,207
Debt Service (Staffing proportion)	\$5,899,781	\$5,059,542	\$5,623,892	\$5,623,892	\$5,623,892	\$27,831,001
Projects	\$12,119,825	\$8,494,619	\$8,809,890	-	-	\$29,424,334
Projects						
Façade & Tenant Improvement Program	\$1,244,638	\$767,024	\$293,500	-	-	\$2,305,162
Sears LDDA	\$0	\$0	\$0	-	-	\$0
Downtown Capital Support	\$153,380	\$6,105	\$3,200	-	-	\$162,685
Basement Backfill	\$2,402,302	\$0	\$0	-	-	\$2,402,302
BART 17th Street Gateway	\$47,400	\$48,325	\$41,791	-	-	\$585,906
Uptown-Prop 1C	\$0	\$10,796,822	\$4,048,083	-	-	\$14,844,905
17th Street Garage Project	\$92,536	\$48,323	\$0	\$0	\$0	\$140,859
Franklin 88 DDA	\$33,000	\$33,000	\$33,000	\$40,000	\$40,000	\$179,000
Uptown LDDA Admin Fee	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000
Uptown Apartments Project	\$1,390,196	\$1,570,224	\$1,652,383	\$1,617,383	\$1,674,000	\$7,904,186
Fox Theatre	\$0	\$3,530,000	\$0	\$0	\$0	\$3,530,000
Property Management, Maintenance & Insurance Costs	\$73,025	\$11,513	\$23,025	-	-	\$107,563
Property Remediation	\$23,025	\$11,513	\$0	-	-	\$34,538
TI Rebates	\$1,437,600	\$0	\$0	-	-	\$1,437,600
TOTAL	\$115,551,942	\$68,828,154	\$53,870,699	\$35,546,946	\$35,603,563	\$309,401,304

Below is a description/history of the projects listed in the above expenditure table. This section also identifies the properties and funds that were transferred to the City pursuant to the LRPMP and the Bond Spending Plan.

A. Property Development

1. 1800 San Pablo Avenue

This property has been conveyed to the City under the LRPMP to be held in retention for future development.

2. City Center Parcel T-5/6

This property has been conveyed to the City under the LRPMP to be held in retention for future development. The City has entered into a Disposition and Development Agreement with Strada T5 LLC for a residential and hotel project to be constructed in phases. The City and the developer are preparing to close on the first parcel to allow development of the residential phase.

3. City Center Disposition and Development Agreement (DDA) - Parcel T-12

The City Center DDA covers a twelve-block area of downtown Oakland bounded by Broadway, 11th Street, Martin Luther King, Jr. Way and 14th Street. The DDA was amended 14 times and assigned to Oakland T12, an affiliate of Shorenstein, pursuant to the Eighth DDA Amendment in 1996. City Center DDA Parcel T-12 is the only remaining undeveloped and underutilized parcel of land that is subject to the City Center DDA. Following an extended delay in development activities at the site in the aftermath of the Great Recession in late 2007, the developer has recommenced construction.

4. Key System Building – 1100 Broadway

This project includes the renovation of the historic Key System building on the corner of 12th Street and Broadway that has been vacant since the Loma Prieta Earthquake of 1989, and its integration into a new mixed-use office tower to be located on an adjacent vacant and underutilized property. Since September 2007, the Redevelopment Agency, and as of 2012, ORSA have worked with SKS Investment, owner of both properties, to redevelop these sites and put them back to productive economic use, pursuant to an Owner Participation Agreement between the parties.

5. Uptown Project – 1911 Telegraph Avenue

This property has been conveyed to the City under the LRPMP to be held in retention for future development.

6. Fox Theater

The Fox Theater was vacant for many years and had a blighting influence on the surrounding area which was centrally located in the Uptown Redevelopment Activity Area. The Fox Theater Master Plan prepared by the Redevelopment Agency called for the renovation and adaptive reuse of this major historic landmark in downtown Oakland into a performing arts center, an educational facility for the Oakland School for the Arts (OSA) and several restaurant spaces. Project construction started in September of 2006 and the rehabilitation of the Theater was completed in February of 2009. Another Planet Entertainment, a company that specializes in private concert booking, production and event design, manages the Fox Theater. The Fox Theater has become one of the most popular concert venues in the Bay Area and its renaissance has substantially contributed to the popularity of the Uptown Redevelopment Activity Area. On-going ORSA tasks include Disposition and Development Agreement (DDA) administration, monitoring compliance with funding source requirements and administration of property management contracts.

7. 2000-2016 Telegraph Avenue and 490 Thomas L. Berkley Way

On October 18, 2005, the Redevelopment Agency entered into a Lease Disposition and Development Agreement (LDDA) with Sears Development Company for the development of an automotive service facility at 2000-2016 Telegraph Avenue and 490 Thomas L.

Berkley Way (the LDDA Property). In July 2014, Sears sold its department store in downtown Oakland to W/L Broadway Telegraph Owner VII, LLC (BTO). Sears requested that the LDDA be assigned to BTO or an affiliate to assume responsibility for development of the LDDA Property. BTO asked that the LDDA be amended to extend missed development deadlines. On September 29, 2014, the Oakland Oversight Board approved these amendments, and ORSA assigned the LDDA to BTO. The amendment also extended development deadline by up to 96 months changing it from the currently stipulated date of October 2010 to October 2018, reduced a contingent payment obligation to BTO from \$1,600,000 to \$1,575,000, and required payment of \$100,000 to ORSA as consideration for the assignment and extension.

8. Other Redevelopment Projects

ORSA staff is responsible for administering several LDDAs and DDAs for redevelopment projects that were completed prior to the Implementation Period. Generally, administrative tasks include providing as-needed responses to inquiries from current property owners and related parties, other public agencies or the public and/or enforcement of post-construction obligations, including transfers of development interests, reimbursement of tax increment or amendments to project agreements. The following LDDAs and DDAs are being administered by ORSA staff:

- 1728 San Pablo DDA
- 17th Street Garage DDA
- Fox Courts DDA
- Preservation Park Purchase and Sales Agreement
- Housewives Market Residential Development DDA
- Rotunda DDA
- Swans Market DDA
- Uptown LDDA
- UCOP Administration Building DDA

B. Commercial Development

1. Downtown Façade Improvement Program

The Downtown Façade Improvement Program (FIP) was created in 1999 and targets the Uptown, Old Oakland/Chinatown and the Lower Broadway areas. The FIP provides matching grants and design assistance to existing businesses and property owners to make storefront and façade improvements. The FIP is intended to restore the exterior of historic buildings, update and modernize the exterior of older buildings for reoccupation, promote retail activity, improve the pedestrian experience and help support other redevelopment projects by enhancing the general appearance of surrounding properties. Eligible work includes the following:

- Painting/wall repair/cleaning
- New awnings/canopies
- Renovation or repair of windows
- Landscaping and exterior seating and lighting
- Rehabilitation of historic facades

- Doors and storefront systems
- Improvement & removal of safety grilles
- Removal & replacement of signage

The goal for the 2014-19 Plan period is to complete 24 remaining projects listed on the ROPS.

2. *Downtown Tenant Improvement Program*

The Downtown Tenant Improvement Program (TIP) provides incentives to attract businesses to targeted locations in the downtown area. While the market for retail in Downtown has improved over the last few years, in many cases the building spaces that are available require substantial rehabilitation and must be modernized to bring them into compliance with current building codes and to meet the needs of retailers and restaurant operators. Some property owners are financially unable to improve their properties to allow them to attract premium tenants and customers. The TIP is part of the City's business CARES strategy (creation, attraction, retention and expansion.) The TIP offers property and business owners matching grants on a dollar-for-dollar basis of up to \$99,000 for tenant improvements to the interior of retail spaces. Under the TIP incentives can be provided to fund eligible expenses such as:

- Hazardous materials abatement i.e. removal of asbestos
- Compliance with the Americans with Disabilities Act (ADA)
- Demolition and shell reconstruction
- Plumbing, mechanical, electrical and HVAC
- Interior décor and historic restoration of interior materials
- The primary focus of the TIP will be helping to design the interior of vacant retail spaces

The goal for FY 2014-19 is to complete 12 projects listed on the ROPS.

3. *Small Business Loan Program*

The Redevelopment Agency funded a revolving loan fund for small retail and commercial business and property owners. The loan fund is intended to provide capital for physical improvements, including those related to life safety and façade enhancement. The City of Oakland's Commercial Lending division contracted with the Main Street Launch (former Oakland Business Development Corporation or "OBDC") to administer this commercial loan application process. The funding for this program has been transferred to the City under the Bond Expenditure Agreement. During FY 2014-19, OBDC will continue to provide direct loan packaging and underwriting of loan program funds.

C. **Public Parking**

1. *Franklin 88*

This 135-space garage serves Chinatown and was completed in October of 2004. The garage also provides overflow parking for the adjacent Courtyard by Marriott Hotel per a parking license agreement with ORSA. In 2010, Redevelopment Agency staff, in cooperation with the homeowners' association at Franklin 88 hired Pacific Park

Management to lease the facility. This new management company has improved the financial performance of the garage and eliminated the need for Redevelopment Agency subsidies. Plans for FY 2014-19 include administration of the parking operation agreement, and working with the operator and the homeowners' association on further improving the performance of this ORSA asset. Under the LRPMP, this garage is being retained by ORSA for eventual sale.

2. *City Center Garage West*

This property has been conveyed to the City under the LRPMP to be held in retention for future development.

3. *UC Office of President Parking Operations*

This property has been conveyed to the City under the LRPMP to be held in retention to meet the terms of a Purchase and Sale Agreement between the City and Ellis Partners, which must purchase the garage by June of 2019.

4. *Telegraph Parking Plaza*

This property has been conveyed to the City under the LRPMP to be held in retention for future development.

5. *2330 Webster and 2315 Valdez Street*

This property was conveyed to the City under the LRPMP to be held in retention for future development. In December 2016, the City entered into a Disposition and Development Agreement with TDP Webster, LLC for development of a mixed-use residential project and public parking garage. The property has been conveyed to the developer pursuant to the terms of the DDA and the project is currently under construction.

D. Streetscape and Circulation Improvements

1. *Proposition 1C - Infill and Infrastructure Grant Funded Projects*

Staff is working on the following projects that are partially funded by Proposition 1C grant program proceeds:

- The Latham-Telegraph Streetscape Project
- The Old Oakland Project
- The San Pablo Corridor Streetscape Project
- The San Pablo Corridor Led Lighting Upgrade Project
- The Uptown Pilot Wayfinding Signage Project

2. *Basement Backfill and Repair Program*

The Central District Basement Backfill and Repair Program ("BBRP") was initiated by the Redevelopment Agency in 2008 to assist private property owners with the repair of their deteriorated sub-sidewalk basement spaces in specific areas of the Project Area. The purpose of this program was to correct the problems associated with these deteriorated basements such as rusted elevator access doors, deteriorated structural elements, rusted rebar, and leaking skylights and sidewalk grilles -- so that the City can proceed with construction of several streetscape projects included in the Downtown Streetscape Master Plan. In 2014, there were 10 Basement Backfill projects to be completed. The funding for this program was transferred to the City under the Bond

Expenditure Agreement and completion of all remaining projects under the program are no longer enforceable obligations under ORSA's ROPS.

3. *Downtown Streetscape Master Plan*

The Streetscape Master Plan calls for the construction of various public improvements to complement existing and future redevelopment projects, and to attract new public and private investment into the Project Area. The recommendations of the Streetscape Master Plan were guided by the objective of improving the appearance of selected sub-areas of the Project Area. The planned improvements will achieve this goal by creating a definite sense of place, clear gateways, emphatic focal points and an attractive physical design. The improvements consist of repair and/or restoration of existing pavement, widening existing sidewalks, constructing pedestrian bulb-outs, introducing new landscaping such as street trees, improving signage and striping, installing new lighting, modifying existing traffic lane patterns, and creating bicycle lanes. Agency funds for the implementation of the Streetscape Master Plan are complemented with local Alameda County Transportation Improvement Authority Measure B grant funding, local Alameda County Congestion Management Agency grant funding, and state grant funding via a voter-approved Proposition 1C bond measure.

The funding for this program has been transferred to the City under the Bond Expenditure Agreement.

E. Recreational, Entertainment, Cultural and Arts Facilities

1. *Oakland Ice Center*

This property has been conveyed to the City under the LRPMP to be held in retention for future development.

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

The leading indicators of blight in the Central District Redevelopment Project Area include:

Physical Blight

- Physical deterioration and dilapidation
- Defective design or physical conditions
- Age or obsolescence
- Toxic and hazardous waste
- Inadequate public improvements
- Incompatible uses
- Vandalism and refuse
- Vacant buildings

Economic Blight

- Impaired property values due to the presence of hazardous waste
- Vacant or abandoned buildings
- Vacant land
- Lack of neighborhood services

This Implementation Plan specifically addresses how ORSA and the City, to the extent possible, will address these and other blighting conditions in the scope of identified projects and programs listed in Section IV.

VI. TIME LIMITS

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

Table 2. Project Area Time Limit Expirations

	Central District (Original Area)	Central District (1982 Area)	Central District (2001 Area)
Background Information			
Date Adopted	June 12, 1969	August 3, 1982	July 24, 2001
Base Year	FY 1968/69	FY 1982/83	FY 2001/02
Existing Time Limits			
Incurring Debt	Eliminated	Eliminated	July 24, 2021
Eminent Domain	June 12, 2023	June 12, 2023	June 12, 2023
Plan Effectiveness	June 12, 2023	June 12, 2023	July 24, 2033
Tax Increment Receipt	June 12, 2033	June 12, 2033	July 24, 2048

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

A. Implementation Plan Requirements

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

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

This Housing component only covers ORSA's remaining housing obligations under the dissolution law.¹ This Housing component also includes a summary of housing production in the Project Area since the extension of the term of the Project Area in April of 2012 until December of 2014, and estimates of housing production during the implementation period, both of which are subject to the affordable housing production requirement.

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

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

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

Table 3

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

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

The housing production requirement applies to pre-1976 redevelopment plans that adopt a 10-year time extension amendment under SB 211. On April 3, 2012, the City adopted a 10-year time extension amendment for the Project Area under SB 211. Hence the area production requirement applies to the Project Area beginning in April of 2012 and must be

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

applied prospectively to new and substantially rehabilitated dwellings for which building permits are issued on or after the effective date of the time extension amendment.

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

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

When new dwelling units are developed in a project area by public or private entities other than a redevelopment agency or when housing is substantially rehabilitated in a project area by public or private entities with redevelopment agency assistance, at least 15 percent of these units must be affordable to very low, low or moderate income households. Of those units, at least 40 percent must be affordable to very low-income households. This affordable housing production requirement applies to the Project Area.

2. Replacement Housing Obligation

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

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

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

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

4. Additional Requirements

The CRL provides that the implementation plans must include estimates of the balances and deposits into the Low and Moderate Income Housing Fund; a housing program identifying expenditures from the Housing Fund; an indication of housing activity that has

occurred in the project area; and estimates of housing units that will be produced in the project area for each of the various income categories.

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

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

B. Historical Housing Production (through 2023) and Applicable Low and Moderate Income Housing Requirements

1. Housing Construction Activity in the Project Area (2012 to 2014)

ORSA estimates that between the date of the time extension amendment on April 3, 2012 and the end of the Project Area Plan effectiveness on June 12, 2023, as many as **8,862** units of housing will be “in the pipeline” or newly rehabilitated constructed (i.e., under review by the Planning Department, receive planning approvals, receive building permits, start construction/rehabilitation work, and/or complete construction.)

As shown in Table 4, from April 3, 2012 through the end of the last implementation plan period on December 8, 2014, a total of 523 units received building permits and started construction. Of this, 25 units will be affordable to very low-income households.

Table 4. Central District Project Area Housing Production from April 3, 2012 to December 8, 2014

Project Name	Units	Type	Status	Affordability Level			
				Very Low	Low	Mod	Above Mod
1701 Martin Luther King Jr. Way	26	Families	Permit Issued	25	-	-	1
194 6th Street	4	Ownership	Permit Issued	-	-	-	4
2345 Broadway (Parcel B)	367	Apartments	Permit Issued	-	-	-	367
2425 Valdez – The Nook	71	Apartments	Permit Issued	-	-	-	72
388 12th Street	31	Apartments	Permit Issued	-	-	-	31
526-528 Thomas L. Berkeley Way	24	Apartments	Permit Issued	-	-	-	24
Total	523			25	0	0	498
Percentage	100%			5%	0%	0%	95%

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

As shown in Table 5, ORSA staff estimates that during the Implementation Period as many as an additional **8,339** housing units will be “in the pipeline” or newly rehabilitated/constructed (i.e., under review by the Planning Department, receive planning approvals,

receive building permits, start construction/rehabilitation work, and/or complete construction.)

Table 5. Central District Project Area, Projected Housing Production, 2014 – 2019

Project Name	Units	Type	Status	Affordability Level			
				Very Low	Low	Mod	Above Mod
180 4 th Street (4 th & Madison, Bldg. 1)	240	Apartments	Permit Issued				240
1100 Clay Street	262	Apartments	Permit Issued	-	-	-	262
1110 Jackson – Prosperity Place	71	Apartments	Complete 2017	40	30	1	0
1314 Franklin Street	634	Apartments	Approved	50	-	-	584
1331 Harrison Street	169	Apartments	Approved	-	-	-	169
1433 Webster Street	176	Apartments	Under Review	-	-	-	176
1530 MLK Way	140	Apartments	Approved	-	-	-	140
1601 San Pablo Avenue	76	Apartments	Under Review	-	-	-	76
1640 Broadway	254	Apartments	Permit Issued	-	-	-	254
1700 Webster	206	Apartments	Permit Issued	-	-	-	206
1717 Webster	250	Apartments	Under Review	-	-	-	250
1801 Jefferson	80	Apartments	Permit Issued	-	-	-	80
1900 Broadway	451	Apartments	Approved	-	-	-	451
201 Broadway	48	Apartments	Permit Issued	-	-	-	48
226 13 th Street	262	Apartments	Approved	-	-	-	262
250 14 th Street	126	Apartments	Approved	-	-	-	126
265-277 27 th Street & 300,302,304 24 th St	448	Apartments	Permit Issued	-	-	-	448
285 & 301 12th Street	416	Apartments	Planning Approvals	-	-	-	416
2015 Telegraph Avenue	114	Apartments	Planning Approvals	-	-	-	114
2016 Telegraph Avenue	230	Apartments	Planning Approvals	-	-	-	230
2044 Franklin Street	184	Apartments	Under Review	-	-	-	179
2270 Broadway	223	Apartments	Planning Approvals	-	-	-	223
2302 Valdez	196	Apartments	Permit Issued	-	-	-	196
2305 Webster	130	Apartments	Under Review	-	-	-	130
2315 Valdez	235	Apartments	Permit Issued	14	11	11	199
2400 Valdez	225	Apartments	Permit Issued	-	-	-	225
2401 Broadway	147	Apartments	Under Review	-	-	-	147
2538 Telegraph Avenue	97	Apartments	Permit Issued	-	-	-	97
2630 Broadway	256	Apartments	Permit Issued	-	-	-	256
301 19 th Street	224	Apartments	Permit Issued	-	-	-	224
325 7th Street	382	Apartments	Planning Approvals	-	-	-	382
377 2 nd Street	134	Apartments	Planning Approvals	-	-	-	134
425-431 Madison Street (4 th & Madison, Building 2)	90	Apartments	Permit Issued	-	-	-	90
456-466 23 rd Street	34	Apartments	Under Review	-	-	-	34
459 8 th Street	50	Apartments	Permit Issued	-	-	-	50
459 23 rd Street	65	Apartments	Permit Issued	-	-	-	65
585 22 nd Street	78	Apartments	Permit Issued	-	-	-	78
632 14 th Street – Civic Center 14 TOD	40	Apartments	Under Construction	26	13	-	1
Embark Apartments	66	Apartments	Under Review	65	-	-	1
Jack London Square Redevelopment (Parcel D)	135	Apartments	Under Review	-	-	-	135
Jack London Square Redevelopment (Parcel F)	335	Apartments	Under Review	-	-	-	335
Lake House Commons (12 th & 2 nd Street)	360	Apartments	Under Review	-	90	18	252
Total	8,339			195	144	30	7,970

3. *Estimated Number of Units Required for Housing Production Obligation*

If all of the estimated additional **8,339 units** start construction during this Implementation Plan period are combined with those **523 units** that received building permits and started construction during the period from April 3, 2012 to December 8, 2014, then a total of **8,862 units** would be built.

Table 6 shows if all **8,862 units** are built then the production requirement is **1,329** affordable housing units for low- and moderate income households, of which **532 units** would be required for occupancy by very-low income households. Currently, there are a total of **394** affordable housing units that have started construction or rehabilitation work, received planning approvals or building permits, or are under review by the Planning Department. Hence, there is a projected shortfall of **935** affordable units in the Project Area, including **313 units** affordable to very low income households.

Table 6.
Central District Project Area, Affordable Unit Production Requirements Based on Completed/Underway/Proposed Housing Units from 2012 – 2019

	Total	Total Affordable^a	VLI Only
Units Completed (2012-2014)	523	25	25
Units Completed/Underway (2014-2019)	8,339	369	195
<i>Total Units Completed/Underway (2012-2019)</i>	<i>8,862</i>	<i>394</i>	<i>220</i>
Required Affordable Units (15% total, 6% VLI)		1,329	532
Surplus/(Deficit)		(935)	(312)

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

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

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

a. Housing Goals and Objectives of the Implementation Plan

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

b. Estimated Housing Fund Revenues and Expenditures

The dissolution law abolished tax increment financing and there is no longer a requirement to deposit tax increment funds into the Low and Moderate Income Housing

Fund. The remaining unencumbered balance of the Low and Moderate Income Housing Fund were remitted to the County for distribution to the taxing entities per Health and Safety Code Section 34179.6. Therefore, ORSA will not receive any housing fund revenues or make housing fund expenditures in the Project Area. Pursuant to Health & Safety Code Section 34176(d), the City will deposit any revenue generated from the housing assets of the former Redevelopment Agency, such as loan repayments or sales proceeds, into a Low and Moderate Income Housing Asset Fund. State law will govern the use of such funds on expenditures by the City.

c. Anticipated Housing Program Activities

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

d. Allocation of Housing Funds over Previous Implementation Period

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

Tables 7 and 8 on the following pages provide information for previous implementation plan periods, 2000-2014, regarding:

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

**Table 7. Redevelopment Agency Assisted Housing Activities Completed or Underway,
2000-2014**

Property Name	Type	Status / Date Completed	Project Area	Number of Units at Each Affordability Level (2)				Total Low/Mod Funds (1)
				Very Low Income	Low Income	Moderate	Above Mod	
1574-1590 7th Street (Site Acq.)	TBD	Proposed	W. Oakland			2	3	\$127,327
3701 MLK Jr. Way (Site Acq.)	TBD	Proposed	W. Oakland		4			\$109,510
3801 MLK Jr. Way (Site Acq.)	TBD	Proposed	B/M/SP					\$800,000
3829 MLK Jr. Way (Site Acq.)	TBD	Proposed	B/M/SP		4			\$52,000
7th & Campbell Streets (Site Acq.)	TBD	Proposed	W. Oakland				79	\$789,598
94th and International	Family	Underway	Coliseum	58			1	\$5,597,000
Adeline Lofts	Family	2002	W. Oakland	31	6		1	\$70,179
Allen Temple Gardens	Senior	2001	Coliseum	49			1	\$1,951,000
Altenheim Phase I	Senior	2007	None	39	53		1	\$4,084,660
Altenheim Phase II	Senior	2010	None	48	32		1	\$1,753,000
Bayporte Village	Ownership	2000	Acom		71			\$2,000,000
Brookfield Court	Ownership	2014	Coliseum	3	9			\$1,867,000
Byron Ave Homes (Site Acq.)	Ownership	Proposed	Central City East	4	4	2		\$386,550
California Hotel	SRO	2013	W. Oakland	135			2	\$5,253,000
Casa Velasco	Senior	2003	Central City East	19			1	\$1,350,000
Chestnut Court-Ownership	Ownership	2003	Oak Center		15			\$1,727,000
Chestnut Court-Rental	Family	2003	Oak Center		26		1	\$2,976,000
Clinton Commons	Family	2012	Central City East	37	17		1	\$5,827,497
Courtyards at Acom	Family	2000	Acom		87			\$904,500
CURA-North	Disabled or HIV/AIDS	2001	None	17			1	\$587,876
Drachma, Inc.	Family	2012	W. Oakland	14				\$840,000
Drachma, L.P.	Family	2003	W. Oakland		19			\$1,712,000
Drasin Manor	Family	2013	Coliseum	25			1	\$1,800,000
East Side Arts and Housing	Family	2006	Coliseum	4	12		2	\$1,130,000
Eastmont Court	Disabled or HIV/AIDS	2005	Central City East	18			1	\$1,427,000
Edes Avenue Homes, Phase A	Ownership	2008	Coliseum		26			\$2,517,000
Edes Avenue Homes, Phase B	Ownership	2010	Coliseum		13	15		\$3,601,000
Effie's House	Family	2014	None	4	17			\$2,517,000
Eldridge Gonaway	Family	2013	Central City East	39			1	\$1,690,000
Fairmount Apartments	Family	2011	None	30			1	\$3,700,000
Fox Courts	Family	2009	Central District	40	39		1	\$4,950,000
Golf Links Road	Ownership	2009	None			3	7	\$584,000
Habitat Fruitvale Homes	Ownership	2003	None		4			\$112,000
Habitat Village	Ownership	2001	Coliseum		40			\$1,212,740
Harrison Senior	Senior	2012	Central District	29	43		1	\$5,133,000
Hugh Taylor	SRO	2011	Central City East	42				\$1,220,000
Irene Cooper Terrace	Senior	2000	Central City East	39			1	\$560,000
Ironhorse at Central Station	Family	2009	Oakland Army Base	98			1	\$8,379,000
Jack London Gateway Senior	Senior	2009	Acom	24	36		1	\$4,900,000
James Lee Court	Family	2013	Central District	15	9	2		\$2,396,000
Kenneth Henry	Family	2013	Central City East	22	28			\$1,375,000

Property Name	Type	Status / Date Completed	Project Area	Number of Units at Each Affordability Level (2)				Total Low/Mod Funds (1)
				Very Low Income	Low Income	Moderate	Above Mod	
Court								
Lincoln Court Senior Apartments	Senior	2006	None	81			1	\$2,000,000
Linden Court Rental	Family	2003	W. Oakland		40		1	\$3,224,000
Linden Street Land Trust (NCLT)	Ownership	2002	W. Oakland		4			\$200,000
Lion Creek Crossings-Rental Phase I	Family	2005	Coliseum	14	56			\$1,500,000
Lion Creek Crossings-Rental Phase III	Family	2008	Coliseum	68			1	\$3,000,000
Lion Creek Crossings-Rental Phase IV	Family	2012	Coliseum	50			1	\$2,980,547
MacArthur Apartments	Family	2013	Central City East	30	1		1	\$4,485,000
Madison Park Apartments	Family	2013	Central District	96			2	\$1,250,000
Madison Street Lofts	Family	2008	Central District	78			1	\$4,522,915
Mandela Gateway Rental	Family	2005	W. Oakland	60	60		2	\$2,500,000
Mandela Gateway Townhomes	Ownership	2008	W. Oakland		8	6		\$1,479,100
Marcus Garvey Commons	Family	2013	W. Oakland	12	9			\$352,000
Merritt Crossing	Senior	2013	Central District	69			1	\$3,699,656
MLK Plaza Homes	Ownership	2002	None		6	5		\$1,287,175
Mural Apartments	Family	2016	B/M/SP	89			1	\$17,200,000
Northgate Apartments	Family	2003	None	32	9		1	\$ 349,229
Oak Park Apartments	Family	2004	Central City East	34			i	\$3,419,000
Oak Street Terrace Senior	Senior	2004	Central District	16	22		1	\$2,072,000
Oakland Point Limited Partnership	Family	2012	W. Oakland		31			\$2,397,000
Orchards on Foothill Senior	Senior	2008	Central City East	64			1	\$1,025,000
Palm Court	Ownership	2005	Acom		12			\$855,400
Palm Villas Residential Project	Ownership	2005	Central City East			78		\$5,353,000
Percy Abrams Jr. Senior	Senior	2006	None	44				\$1,445,000
Posada de Colores	Senior	2011	Central City East	99			1	\$450,000
Project Pride	Transitional Housing	2012	W. Oakland	20				\$1,600,000
Redwood Hill	Ownership	Underway	None			12		\$1,310,000
Rising Oaks	Special Use	2013	None	30			1	\$1,652,000
Saint Joseph Senior	Senior	2011	Coliseum	35	48		1	\$4,639,000
San Pablo Gateway	Ownership	2000	B/M/SP		5	6		\$1,475,000
Santana	Family	2003	Central City East	30				\$670,923
Sausal Creek	Ownership	2008	None			17		\$3,980,000
Seven Directions	Family	2009	Coliseum	23	12		1	\$3,289,000
Slim Jenkins	Family	2012	W. Oakland	27		3	2	\$1,920,000
Swans Market Apartments	Family	2000	Central District		18			\$2,500,000
Sylvester Rutledge Manor	Senior	2003	W. Oakland	64			1	\$2,551,750
Kinsell Commons	Ownership	2012	Coliseum		17	5		\$1,868,000

Table 8. Housing Units Newly Constructed in Redevelopment Project Areas, Assisted With Locally-Controlled Government Assistance and No Redevelopment Agency Low & Moderate Income Housing Financing, 2000 - 2016

Property Name	Type	Status / Date Completed	Project Area	Number of Units at Each Affordability Level (2)				Total Other City Funds (J)
				Very Low Income	Low Income	Moderate	Above Mod	
1701 MLK Jr. Way	Family	2015	Central District	25			1	\$1,960,000
Adeline Lofts	Family	2002	W. Oakland	31	6		1	\$2,163,821
Allen Temple Manor	Disabled or HIV/AIDS	2001	Coliseum	23			1	\$1,035,350
Altenheim Phase I	Senior	2007	None	39	53		1	\$1,901,740
Altenheim Phase II	Senior	2010	None	48	32		1	\$6,440,000
Bancroft Senior Homes	Senior	2001	None	60			1	\$1,719,847
Bishop Nichols Senior Housing	Senior	2003	Stanford / Adeline	16			1	\$1,308,800
C. L. Dellums Apartments	SRO	2013	Downtown	72			1	\$1,000,000
California Hotel	SRO	2013	W. Oakland	135			2	\$3,168,000
Cathedral Gardens	Family / Special Needs	2014	Central District	57	42		1	\$9,840,000
Civic Center 14 TOD	Family	2017	Central District	26	13		1	\$1,575,000
Clinton Commons	Family	2012	Central City East	37	17		1	\$1,669,500
Drachma, Inc.	Family	2012	W. Oakland	14				\$ 840,000
Drachma, L.P.	Family	2003	W. Oakland		19			\$ 516,475
Drasnin Manor	Family	2013	Coliseum	25			1	\$1,159,031
Eastmont Court	Disabled or HIV/AIDS	2005	Central City East	18			1	\$ 460,600
Fox Courts	Family	2009	Central District	40	39		1	\$6,300,112
Fruitvale Transit Village, Phase I	Family	2003	Coliseum	3	7		37	\$ 750,000
Golf Links	Ownership	2009	None			3	7	\$2,165,000
International Blvd Family Housing	Family	2002	Coliseum	29			1	\$2,285,853
Irene Cooper Terrace	Senior	2000	Central City East	39			1	\$ 526,000
James Lee Court	Family	2013	Central District	15	9	2		\$1,105,000
Lincoln Court Senior Apartments	Senior	2006	None	81			1	\$1,500,000
Lion Creek Crossings-Rental Phase I	Family	2005	Coliseum	14	56			\$1,500,000
Lion Creek Crossings-Rental Phase III	Family	2008	Coliseum	68			1	\$1,600,000
Lion Creek Crossings-Rental Phase IV	Family	2012	Coliseum	50			1	\$3,499,453
Madison Street Lofts	Family	2008	Central District	78			1	\$2,472,585
Mandela Gateway Rental	Family	2005	W. Oakland	60	60		2	\$1,000,000
Mandela Gateway Townhomes	Ownership	2008	W. Oakland		8	6		\$ 771,300
Marcus Garvey Commons	Family	2013	W. Oakland	12	9			\$ 382,000
Merritt Crossing	Senior	2013	Central District	69			1	\$3,850,344
Northgate Apartments	Family	2003	None	32	9		1	\$2,200,771
Oakland Community Land Trust	Ownership	2012	Scattered Sites		15			\$5,025,000
Orchards on Foothill Senior	Senior	2008	Central City East	64			1	\$3,475,000
Percy Abrams Jr. Senior	Senior	2006	None	44				\$1,045,800

Property Name	Type	Status / Date Completed	Project Area	Number of Units at Each Affordability Level (2)				Total Other City Funds (1)
				Very Low Income	Low Income	Moderate	Above Mod	
Project Pride	Transitional Housing	2012	W. Oakland	20				\$904,000
Prosperity Place	Family	2016	Central District	40	30		1	\$2,750,000
Saint Andrew's Manor	Senior	2013	W. Oakland	59			1	\$1,248,300
Saint Joseph Senior	Senior	2011	Coliseum	35	48		1	\$3,991,000
Saint Patrick's Terrace	Senior	2009	W. Oakland	65			1	\$753,600
Seven Directions	Family	2009	Coliseum	23	12		1	\$1,216,600
Slim Jenkins	Family	2012	W. Oakland	27		3	2	\$ 669,000
Stanley Avenue Apartments	Family	2002	Coliseum	23			1	\$2,033,167
Terraza Palmera	Family	2014	Coliseum	25	18	18	1	\$3,850,344
The Savoy	SRO and Special Needs	2013	Central District	105			1	\$2,500,000
Town Center at Acorn	Family	2000	Acorn	102	104			\$450,000
Wang Scattered Site (4100 MLK Jr. Way)	Ownership	2002	None		1			\$65,000
Wang Scattered Site 2002 - Wang (1063 82nd St)	Ownership	2002	Coliseum		2			\$27,000
Wang Scattered Site 2002 (1226 94th Ave)	Ownership	2002	Coliseum		1			\$13,000
Wang Scattered Site	Ownership	2007	None		2			\$60,000
Wang Scattered Site	Ownership	2004	Coliseum		1			\$60,000
Wang Scattered Site	Ownership	2005	W. Oakland		1			\$45,000
Wang Scattered Site	Ownership	2009	None		2		1	\$34,000

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

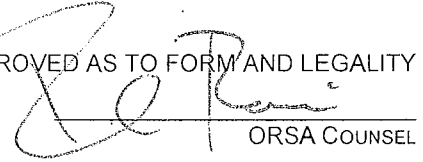
(2) TBD = "to be determined" - specific affordability levels have not yet been established.

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

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

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APPROVED AS TO FORM AND LEGALITY



ORSA COUNSEL

OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

RESOLUTION NO. _____

RESOLUTION ADOPTING THE 2014-2019 IMPLEMENTATION PLAN FOR THE COLISEUM AREA REDEVELOPMENT PROJECT

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

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

WHEREAS, the ORSA Administrator has prepared and presented to ORSA an Implementation Plan for the Coliseum Area Redevelopment Project for 2014-2019; and

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

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

RESOLVED: That ORSA hereby approves and adopts the 2014-2019 Implementation Plan for the Coliseum Area Redevelopment Project attached to this Resolution as Exhibit A; and be it further

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

BY SUCCESSOR AGENCY, OAKLAND, CALIFORNIA, _____, 2018

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON McELHANEY,
 GUILLEN, KALB, KAPLAN, and CHAIRPERSON REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
 LATONDA SIMMONS
 ORSA Secretary

**A RESOLUTION ADOPTING THE 2014-2019 IMPLEMENTATION PLAN FOR THE
COLISEUM AREA REDEVELOPMENT PROJECT**

EXHIBIT A

**COLISEUM AREA REDEVELOPMENT PROJECT AREA
FIVE -YEAR IMPLEMENTATION PLAN
2014-2019**

I. INTRODUCTION

Since 1994, the California Community Redevelopment Law ("CRL") required redevelopment agencies to adopt an implementation plan for each five-year period that the Redevelopment Plan is effective. This 2014-2019 Implementation Plan for the Coliseum Redevelopment Project (the "Implementation Plan") is a policy statement that has been prepared to guide and set priorities for redevelopment activities in the Project Area for the 2014-2019 period, to the extent there are remaining redevelopment activities. The Coliseum Area Redevelopment Plan was adopted on June 23, 1995 (Ordinance Number 11824 C.M.S.) and later amended on July 22, 1997 (Ordinance Number 12001 C.M.S.) to include an additional 680 acres in the San Antonio district of Oakland (references herein to the "Project Area" includes the original Coliseum project area as well as the additional territory added by the 1997 amendment.) The redevelopment plan documents, including the Implementation Strategy, were developed with considerable community input, led by the Coliseum Area Redevelopment Advisory Committee ("CARAC"), comprising representatives from the business, residential, faith and non-profit communities.

Dissolution of Redevelopment Agency

On December 29, 2011, the California Supreme Court upheld state legislation, ABx1 26, which dissolved all redevelopment agencies in California. On February 1, 2012, the Redevelopment Agency of the City of Oakland ("Redevelopment Agency") was dissolved. The dissolution process required the designation of a successor agency to the Redevelopment Agency to take over the affairs of the Redevelopment Agency, as well as a housing successor to specifically take over the housing assets and functions of the Redevelopment Agency. The successor agency, under the supervision of an oversight board, is responsible for winding down the former redevelopment agency's obligations and affairs, including fulfilling the legally enforceable obligations of the former redevelopment agency. On July 17, 2012, the Oakland Redevelopment Successor Agency ("ORSA") was formed to act as the successor agency to the former Redevelopment Agency. On January 10, 2012, the City of Oakland ("City") elected to become the housing successor.

As a result, ORSA is unwinding the affairs of the dissolved Redevelopment Agency and fulfilling existing enforceable obligations. Existing obligations still include many activities to eliminate physical and economic blight conditions in the Project Area, such as completing the construction of public improvements and facilities, and meeting the former Redevelopment Agency's contractual obligations with the private sector to develop vacant and/or underutilized properties.

While state law abolished redevelopment agencies, the obligation to prepare five-year implementation plans remains in the CRL, and is now the responsibility of ORSA, which succeeded to the obligations and functions of the Redevelopment Agency under California Health and Safety Code section 34173. ORSA is responsible for satisfying the remaining enforceable obligations of the former Redevelopment Agency, as well as taking steps to wind down the affairs of the former Redevelopment Agency.

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

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

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

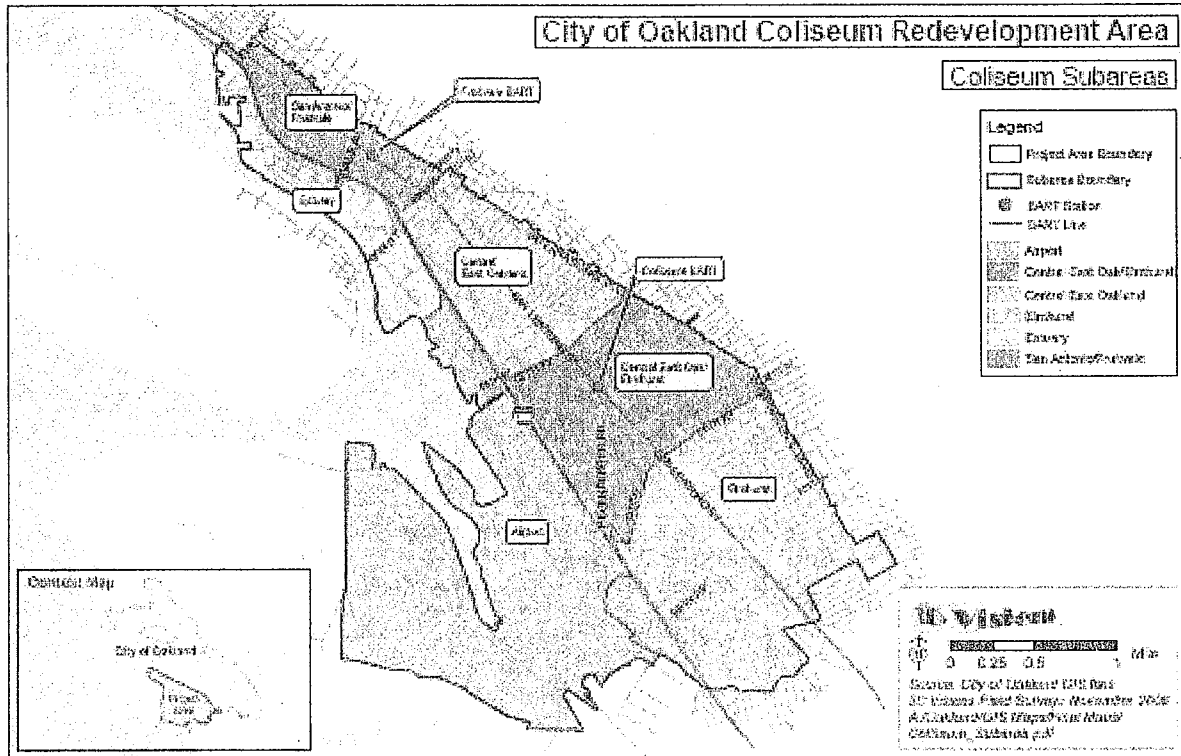
II. BACKGROUND

The Coliseum Redevelopment Project Area includes 6,764 acres bounded by 22nd Avenue, International Boulevard, the Oakland-San Leandro city border, and the Oakland International Airport and the Estuary. Approximately 75 percent of the total Project Area consists of commercial, industrial, and airport related uses with the remaining 25 percent of the total Project Area residential.

The Coliseum Project Area consists of six geographic sub-areas:

- Airport (MLK Shoreline/Edgewater and Hegenberger Gateway)
- Central East Oakland
- Central East Oakland/ Elmhurst (Coliseum BART Station Area)
- Elmhurst
- Estuary
- San Antonio/Fruitvale (Fruitvale Bart Station Area)

Figure 1. Map of Coliseum Project Area



The principal objectives of the Redevelopment Plan are the abatement of physical and economic blight through the redevelopment of vacant and underutilized properties and the replacement of obsolete infrastructure. Since the Coliseum Area Redevelopment Plan was first adopted in 1995, the former Redevelopment Agency has funded or otherwise supported a number of actions called for in the previous Implementation Plan:

- A. Improve intermodal transportation opportunities, public facilities and infrastructure in residential, commercial, and industrial areas:
 - i. Completed construction of the Coliseum Transit Hub streetscape and continued utility undergrounding along San Leandro Street
 - ii. Completed four major roads of the Airport Gateway Streetscape Improvements as part of the Airport Gateway Urban Design Concept. Hegenberger Road, 98th Avenue as part of the Airport Roadway project. Airport Access Road, and Doolittle Drive Streetscape Improvements
 - iii. Completed the Hegenberger East Streetscape, Coliseum Transit Hub along San Leandro Street at the Coliseum BART Station and the 23rd Avenue Street Improvement

- iv. Completed the 66th Avenue Streetscape Project from San Leandro Street to International Boulevard to implement the MTC Housing Incentive Program grant
- v. Constructed the Coliseum InterCity Rail Platform for Amtrak and Capitol Corridor rail service complementing the Coliseum Oakland Airport BART Station and AC Transit Intermodal transportation hub
- vi. Developed the design and launched the San Leandro Street Utility Under Ground project with PG & E and City of Oakland PWA Electrical Division as part of the overall Coliseum Transit Village project
- vii. Constructed Railroad Avenue Improvements and designed Railroad Avenue Phase II street improvements
- viii. Provided funding support for the administration, construction monitoring and plan review during construction of proposed Oakland Airport Connector project
- ix. Supported and completed designs and environmental reviews for the Fruitvale Alive Streetscape Project (portions in the Coliseum Project Area)
- x. Allocated funds to support the construction of the East Oakland Sports Complex
- xi. Completed the 81st Avenue Branch of the Oakland Public Library

B. Assist with environmental assessments, clean-up, and land assembly to stimulate catalyst development projects and improve underutilized properties:

- i. Financed a portion of infrastructure improvements for Oakland Housing Authority's (OHA) Lion Creek Crossings Project enabling the construction of over 400+ units of affordable housing
- ii. Completion of the Jingletown Housing Development – for sale units for first time homebuyers
- iii. Completion of the Fruitvale Transit Village Phase I project including key tenants such as the La Clinica de la Raza, the Cesar Chavez Branch Library, the Oakland Multipurpose Senior Center and a retail courtyard of 38,000 square feet around the 34th Avenue Paseo, now known as Avenida de la Fuente
- iv. Coordinated the completion of the conveyance and construction of the OUSD Cesar Chavez Education Center housing the kindergarten and early education program and three (3) elementary schools

- v. Completion of the Las Bougainvilleas Senior Housing Development – 64 rental units for low-income seniors
 - vi. Completed design and construction for the replacement park associated with the Lion Creek Crossings development
 - vii. Provided continued support and funding acquisition for Fruitvale Transit Village Phase I and Coliseum Transit Village Phase I and associated infrastructure improvements
 - viii. Completion of the Fruitvale Station Shopping Center, 160,000 sf. on 13 acres
- C. Improve security and directly address on-going blight conditions through targeted engagement programs:
- i. Cited approximately 1,400 code violations via Tough on Blight Campaign in cooperation with Building Services Division
 - ii. Installed security cameras to deter illegal dumping and graffiti
 - iii. Contracted through Youth Employment Partnership workforce development to assist in graffiti abatement
 - iv. Funded Neighborhood Enforcement Team (NET) and 8L18 Police Department programs and funded additional patrol and investigative operations including walking patrols and vice enforcement actions to promote public safety
 - v. Initiated Community Cleanup Corps (CCC) with Department of Human Services using Goodwill Industries as the training coordinator to employ homeless individuals for blight abatement
 - vi. Implemented murals to abate graffiti
 - vii. Contracted with Men of Valor a non-profit organization that works with at risk youth and formerly incarcerated individuals to clean and remove blight throughout E. Oakland
- D. Promote and stimulate investment in the neighborhoods, commercial, and industrial areas throughout the Coliseum Redevelopment Project Area:
- i. Tenant Improvement Program
 - ii. Façade Improvement Program
 - iii. Rebuilding Together Oakland

- iv. Established Coliseum Green Works workforce and neighborhood project development program
 - v. Neighborhood Projects Initiative (“NPI”) provided funds for improvements to Officer William “Willie” Wilkins Memorial park, Sobrante Park, and Fruitvale Plaza/35th Ave Park
 - vi. Infill Development Incentives Program
 - vii. Coliseum Revolving Loan Program
 - viii. Developed a new marketing program with new neighborhood and area profiles on the Coliseum Redevelopment Project Area, Transit Oriented Development (TOD), the Hegenberger/ I-880 District, In-Fill Housing, and the Coliseum Auto Mile
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III. GOALS AND OBJECTIVES FOR THE PROJECT AREA

Generally, it was the objective of the Redevelopment Agency to assist in the improvement of the Project Area, which is still in need of redevelopment and private reinvestment to correct health and safety concerns and to address economic and physical blighting conditions. The following specific goals and objectives are included in the Coliseum Area Redevelopment Plan:

- A. Eliminate blighting influences and correct environmental deficiencies in the Project Area.
- B. Assemble land into parcels suitable for sustainable, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- C. Re-plan, redesign, and develop undeveloped areas which are economically stagnant or improperly utilized.
- D. Provide opportunities for participation by owners and tenants in the revitalization of their properties.
- E. Strengthen retail and other commercial functions in the Project Area.
- F. Strengthen the economic base of the Project Area and the community by the installation of improvements to stimulate commercial/light industrial expansion, employment and economic growth.
- G. Improve transportation, public facilities and infrastructure in residential, commercial and industrial areas.
- H. Improve public safety for people living and working in the area.
- I. Provide adequate land for parking and open spaces.
- J. Establish and implement performance criteria to assure high design standards and environmental quality and other design elements which provide unity and integrity to the entire Project.
- K. Expand and improve the community's supply of low- and moderate-income housing.
- L. Improve the quality of the residential environment by assisting new construction, rehabilitation, and conservation of living units in the area.
- M. Revitalize the International Boulevard corridor and other key Project Area corridors.

Along with the Project Area Goals and Objectives, the implementation of the Redevelopment Plan will also conform to the City's General Plan and adopted land-use policies and standards, and with City-wide goals and adopted policies for encouraging sustainable development and

implementing contracting and employment programs. Taken together, achieving all of these goals and objectives will ensure successful redevelopment and foster a livable community.

IV. PROJECTS, PROGRAMS AND EXPENDITURES PROPOSED FOR THE NEXT FIVE YEARS

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

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

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

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

Table 1 outlines expenditures for projects listed in the ROPS for the Project Area over the five-year period of this Implementation Plan.

Table 1. Projected Expenditures in the Coliseum Area, Fiscal Years 2014/15 to 2018/19

	2014-15	2015-16	2016-17	2017-18	2018-19	TOTAL
ORSA Budget						
Administration & Overhead						
Administrative Cost Allowance	\$870,962	\$436,096	\$610,421			\$1,917,478
City Staff & Overhead	\$1,925,084	\$706,848	\$786,802			\$3,418,734
PERS Pension obligation	\$444,786	\$296,524	\$296,524	\$296,524	\$296,524	\$1,630,882
OPEB unfunded obligation	\$204,810	\$149,764	\$149,764	\$149,764	\$149,764	\$803,865
Unemployment obligation	\$9,000	\$2,250	\$0	\$0	\$0	
Bond Expenditure Agreement (City Projects)	\$32,586,724	\$0	\$2,500			\$32,589,224
Debt Service (Includes 2015 TE Bonds)	\$6,839,295	\$6,833,433	\$7,273,644	\$7,273,644	\$7,273,644	\$35,493,661
Low-Mod Funds						
Staffing	\$823,760	\$729,722	\$375,940	\$375,940	\$375,940	\$2,681,301
Debt Service (Staffing proportion)	\$2,882,379	\$2,471,874	\$2,747,591	\$2,747,591	\$2,747,591	\$13,597,027
Projects	\$5,921,739	\$0	\$2,500			\$5,924,239
Projects						
Façade & Tenant Improvement Program	\$565,000	\$385,000	\$192,500			\$1,142,500
Coliseum Transit Village	\$0	\$0	\$12,000,000			\$12,000,000
PWA Environmental Consultants	\$100,000	\$100,000	\$50,000			\$250,000
Fruitvale Ave Streetscape	\$162,217	\$48,078	\$0			\$210,295
81st Avenue Library	\$232,480	\$102,907	\$0			\$335,387
Property Management, Maintenance & Insu	\$211,250	\$5,625	\$11,250			\$228,125
Property Remediation	\$511,250	\$5,625	\$0			\$516,875
TI Rebates	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$50,836,093	\$10,682,264	\$22,655,925	\$10,397,175	\$10,397,175	

Below is a description/history of the projects listed in the above expenditure table. Others are included because they are projects that ORSA plans to pursue over the five year period, but for which funding has not yet been formally allocated. This section also identifies the properties and funds that were transferred to the City pursuant to the LRPMP and the Bond Spending Plan.

A. Coliseum-wide Programs

1. Neighborhood Improvement

a) Façade and Tenant Improvement Programs

These programs offer architectural assistance and matching grants for improvements to commercial property on targeted streets in the Project Area. The Façade Improvement Program provides grants for the improvement of building exteriors and the Tenant Improvement Program provides grants for interior spaces.

2. Blight Abatement

a) Maintenance and Graffiti Abatement Program

The Coliseum Redevelopment Project plans to continue abating graffiti and maintaining former agency parcels through contracting with the Men of Valor Academy organization.

3. *Capital Project Support*

a) *Coliseum City Project Support*

This project requires extensive project management assistance, information and materials, and professional services in support of future disposition at the Oakland Alameda County Coliseum Complex. Funds will also be used for environmental assessments, consultants, appraisals, and legal fees for on-going negotiations with the sports teams, County, BART and other major stakeholders.

B. Hegenberger / I-880 Gateway

1. Acura Dealership

The City sold its 3.625-acre property on Oakport Street to Oakland Acura. The Property is also situated in an area known as the Coliseum Auto Mile, which runs along I-880 between High Street and 98th Avenue and features dealerships such as One Toyota of Oakland, Coliseum Lexus, Paul Blanco's Auto Dealership, Freightliner, and TEC Oakland (Volvo, Mack, GMC Trucks). The area features the Bob Dron Harley Davidson Motorcycle dealership located on Hegenberger. Nearby auto parts retailers such as Napa Auto Parts are located on 66th and Coliseum Way, as well as nearby auto service facilities, providing an excellent complement to existing and new dealerships. The City will continue to attract new auto dealers and support the Coliseum Auto Mile.

C. Fruitvale Bart Station Area

1. Fruitvale BART Transit Village

The Fruitvale Transit Village, located west of East 12th Street between 33rd and 35th Avenues, is a major mixed-use development project that has revitalized the Fruitvale BART station area. Phase I, as well as a major public pedestrian plaza that connects the BART station with International Boulevard, has been completed. Phase IIA proposes construction of 94 units of primarily affordable rental housing to complement the transit village's existing mix of retail and community services. ORSA will continue to work in support of Phase IIB, which envisions up to an additional 181 units of rental housing.

2. Derby Avenue

The City will continue to work with the developer, Pacific Companies, to develop the Derby Avenue parking lot into a new Aspire Charter School. The developer has already purchased two adjacent privately-held parcels at 2956 International Blvd and 3022 International Blvd, which consists of a six-story medical building. The additional Derby Avenue lot provides a larger footprint towards development of an affordable housing project and/or a new Aspire public charter school. The Aspire Charter School needs to relocate and expand their existing Aspire ERES Academy located at 1936 Courtland Avenue since their current leased facility is not large enough and in desperate need of repair. In addition, the majority of their students live in the Fruitvale area. The Derby Avenue lot could potentially provide them with a permanent facility solution. The new development could also produce over a hundred new affordable housing units for the residents of Oakland.

3. *Former Melrose Ford Site*

The 3050 Property is located on the southeast corner of Derby Avenue and International Boulevard and consists of a vacant parcel approximately 32,500 square feet (APN#: 025-0719-007-01). The property fronts International Boulevard, the north boundary faces Derby Avenue, and the south boundary faces 31st Avenue. The Native American Health Center (NAHC) and Satellite Affordable Housing Associates (SAHA) are partnering to develop 75 affordable residential units with parking and a 7,000 square-foot pharmacy on this site. The units will be available to households earning 60 percent or less of the area median income.

D. Coliseum BART Station Area

1. Coliseum BART Station Transit Village

The Coliseum Transit Village is a mixed-use transit oriented development at the inter-modal mass transit hub at the Coliseum BART Station. Currently, the City and BART are working with OEDC/Urban Core Partners on the development, which will replace a portion of the existing Coliseum BART parking lot and provide approximately 110 units of affordable and market rate housing. The project was awarded \$8.5 million in Transit Oriented Development (TOD) funding from the California Department of Housing and Community Development and approximately \$15 million in Affordable Housing Sustainable Communities funds.

E. Neighborhood Improvements

1. Industrial Zone Improvements: General Coliseum Infrastructure Project

The General Coliseum Infrastructure project will provide infrastructure investments in targeted industrial areas to increase jobs in the Coliseum area. Components include utilities and lighting equipment, surface and street improvements, landscape amenities, trees and signage. Targeted areas include the Melrose-Coliseum, Woodland-81st Avenue and Tidewater industrial zones.

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

The leading indicators of blight in the Coliseum Project Area include obsolete and underutilized land, poor transportation circulation and connections, and lack of private investment. Over the last thirteen years, the Coliseum Project Area has made considerable steps in addressing these blight conditions and spurring investment in the Project Area. Nevertheless, given the size of the Project Area, there are still continuing conditions of significant blight.

This Implementation Plan specifically addresses these and other blight conditions in the scope of identified projects and programs per the strategies listed in Section IV. Over the next five years, the City, and, in a limited capacity, ORSA intend to:

- A. Continue development planning and investment around the Oakland Coliseum and at the Fruitvale and Coliseum BART Stations;
- B. Continue investment in the targeted blight program such as working with the Men of Valor Academy;
- C. Improve and support transportation infrastructure for mobility and goods movements and improve open space access across the project Area (East Bay Greenway);
- D. Support additional in-fill, commercial and mixed use developments by issuing Request-for-Proposals on former Agency parcels;
- E. Invest in creating linkages between area employers and businesses and potential area employees through sustainable job-training and local business retention efforts;
- F. Continue major planned catalyst projects including:
 - i. Support for transit villages at the Coliseum and Fruitvale BART stations
 - ii. Further development of the Coliseum transit hub and advancement of the Coliseum project
 - iii. Implementation of developments at: 66th and San Leandro Street; 3050 International Blvd; Derby Avenue site; 95th and International Blvd etc.; and
- G. Implement other projects and programs as described in Section IV.

The goals, objectives, and expenditures of the Implementation Plan will collectively attract continued development to the Project Area, create a safer public environment, and support needed investments that otherwise would not be borne by the private sector to address the prevailing blight conditions as documented in the Coliseum Project Area.

VI. TIME LIMITS

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

Table 2. Project Area Time Limit Expirations

DESCRIPTION OF TIME LIMIT EXPIRATION – ORIGINAL PROJECT AREA	
(1) The time limit for the commencement for eminent domain proceedings to acquire property within the Project Area	July 25, 2019
(2) The time limit for the establishment of loans, advances, and indebtedness to finance the redevelopment project	July 25, 2015
(3) The time limit for the effectiveness of the Redevelopment Plan	July 25, 2027
(4) The time limit to repay indebtedness with the proceeds of property taxes	July 25, 2042

DESCRIPTION OF TIME LIMIT EXPIRATION – KENNEDY/FRUITVALE AMENDMENT AREA	
(1) The time limit for the commencement for eminent domain proceedings to acquire property within the Project Area	July 25, 2019
(2) The time limit for the establishment of loans, advances, and indebtedness to finance the redevelopment project	July 28, 2017
(3) The time limit for the effectiveness of the Redevelopment Plan	July 29, 2028
(4) The time limit to repay indebtedness with the proceeds of property taxes	July 29, 2043

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

A. Implementation Plan Requirements

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

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

This Housing component also includes a summary of housing production in the Project Area since 1995, and estimates of housing production during the implementation period, both of which are subject to the affordable housing production requirement.

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

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

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

Table 3

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

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

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

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

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

When new dwelling units are developed in a project area by public or private entities other than the redevelopment agency or when housing is substantially rehabilitated in a project area by public or private entities with redevelopment agency assistance, at least 15 percent of these units must be affordable to very low, low or moderate income households. Of those units, at least 40 percent must be affordable to very low-income households. This affordable housing production requirement applies to the Project Area.

2. Replacement Housing Obligation

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

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

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

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

4. Additional Requirements

The CRL provides that the implementation plan must include estimates of the balances and deposits into the Low and Moderate Income Housing Fund; a housing program identifying expenditures from the Housing Fund; an indication of housing activity that has occurred in

the project area; and estimates of housing units that will be produced in the project area for each of the various income categories.

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

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

B. Historical Housing Production and Applicable Low and Moderate Income Housing Requirements

1. Housing Construction Activity in the Project Area from 1995 through 2014

From the inception of the Redevelopment Plan for this Project Area in 1995 through 2004 (the first 10 year look-back period), the Implementation Plan Mid-Term Review (IP-MR) published in 2012 identified a total of 690 housing units that were newly constructed or substantially rehabilitated. Also, there were a total of 707 housing units that were newly constructed or substantially rehabilitated from 2005 to 2009. As shown in Table 4, from December 8, 2009 through December 8, 2014, **a total of 601 units had been newly constructed, substantially rehabilitated, approved or under construction.** Of this, **428** units are or will be affordable to low-income households, of which **265** housing units are or will be for very low-income households.

Table 4. Coliseum Project Area Housing Production from 1995 to 2014

Project Name	Units	Affordability Level			
		Very Low	Low	Mod	Above Mod
1995-2004					
Jingletown Housing (29th Ave and E. 12th St)	53		53		
Oakwood Estates	36		19		17
Las Bougainvillas (1223-1237 37th Ave)	68	67			1
Allen Temple Gardens (10121 International Blvd)	50	49			1
Allen Temple Manor (7607 International Blvd)	24	23			1
Habitat Village (formerly Bonita Village)	40		40		
International Blvd Family Hsg (6600 International Blvd)	30	29			1
Wang Scattered Site - 1063 82nd Avenue	2		2		
Wang Scattered Site - 1226 94th Avenue	1		1		
Stanley Avenue Apartments (6006 International Blvd)	24	23			1
Durant Square (International Blvd and Durant)	251				251
Fruitvale Transit Village (3301, 3401 E. 12th St)	47	3	7		37
Water Park Lofts (2875 Glascock)	27				27
Derby Live/Work	35				35
Wang Scattered Site - 70th Avenue	1		1		
Wang Scattered Site - 71st Avenue	1				1
<i>Subtotal 1995-2004</i>	<i>690</i>	<i>194</i>	<i>123</i>	<i>0</i>	<i>373</i>
<i>Percentage 1995-2004</i>	<i>100%</i>	<i>28%</i>	<i>18%</i>	<i>0%</i>	<i>54%</i>
2005-2009					
Chapman Street Condos	8				8
Lion Creek Crossing, Phase I	70	14	56		
Cotton Mill Studios	74				74
East Side Arts & Housing	18	4	12		2
The Estuary	100				100
Harborwalk	81				81
Lion Creek Crossing, Phase II	92	63	29		
Edes Avenue Homes, Phase A	26		26		
Seven Directions	36	23	12		1
Lion Creek Crossing, Phase III	59	58			1
Tassafaronga Village, Phase I	50		50		
Scattered Sites Infill Development	93				93
<i>Subtotal 2005-2009</i>	<i>707</i>	<i>356</i>	<i>309</i>	<i>0</i>	<i>770</i>
<i>Percentage 2005-2009</i>	<i>100%</i>	<i>50%</i>	<i>44%</i>	<i>0%</i>	<i>109%</i>
2009-2014					
Arcadia Park	168				168
Brookfield Court	12	3	9		

Drasnin Manor	26	25			1
Edes Avenue Homes, Phase B (10800 Edes Ave)	28		13	15	
Lion Creek Crossings, Phase IV	51	50			1
Lion Creek Crossings, Phase V	128	127			1
Saint Joseph's Senior Housing	84	35	48		1
Tassafaronga Homeownership-Kinsell Commons	22		17	5	
Tassafaronga Village, Phase 2	20		20		
Terraza Palmer (aka Saint Joseph's Family ^a)	62	25	18	18	1
<i>Subtotal 2009-2014</i>	<i>601</i>	<i>265</i>	<i>125</i>	<i>38</i>	<i>173</i>
<i>Percentage 2009-2014</i>	<i>100%</i>	<i>44%</i>	<i>21%</i>	<i>6%</i>	<i>29%</i>

TOTAL	1,998	815	557	38	1,316
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a. St. Joseph's is an adaptive re-use development with all affordable units to count toward Redevelopment housing production requirements.

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

As shown in Table 5, ORSA projects that through 2019, there are as many as 977 units of housing that have been approved or where construction is currently underway building housing that is new, substantially rehabilitated, or acquired with affordability covenants.

Table 5. Coliseum Project Area, Projected Housing Production, (approved¹ and underway through 2019)

Project Name	Units	Type	Year Completed	Affordability Level			
				Very Low	Low	Mod	Above Mod
105th & International	317	TBD	TBD				317
414 29th Avenue	14	TBD	TBD				14
94th & International	59	TBD	TBD	58			1
Coliseum BART Transit Village, Ph 1	110	TBD	TBD	55		55	
Coliseum Place	59	TBD	TBD		58		1
Derby Lofts	63	TBD	TBD				63
Fruitvale Transit Village, Phase IIB	181	TBD	TBD				181
Fruitvale Transit Village, Phase II	94	TBD	TBD				94
Wattling Street	80	TBD	TBD				80
Total	977			113	58	55	751

¹ Approved means that there are planning approvals for development that are still active or construction is underway.

3. Estimated Number of Units Required for Housing Production Obligation

If the allowed 977 units are built during this Implementation Plan period, this would generate a housing production obligation of at least 226 units affordable to very-low, low or moderate income households. Of these, at least 113 units would be required to be affordable to and restricted for occupancy by very-low income households.

Approximately 2,975 housing units are proposed, approved, underway, or completed. Given this, the housing production requirement triggered will be approximately 447 units for low- and moderate income households of which, 179 units would be required for occupancy by very-low income households. Affordable housing units that are currently under construction or that are planned total approximately 971 units are targeted for households with low- and moderate incomes. Of those affordable housing units, approximately 735 units are targeted for households with very low-incomes. This leaves a net surplus of 524 housing units for low- and moderate income households of which, 556 units that are or will be constructed for occupancy by very-low income households. in the Coliseum Project Area. If these numbers change and there is a production requirement, projects will be identified and if necessary provided financial assistance to ensure that the required number of low- and moderate-income units are developed or otherwise made available.

Table 6. Coliseum Project Area, Affordable Unit Production Requirements Based on Completed/Underway/Proposed Housing Units from 1995 – 2014

	Total			Total Affordable ^a	VLI Only
Total units Completed plus Underway / Pending Units	2,975				
Required Affordable Units (15% total, 6% VLI)				447	179
Affordable units Completed plus Underway / Pending Units				971	735
Net Surplus/(Deficit) including Underway / Pending				524	556

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

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

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

a. *Housing Goals and Objectives of the Implementation Plan*

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

b. *Estimated Housing Fund Revenues and Expenditures*

The dissolution law abolished tax increment financing and there is no longer a requirement to deposit tax increment funds into the Low and Moderate Income Housing Fund. The remaining unencumbered balance of the Low and Moderate Income Housing Fund were remitted to the County for distribution to the taxing entities per Health and Safety Code Section 34179.6. Therefore, ORSA will not receive any housing fund

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

c. Anticipated Housing Program Activities

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

d. Allocation of Housing Funds over Previous Implementation Period

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

Tables 7 and 8 on the following pages provide information for the previous implementation plan periods, 2000-2016, regarding:

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

Table 7. Redevelopment Agency Assisted Housing Activities Completed or Underway, 2000-2016

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

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

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

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

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

Table 8. Housing Units Newly Constructed in Redevelopment Project Areas, Assisted With Locally-Controlled Government Assistance and No Redevelopment Agency Low & Moderate Income Housing Financing, 2000 - 2014

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

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

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

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

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APPROVED AS TO FORM AND LEGALITY


ORSA COUNSEL

OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

RESOLUTION NO. _____

RESOLUTION ADOPTING THE 2016-2021 IMPLEMENTATION PLAN FOR THE OAK KNOLL REDEVELOPMENT PROJECT

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

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

WHEREAS, the ORSA Administrator has prepared and presented to ORSA an Implementation Plan for the Oak Knoll Redevelopment Project for 2016-2021; and

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

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

RESOLVED: That ORSA hereby approves and adopts the 2016-2021 Implementation Plan for the Oak Knoll Redevelopment Project attached to this Resolution as Exhibit A; and be it further

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

BY SUCCESSOR AGENCY, OAKLAND, CALIFORNIA, _____, 2018

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON McELHANEY,
 GUILLEN, KALB, KAPLAN, and CHAIRPERSON REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
 LATONDA SIMMONS
 ORSA Secretary

**A RESOLUTION ADOPTING THE 2016-2021 IMPLEMENTATION PLAN FOR THE
OAK KNOLL REDEVELOPMENT PROJECT**

EXHIBIT A

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

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

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

II. BACKGROUND

A. Project Area Setting

The Oak Knoll Redevelopment Project Area boundaries were selected to include all Federal lands subject to closure as part of the former Naval Medical Center Oakland ("NMCO"). The former NMCO lies in the southeastern portion of Oakland, east of the McArthur Freeway, (U.S. Interstate 580) between the Keller Avenue and Golf Links Road exits, approximately eight miles from downtown Oakland (see Figure 1).

The Project Area consists of approximately 183 acres, of which approximately 135 acres are developed, maintained or landscaped, and includes buildings, roads, parking lots, and recreation facilities. Steep slopes characterize much of the site and many buildings are built in areas where the natural topography ranges from 10 percent to 30 percent slopes. The area surrounding the Project Area contains mostly single-family homes, condominiums and apartments with limited retail services along Mountain Boulevard and in the Ridgemont Plaza strip center.

B. Base Closure & Reuse Plan

On September 30, 1993, the 183-acre Navel Medical Center Oakland facility was recommended to be closed pursuant to the Defense Base Closure and Realignment ("BRAC") Act of 1990, (Public Law 101-510) Title XXXIX, and confirmed by Congress for closure in October 1993. NMCO had been in military ownership and use since 1942, providing medical services to military and civilian families until its closure on September 30, 1996.

The federal base conversion process requires that the local community prepare a Reuse Plan for the eventual civilian reuse of the military property. Through the Oakland Base Reuse Authority, the recognized local reuse authority, an extensive community outreach and input program was sponsored. The Final Reuse Plan (FRP), a required federal document, was approved by the Housing and Urban Development Department (HUD) and the Department of Defense (DOD) on September 10, 1997. The FRP identified four basic land uses for the NMCO. These include open space at the northeastern and western edges, a nine-hole golf course and single-family residential development (318 units) in the central portion and a driving range and other recreational components in the southern end. A mixed-use area containing multi-family development and several existing structures to be reused by non-profit/public benefit organizations were to be located between the open space at the western edge and the residential/golf course area. This area was also to contain private commercial office and possibly retail uses.

The Oak Knoll Redevelopment Project was adopted by the City Council on July 14, 1998, by Ordinance Number 12065 C.M.S. pursuant to special provisions of the California Community Redevelopment Law for military base closures (see Sections 33492 through 33492.20 of the Health and Safety Code). The site met the Blight requirements of CRL because of the unsafe aged buildings, inadequate or deteriorated infrastructure, incompatible and uneconomic land uses, non compliance of land and buildings that did not meet local building, plumbing, mechanical or electrical code standards. Additionally the land is not subdivided according to local regulations. These conditions were confirmed as a serious physical, social and economic burden on the City. It was determined that private enterprise could not act alone and that governmental action may necessary to correct the blighting conditions.

Also during this time, the City of Oakland adopted its updated General Plan and as a result, the General Plan superseded the Reuse Plan as of 1998.

Due to budget constraints and the potential costs associated with environment clean up and site clearance of the former military base, the former Redevelopment Agency did not accept a transfer of ownership from the Navy to the former Redevelopment Agency through OBRA and no development or redevelopment has occurred on the former Base since Redevelopment Plan adoption in 1998. Instead, the Navy retained ownership of the former Base property and sold 167 acres of land directly to a private developer in a public auction in November 2005. The 167-acres were transferred to a private owner, Lehman Brothers, in March 2006. The owner had selected a developer, SunCal, to develop the property. SunCal had come up with a plan that would lead to the development of over 260 residential units, 40 acres of green space and other amenities within the property. The housing market crash in 2008 led to the owner and developer declaring bankruptcy. The owner went through bankruptcy court to address the issue of the Oak

- G. The strengthening of the economic base of the community through the construction and installation of needed site improvements to stimulate new residential, commercial, and recreational uses.
- H. The provision of adequate land for parking and open spaces.
- I. The establishment and implementation of performance criteria to assure high site design standards, environmental quality, and other design elements which provide unity and integrity between designated land uses within the Project Area.
- J. To provide for the expansion, improvement and preservation of the community's supply of housing available to low and moderate income persons and families within or outside the Project Area.

By separate action, the former Redevelopment Agency adopted the following specific amendments to the Oak Knoll Redevelopment Plan:

- Increase in the tax increment limit from \$87 million to \$1.5 billion;
- Increase in the bonded indebtedness limit from \$21.5 million to \$400 million;
- Update the Oak Knoll Land Use Map to conform to the General Plan;
- Expand the list of authorized public improvements for Oak Knoll Project Area;
- Change text references in the Oak Knoll Redevelopment Plan from the "Reuse Plan" to the "General Plan," and make other text changes.

This proposed Implementation Plan is consistent with the Redevelopment Plan amendments. The programs and projects proposed in this Implementation Plan are intended to facilitate the achievement of the Goals and Objectives listed above and as revised by the former Redevelopment Agency. ORSA will be winding-down its redevelopment activities over the term of this Implementation Plan. It is ORSA's hope and intent that the Implementation Plan as proposed will encourage further private sector investment in both commercial and residential designated areas.

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

IV. PROJECTS, PROGRAMS AND EXPENDITURES PROPOSED FOR THE NEXT FIVE YEARS (2016-2021)

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

**Table 1. Projected Expenditures in the Oak Knoll Project Area,
Fiscal Years 2016/17 to 2020/21**

	2016-17	2017-18	2018-19	2019-20	2020-21	TOTAL
ORSA Budget						
Administration & Overhead						
Administrative Cost Allowance	\$32,013					\$32,013
City Staff & Overhead	\$0					\$0
PERS Pension obligation	\$15,551	\$15,551	\$15,551	\$15,551	\$15,551	\$77,755
OPEB unfunded obligation	\$7,854	\$7,854	\$7,854	\$7,854	\$7,854	\$39,270
Unemployment obligation	\$0	\$0	\$0	\$0	\$0	\$0
Bond Expenditure Agreement (City Projects)	\$0					\$0
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Low-Mod Funds						\$0
Staffing	\$19,671	\$19,671	\$19,671	\$19,671	\$19,671	\$98,354
Debt Service (Staffing proportion)	\$143,766	\$143,766	\$143,766	\$143,766	\$143,766	\$718,832
Projects	\$225,747					\$225,747
Property Management, Maintenance & Insurance Costs	\$590					\$590
Property Remediation	\$0					\$0
TI Rebates	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$389,775	\$163,437	\$163,437	\$163,437	\$163,437	\$1,043,524

the Project Area. The proper management and ultimate development of the former Agency-owned parcel(s) will contribute to the overall development of the Project Area. This would decrease blight, enhance the aesthetic appeal of the area, positively impact any commercial development and alleviate any safety concerns regarding the parcel(s) and surrounding areas. A key parcel is the Barcelona Street Parcel (APN# 048-6870-002), a 5.4-acre site that includes portions of Barcelona Street and St. Andrews Road, that is currently owned by the City.

4. Vegetation Management: This function is currently administered by the Developer. Proper management of the area is required in order to properly address and minimize fire safety concerns.

VI. TIME LIMITS

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

Table 2. Project Area Time Limit Expirations

Description of Time Limit Expiration	Expiration
The time limit for the commencement of eminent domain proceedings to acquire property within the Project Area	1/21/2021
The time limit for the establishment of loans, advances, and indebtedness to finance the redevelopment project	1/21/2029
The time limit for the effectiveness of the Redevelopment Plan	1/21/2040
The time limit to repay indebtedness with the proceeds of property taxes	1/21/2055

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

A. Implementation Plan Requirements

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

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

least 50 percent must be affordable to very low-income households. This requirement applies only to units developed by a redevelopment agency and does not apply to units developed by housing developers pursuant to agreements with a redevelopment agency.

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

When new dwelling units are developed in a project area by public or private entities other than the redevelopment agency or when housing is substantially rehabilitated in a project area by public or private entities with redevelopment agency assistance, at least 15 percent of these units must be affordable to very low, low or moderate income households. Of those units, at least 40 percent must be affordable to very low-income households. This affordable housing production requirement applies to the Project Area.

2. Replacement Housing Obligation

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

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

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

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

4. Additional Requirements

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

However, since the redevelopment dissolution law abolished tax increment financing and the requirement to deposit tax increment funds into the Low and Moderate Income Housing

were remitted to the County for distribution to the taxing entities per Health and Safety Code Section 34179.6. Pursuant to Health & Safety Code Section 34176(d), the City will deposit any revenue generated from the housing assets of the former Redevelopment Agency, such as loan repayments or sales proceeds, into a Low and Moderate Income Housing Asset Fund.

a. Housing Goals and Objectives of the Implementation Plan

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

b. Estimated Housing Fund Revenues and Expenditures

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

c. Anticipated Housing Program Activities

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

d. Allocation of Housing Funds over Previous Implementation Period

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

**Table 5. Redevelopment Agency Assisted Housing Activities Completed or Underway,
2000-2016**

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

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

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

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

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

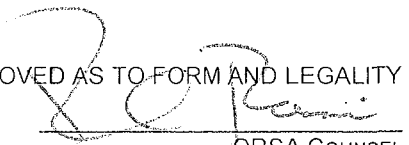
(1) City Funding includes all funding provided from Low and Moderate Income Housing Fund over the life of the project. Some funding may have been provided prior to 2000.

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

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

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ORSA COUNSEL

OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

RESOLUTION NO. _____

RESOLUTION ADOPTING THE 2018-2023 IMPLEMENTATION PLAN FOR THE WEST OAKLAND REDEVELOPMENT PROJECT

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

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

WHEREAS, the ORSA Administrator has prepared and presented to ORSA an Implementation Plan for the West Oakland Redevelopment Project for 2018-2023; and

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

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

RESOLVED: That ORSA hereby approves and adopts the 2018-2023 Implementation Plan for the West Oakland Redevelopment Project attached to this Resolution as Exhibit A; and be it further

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

BY SUCCESSOR AGENCY, OAKLAND, CALIFORNIA, _____, 2018

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON McELHANEY,
 GUILLEN, KALB, KAPLAN, and CHAIRPERSON REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
 LATONDA SIMMONS
 ORSA Secretary

**A RESOLUTION ADOPTING THE 2018-2023 IMPLEMENTATION PLAN FOR THE
WEST OAKLAND REDEVELOPMENT PROJECT**

EXHIBIT A

West Oakland Redevelopment Project

Five-Year Implementation Plan

2018-2023

Prepared by Oakland Redevelopment Successor Agency

Adopted on _____

I. INTRODUCTION

Since 1994, the California Community Redevelopment Law ("CRL") required redevelopment agencies to adopt an implementation plan for each five-year period that the Redevelopment Plan is effective. This 2013-2018 Implementation Plan for the West Oakland Redevelopment Project Area (the "Project Area") is a policy statement that has been prepared to guide and set priorities for redevelopment activities in the Project Area for the 2013-2018 period, to the extent there are remaining redevelopment activities. This Implementation Plan covers the *West Oakland Redevelopment Plan* which was adopted by the Oakland City Council on November 18, 2003 (Ordinance No. 12559 C.M.S.) and was amended on October 19, 2010 (Ordinance No. 13041 C.M.S.) The Project Area's first five-year Implementation Plan (2003-2008) was adopted simultaneously when the *West Oakland Redevelopment Plan* was adopted. On November 18, 2008, the City Council adopted the second five-year Implementation Plan (2008-13) for the Project Area (Reso No. 2008-0098 C.M.S.). This Implementation Plan for the 2018-23 period is the Project Area's fourth five-year plan, but the third to be adopted. (Note that the Implementation Plan for the 2013-18 period was not formally adopted.)

Dissolution of Redevelopment Agency

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

As a result, ORSA is unwinding the affairs of the dissolved Redevelopment Agency and fulfilling existing enforceable obligations. Existing obligations still include many activities to eliminate physical and economic blight conditions in the Project Area, such as completing the construction of public improvements and facilities, and meeting the former Redevelopment Agency's contractual obligations with the private sector to develop vacant and/or underutilized properties.

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

This Implementation Plan includes separate Redevelopment and Housing Components. The Redevelopment Component revisits the goals and objectives of the Redevelopment Plan, presents the programs, projects, and expenditures (other than those related to low- and moderate-income housing) that have been or will be implemented to achieve ORSA's goals and objectives, to the extent there are

remaining enforceable obligations of the Redevelopment Agency that need to be satisfied. It also describes how these programs, projects, and expenditures eliminate blight within the Project Area.

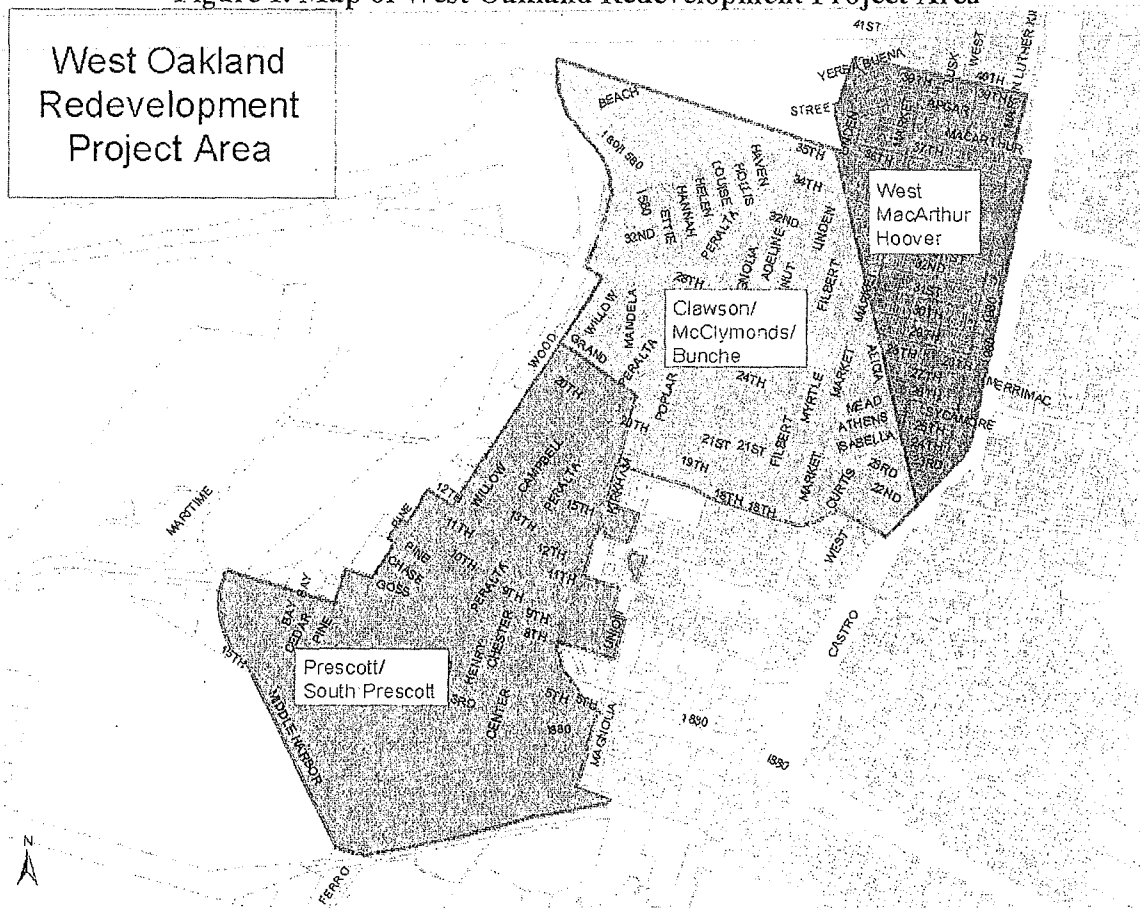
The Housing Component describes various CRL requirements regarding low- and moderate-income housing, such as housing preservation and production requirements. Regarding such activities, ORSA can only satisfy existing contractual obligations listed in its Recognized Obligation Payment Schedule (ROPS)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

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

II. BACKGROUND

The Project Area consists of three sub-areas comprised of 1,565 acres: West MacArthur/ Hoover; Clawson/McClymonds/Bunche; and Prescott/South Prescott.

Figure 1. Map of West Oakland Redevelopment Project Area



Since the *West Oakland Redevelopment Plan* was first adopted in 2003, the Redevelopment Agency has funded or otherwise supported a number of actions called for in earlier implementation plans. The following programs and projects have been accomplished in previous Implementation Plan periods in this Project Area:

	Redevelopment Agency Accomplishments in the West Oakland Redevelopment Project Area
Commercial/ Industrial/ Retail Recruitment and Retention	<ul style="list-style-type: none"> • Provided funding to complete a City-Wide Retail Study • Established a Façade Improvement Program and Tenant Improvement Program and completed 25 façade projects and 16 tenant improvement projects (totaling approximately \$1.3 million in grants awarded to property/business owners). • Contracted with Cypress Mandela to provide on-call graffiti abatement services for the benefit of private property owners who are repeatedly tagged (\$45,000).
Streetscape & Infrastructure Improvements	<ul style="list-style-type: none"> • Provided funding to complete construction of “Phase I” of 7th Street. • Provided funding to complete construction level drawings for “Phase II” of 7th Street. • Applied for and awarded One Bay Area Grant (\$3.29M) for construction of 7th Street “Phase II”. • Funded and completed Master Design Plans for Martin Luther King Jr. Way and Peralta Street. • Applied for and awarded One Bay Area Grant for construction of “Phase I” of MLK and Peralta (\$2.473 M and \$2.979 M respectively). • Provided funding to complete an Infrastructure Study for West Oakland.
Public Facilities and Places Improvements	<ul style="list-style-type: none"> • Completed environmental clean-up of Willow Park. • Provided funding for renovations to Raimondi Park, Phase I. • Provided grant to City Slicker Farms to complete renovations to Fitzgerald/Union Park. • Provided grant to West Oakland Greening Initiative to complete a Master Street Tree Plan for West Oakland. • Established a Neighborhood Projects Initiative (NPI) program and completed 21 projects (approximately \$767,711 in grant funds awarded), including improvements to St. Andrew’s Plaza, Superheroes Mural Project, median landscaping of 27th Street, West MacArthur, and 40th Street, and Collin’s Plaza. • Provided funding to complete construction of the West Oakland Youth Center.
Housing and Affordable Housing Development	<ul style="list-style-type: none"> • Provided grant to Alliance to West Oakland Development for job training. • Purchased “7th & Campbell” sites. • Approved a Disposition and Development Agreement for development of 400+ units of housing at 500 Kirkham (May 2016). • Provided funding for the West Oakland Specific Plan, adopted by City Council in July 2014.

III. GOALS AND OBJECTIVES FOR THE PROJECT AREA

The *West Oakland Redevelopment Plan* identifies the goals and objectives for the Project Area as follows:

A. Housing

1. Improve the quality of housing by assisting new construction, rehabilitation, and conservation of living units in the Project Area.
2. Maintain and improve the condition of the existing affordable housing in the Project Area.
3. Increase opportunities for homeownership in the Project Area.
4. Develop renter stabilization strategies that encourage and assist renters to remain in the Project Area.
5. Establish an ongoing communication with the Oakland Housing Authority concerning its role and responsibility to see that scattered site housing developments undergo design upgrades, reconstruction, and improved general maintenance.
6. Support mixed-income developments and do not concentrate affordable housing or develop stand-alone, high-density affordable housing projects.

B. Land Use

7. Mitigate and reduce conflicts between residential and industrial uses in the Project Area.
8. Preserve and enhance existing residential neighborhoods and core industrial and commercial areas.
9. Not encourage or support block-busting development, developments that demolish historically significant structures that can be rehabilitated, or developments which destroy the positive functioning character of existing areas.
10. Encourage and assist the rehabilitation of historically significant properties to avoid demolition.

C. Infrastructure

11. Provide streetscape improvements, utility undergrounding, open space, and community facilities to enhance neighborhood quality and foster economic and neighborhood vitality.
12. Improve infrastructure, transportation, and public facilities throughout the Project Area.
13. Improve street configurations on main arterials and how streets relate to the surrounding neighborhoods, utilizing quality urban design.

D. Social Services

14. Support recreation, education, and healthcare programs for all members of the Project Area community, including youth, seniors and disabled persons.

E. Public Safety

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

F. Economic Development

16. Assist neighborhood commercial revitalization and attract more uses that serve the local community, including neighborhood-serving retail.
17. Retain existing businesses not contributing to blight and attract new businesses to Project Area locations designated for business activity; promote economic development of environmentally sound, light industrial and commercial uses.
18. Increase employment opportunities for Project Area residents.
19. Facilitate economic development by improving and rehabilitating substandard buildings and targeting infill on vacant lots on commercial corridors in the Project Area.

G. Environmental

20. Minimize and/or eliminate environmental hazards within the Project Area.
21. Promote sustainable development and “green building” practices.

H. Community Outreach/Equitable Development

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

27. Assure that redevelopment not relieve any governmental agency or department of its responsibilities.
28. Support maintenance of the mixed-use character of the Project Area in a manner equally beneficial to both businesses and residents.

IV. PROJECTS, PROGRAMS AND EXPENDITURES PROPOSED FOR THE NEXT FIVE YEARS (2018-2023)

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

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

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

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

Table 1 outlines expenditures for projects listed in the ROPS for the Project Area over the five-year period of this Implementation Plan.

Table 1. Projected Expenditures in the West Oakland Redevelopment Project Area, Fiscal Years 2018-2023

	2018-19	2019-20	2020-21	2021-22	2022-23	TOTAL
ORSA Budget						
Administration & Overhead						
Administrative Cost Allowance	\$50,532	\$50,532	\$49,644	\$22,025	\$21,581	\$194,314
City Staff & Overhead	\$0	\$0	\$0	\$0	\$0	\$0
PERS Pension obligation	\$65,235	\$65,235	\$65,235	\$65,235	\$65,235	\$326,176
OPEB unfunded obligation	\$32,948	\$32,948	\$32,948	\$32,948	\$32,948	\$164,740
West Oakland Loan Indebtedness	\$905,841	\$905,841	\$905,841	\$0	\$0	\$2,717,524
Bond Expenditure Agreement (City Projects)	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Low-Mod.Funds						
Staffing	\$147,946	\$147,946	\$118,357	\$103,562	\$88,768	\$606,579
Debt Service (Staffing proportion)	\$532,424	\$532,424	\$532,424	\$532,424	\$532,424	\$2,662,120
Projects						\$0
Projects						
Facade & Tenant Improvement Program	\$0	\$0	\$0	\$0	\$0	\$0
West Oakland Transit Village Specific Plan	\$0	\$0	\$0	\$0	\$0	\$0
7th Street Streetscape	\$0	\$0	\$0	\$0	\$0	\$0
Peralta/MLK Streetscape	\$0	\$0	\$0	\$0	\$0	\$0
Property Management, Maintenance & Insurance Costs	\$0	\$0	\$0	\$0	\$0	\$0
Property Remediation	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$1,734,926	\$1,734,926	\$1,704,450	\$756,195	\$740,956	\$6,671,453

Below is a description/history of the projects listed in the above expenditure table. Some projects described below no longer receive funding in this current implementation plan period (2018-23), but did receive funding in the previous implementation plan period (2013-18),

A. Facade and Tenant Improvement Programs

The Redevelopment Agency established a Facade Improvement Program (FIP) and a Tenant Improvement Program (TIP) in the Project Area for property owners and businesses in 2005. These two programs offer matching grants depending on the size of the commercial space. Both programs also offer free architectural assistance up to \$5,000. Since the inception of the programs, 25 Facade Improvement projects and 16 Tenant Improvement projects funded by Redevelopment have been completed to date, which include the Mandela Foods Cooperative, PS Print, and People Community Partnership Federal Credit Union, and Brown Sugar Kitchen.

Since the dissolution of Redevelopment in January 2012, no new funding has been added to this program.

B. West Oakland Specific Plan

In 2010, WOPAC recommended \$400,000 of Redevelopment funds to be used for the preparation of a Specific Plan and associated Environmental Impact Review (EIR) to provide a blueprint for public and private investment in the West Oakland Redevelopment Area. Particular attention was given to identify opportunity sites. Also in 2010, City staff applied and were awarded Transportation Investment Generating Economic Recovery (TIGER II) grant funding from the U.S. Department of Transportation to supplement this planning work. After City Council approval, City staff and the selected consultant team, JRDV International, began work on the Specific Plan in FY 2010-11 and this continued into FY 2013-14. A draft EIR and Specific Plan were released for public review in spring 2014. Following public hearings, including the Landmarks Preservation Board and Planning Commission in June 2014, the Specific Plan and EIR had its final hearing at the City Council on July 29, 2014 and became effective July 15, 2014. The zoning amendments became effective August 29, 2014.

C. 7th Street Streetscape Project

WOPAC prioritized the preparation of a Master Streetscape Plan for 7th Street intended to restore the traditional role of 7th Street as a local commercial and cultural center for the West Oakland community and strengthen its historical identity as a transportation hub through pedestrian, bicycle, and transit improvements around the West Oakland BART Station. In 2002-03, City staff began working with landscape architect Hood Designs and the West Oakland community to prepare a conceptual Master Streetscape Plan, funded by a \$185,000 Environmental Justice grant from Caltrans. Advance design and construction work were divided into two phases. Phase I is the section of 7th Street between Union Street and Peralta Street. In April 2008, WOPAC recommended Redevelopment Agency funding to complete construction documents and to close the construction funding gap. In FY 2012-13, construction of Phase I was completed with the exception of one public art component: the final design and installation of the "Blues Walk Hall of Fame," which includes 85 bronze plaques on the 7th Street sidewalk outside of the West Oakland BART Station. In 2013-14, staff worked with the contractor to finalize the design and fabricate the 85 plaques. Installation began November 2014 and was completed by January 2015. On March 6, 2015, the City partnered with West Coast Blues Society to host a celebratory unveiling event of the plaques. The event was well attended by community members as well as City of Oakland elected officials, staff, and the media.

Phase II is the section of 7th Street between Peralta Street and West Street. In 2011-12, using Redevelopment funds, City staff initiated on-call consultant, UrbanDesign, to begin work on the established conceptual design, including preparation of the initial transportation study and traffic analysis. In 2012-13 UrbanDesign prepared 35 percent of the design documents, and staff applied for and was awarded One Bay Area Grant funding for the construction of Phase II in the amount of \$3.29M. In FY 2013-14, staff and UrbanDesign hosted a community meeting to provide updates on the latest design changes and solicit feedback. Design documents continued to advance to 65 percent. In FY 2014-15, construction design documents were advanced to 95 percent and staff started the application process for National Environmental Policy Act (NEPA) clearance. Construction is expected to begin February 2018.

D. MLK & Peralta Streetscape Project

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

In FY 2012-13, staff applied for and was awarded One Bay Area Grant funding for the construction of Phase I in the amount of \$2.98 million for Peralta and \$2.47 million for MLK. Construction is expected to begin in FY 2016-17 for the following Phase I components:

1. For Peralta (no road diet), two miles from 3rd to 36th Streets

There is currently one lane of traffic in each direction and no bike lanes. Phase I components include: (1) from 7th to 36th Streets, striping for bike lanes; (2) 7th to 10th: new sidewalks and pedestrian fixtures; and (3) 32nd to Haven: pedestrian plaza and pedestrian amenities.

2. For MLK, 1.2 miles from West Grand to 40th Street

Phase I components: (1) from West Grand to 40th Streets: a road diet from two lanes to one in each direction with a center turn lane, including a Class II bike lane; and (2) from 32nd to 35th Streets: new sidewalks, bulb-outs, one near-side to far-side bus stop relocation at 34th Street, improved crosswalks, and pedestrian fixtures.

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

The leading indicators of blight in the West Oakland Redevelopment Project Area include underutilized and vacant land, deteriorated and dilapidated buildings, high rates of vandalism and crime, high commercial vacancies, inadequate public improvements and lack of private investment. ORSA and the City, to the extent possible, will focus on the following strategies to eliminate blight in the West Oakland Redevelopment Project Area:

1. Assist with the development of vacant and underutilized properties through contribution of funds for the preparation a West Oakland Specific Plan (WOSP), environmental assessments and clean-ups; and marketing the adopted WOSP and certified Environmental Impact Report to developers.
2. Assist with the development of catalyst projects, such as the West Oakland Transit Village, to improve property values and stimulate investment in the Project Area.
3. Make public improvements to Project Area infrastructure including, streetscapes, park improvements and public facility upgrades.

4. Supply grants to improve blighted structures and decrease commercial vacancies through programs such as the Façade Improvement Program and Tenant Improvement Program.

VI. TIME LIMITS

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

Table 2. Project Area Time Limit Expirations

Description of Time Limit Expiration	Expiration
The time limit for the commencement of eminent domain proceedings to acquire property within the Project Area	11/18/2011
The time limit for the establishment of loans, advances, and indebtedness to finance the redevelopment project	11/18/2023
The time limit for the effectiveness of the Redevelopment Plan	11/18/2033
The time limit to repay indebtedness with the proceeds of property taxes	11/18/2048

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

A. Implementation Plan Requirements

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

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

This Housing component also includes a summary of housing production in the Project Area its inception, and estimates of housing production during the implementation period, both of which are subject to the affordable housing production requirement.

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

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

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

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

Table 3

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

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

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

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

When new dwelling units are developed in a project area by public or private entities other than the redevelopment agency or when housing is substantially rehabilitated in a project area by public or private entities with redevelopment agency assistance, at least 15 percent of these units must be affordable to very low, low or moderate income households. Of those units, at least 40 percent must be affordable to very low-income households. This affordable housing production requirement applies to the Project Area.

2. Replacement Housing Obligation

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

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

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

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

4. Additional Requirements

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

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

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

B. Historical Housing Production (2003 to 2013) and Applicable Low and Moderate Income Housing Requirements

1. Housing Construction Activity in the Project Area from the 2003 to 2013.

As shown in Table 4, from the inception of the Redevelopment Plan for this Project Area (November 2003) through the end of the previous Implementation Plan period (November 2013), a total of 480 units had been newly constructed or substantially rehabilitated. (Please note that this table has been corrected/updated from what was published in the 2008 Implementation Plan.)

Table 4. West Oakland Project Area Housing Production from 2003 to 2013 ²

Project Name	Units	Type	Year Completed	Affordability Level			
				Very Low	Low	Mod	Above Mod

² These are housing units that have been completed, are underway, or approved market rate and affordable housing developments. Units that are considered approved are those that have a planning approval date falls after December 5, 2012.

1000 Apgar Street	19	Homeownership	2009				19
1555 32nd Street	7	Homeownership	2006				7
1565 32nd Street	7	Homeownership	2006				7
1746 16th Street	8	Homeownership	2007				8
2001 Linden Street	8	Homeownership	2007				8
2856 Helen Street	5	Family	2005				5
3405 Helen Street	12	Homeownership	2004				12
Linden Court Rental (1089 26th St) ^a	41	Family	2003		40		1
Louise Row (3250-3268 Louise Street)	12	Homeownership	2006				12
Mandela Gateway Rental (1420 & 1346 7th Street) ^a	122	Family	2005	60	60		2
Mandela Gateway Townhomes (1431 8th Street)	14	Homeownership	2008		8	6	
Oakland Noodle Factory (1255 26th Street)	11	Homeownership	2009				11
Steel Works Lofts (3110 Adeline Street)	30	Homeownership	2006				30
Wang Scattered Site - Campbell Street	1	Homeownership	2005		1		
Wang Scattered Site - Peralta Street	1	Homeownership	2005				1
West End Commons	91	Homeownership	2006				91
West Grand Lofts (850 West Grand Avenue)	19	Homeownership	2003				19
Scattered Site Infill Development	44	Family	2007				44
Scattered Site Infill Development	28	Family	2008				28
Total	480			60	109	6	305
Percentage	100%			13%	23%	1%	64%

Since November 2013 to 2016 an additional **98** units have been newly constructed to bring the total housing production activity in the area a total of **578** new housing units in the West Oakland project area. Of the total production of housing units, **175** units affordable to low-income households were newly constructed or substantially rehabilitated of which **60** housing units were for very low-income households.

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

As shown in Table 5, ORSA estimates that between **2013** and **2023** as many as **3,827** units of housing may be newly constructed, substantially rehabilitated, or acquired with affordability covenants.

Table 5. West Oakland Project Area, Projected Housing Production, 2013 – 2023

Project Name	Units	Type	Year Completed	Affordability Level			
				Very Low	Low	Mod	Above Mod
867 West Grand	6	Ownership	2015				6
Lampwork Lofts (1600 Campbell Street)	92	Live/Work	2014				92
0 10th Street	47	TBD	TBD				47
1025 West MacArthur Blvd	19	TBD	TBD				19
1032 39th Street	25	TBD	TBD				25
1520 7th Street	8	TBD	TBD				8
1535-45 Willow Street	40	TBD	TBD				40
1549 32nd Street	36	TBD	TBD				36
1626 7th Street	50	TBD	TBD				50
1695 15th Street	18	Ownership	TBD				18
1708 Wood Street	128	TBD	TBD				128
1919 Market Street	58	TBD	TBD				58
2101 Brush Street	18	TBD	TBD		18		
2116 Brush Street	65	TBD	TBD		65		
2210 Filbert Street	126	TBD	TBD				126
2301-2311 San Pablo Avenue	17	TBD	TBD				17
2321 San Pablo Avenue	20	TBD	TBD				20
2336 Magnolia Street	9	TBD	TBD				9
2415 San Pablo Avenue	5	TBD	TBD				5
2501 Chestnut Street	50	Ownership	TBD				50
2847 Peralta Street	100	Ownership	TBD				100
2850 Hannah Street	90	TBD	TBD				90
3003-3019 Filbert Street	8	Ownership	TBD				8
3250 Hollis Street	82	TBD	TBD				82
3250 Hollis Street	42	TBD	TBD				42
3268 San Pablo Avenue	25	Family	TBD				25
3444 Hannah Street	10	TBD	TBD				10
375 Henry Street	2	TBD	TBD				2
500 Kirkham	417	TBD	TBD				417
661 & 681 27th Street	13	Ownership	TBD				13
7th & Campbell	79	TBD	TBD				79
800 Center Street	8	Ownership	TBD				8
880 West MacArthur	39	TBD	TBD				39
Emerald Parc	55	TBD	TBD				55
Hannah Lofts	47	TBD	TBD				47
Hollis 34	124	TBD	TBD				124
Mandela Grand Mixed Use	1,577	TBD	TBD				1577
Pentecostal Way of Truth Academy	70	TBD	TBD				70
Pukatch Infill Project	4	TBD	TBD				4
West Grand & Brush Street	58	TBD	TBD		57		1
West Oakland Transit Village	120	TBD	TBD				120
Scattered Site Infill Development	1	Family	2014				1
Scattered Site Infill Development	17	Family	2015				17
Scattered Site Infill Development	2	Family	2016				2
Total	3,827			0	140	0	3,687

3. Estimated Number of Units Required for Housing Production Obligation

If the allowed 3,827 units are built during the remaining portion of this Implementation Plan period, it would generate a housing production obligation of at least 575 units affordable to very-low, low or moderate income households. Of these, at least 230 units would be required to be affordable to and restricted for occupancy by very-low income households.

If all the projected housing units are built, there will be approximately 4,307 units constructed, as shown in Table 6. Given this, the production requirement is 647 affordable housing units for low- and moderate income households, of which 259 units would be required for occupancy by very-low income households. To the extent there is a deficit of affordable units constructed, projects will be identified and if necessary provided financial assistance to ensure that the required number of low- and moderate-income units are developed or otherwise made available.

Table 6. West Oakland Project Area, Affordable Unit Production Requirements Based on Completed/Underway/Proposed Housing Units from 2003 – 2023

	Total			Total Affordable ^a	VLI Only
Total Units Completed-2003-2013 Implementation Plan since project area inception ^b	480			175	60
Total units Completed/Underway plus Pending Units	3,827			140	0
Required Affordable Units (15% total, 6% VLI)				647	259
Net Surplus/(Deficit) including Pending				(332)	(199)

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

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

Source: Win2Data, City of Oakland Permit Data, Planning Department Major Project List, City staff.

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

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

a. *Housing Goals and Objectives of the Implementation Plan*

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

b. *Estimated Housing Fund Revenues and Expenditures*

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

Therefore, ORSA will not receive any housing fund revenues or make housing fund expenditures in the Project Area. Pursuant to Health & Safety Code Section 34176(d), the City will deposit any revenue generated from the housing assets of the former Redevelopment Agency, such as loan repayments or sales proceeds, into a Low and Moderate Income Housing Asset Fund. State law will govern the use of such funds on expenditures by the City.

c. Anticipated Housing Program Activities

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

d. Allocation of Housing Funds over Previous Implementation Period

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

Tables 7 and 8 on the following pages provide information for the previous implementation plan periods, 2000-2016, regarding:

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

Table 7. Redevelopment Agency Assisted Housing Activities Completed or Underway, 2000-2016

Property Name	Type	Status / Date Completed	Project Area	Number of Units at Each Affordability Level (2)				Total Low/Mod Funds (1)
				Very Low Income	Low Income	Moderate	Above Mod	
1574-1590 7th Street (Site Acq.)	TBD	Proposed	W. Oakland			2	3	\$ 127,327
3701 MLK Jr. Way (Site Acq.)	TBD	Proposed	W. Oakland		4			\$ 109,510
3801 MLK Jr. Way (Site Acq.)	TBD	Proposed	B/M/SP					\$ 800,000
3829 MLK Jr. Way (Site Acq.)	TBD	Proposed	B/M/SP		4			\$ 52,000
7th & Campbell Streets (Site Acq.)	TBD	Proposed	W. Oakland				79	\$ 789,598
94th and International	Family	Underway	Coliseum	58			1	\$5,597,000
Adeline Lofts	Family	2002	W. Oakland	31	6		1	\$ 70,179
Allen Temple Gardens	Senior	2001	Coliseum	49			1	\$1,951,000
Altenheim Phase I	Senior	2007	None	39	53		1	\$4,084,660
Altenheim Phase II	Senior	2010	None	48	32		1	\$1,753,000
Bayporte Village	Ownership	2000	Acorn		71			\$2,000,000
Brookfield Court	Ownership	2014	Coliseum	3	9			\$1,867,000
Byron Ave Homes (Site Acq.)	Ownership	Proposed	Central City East	4	4	2		\$ 386,550
California Hotel	SRO	2013	W. Oakland	135			2	\$5,253,000
Casa Velasco	Senior	2003	Central City East	19			1	\$1,350,000
Chestnut Court-Ownership	Ownership	2003	Oak Center		15			\$1,727,000
Chestnut Court-Rental	Family	2003	Oak Center		26		1	\$2,976,000
Clinton Commons	Family	2012	Central City East	37	17		1	\$5,827,497
Courtyards at Acorn	Family	2000	Acorn		87			\$ 904,500
CURA-North	Disabled or HIV/AIDS	2001	None	17			1	\$ 587,876
Drachma, Inc.	Family	2012	W. Oakland	14				\$ 840,000
Drachma, L.P.	Family	2003	W. Oakland		19			\$1,712,000
Drasnin Manor	Family	2013	Coliseum	25			1	\$1,800,000
East Side Arts and Housing	Family	2006	Coliseum	4	12		2	\$1,130,000
Eastmont Court	Disabled or HIV/AIDS	2005	Central City East	18			1	\$1,427,000
Edes Avenue Homes, Phase A	Ownership	2008	Coliseum		26			\$2,517,000
Edes Avenue Homes, Phase B	Ownership	2010	Coliseum		13	15		\$3,601,000
Effie's House	Family	2014	None	4	17			\$2,517,000
Eldridge Gonaway	Family	2013	Central City East	39			1	\$1,690,000
Fairmount Apartments	Family	2011	None	30			1	\$3,700,000
Fox Courts	Family	2009	Central District	40	39		1	\$4,950,000
Golf Links Road	Ownership	2009	None			3	7	\$ 584,000
Habitat Fruitvale Homes	Ownership	2003	None		4			\$ 112,000
Habitat Village	Ownership	2001	Coliseum		40			\$1,212,740
Harrison Senior	Senior	2012	Central District	29	43		1	\$5,133,000
Hugh Taylor	SRO	2011	Central City East	42				\$1,220,000
Irene Cooper Terrace	Senior	2000	Central City East	39			1	\$ 560,000
Ironhorse at	Family	2009	Oakland Army	98			1	\$8,379,000

Property Name	Type	Status / Date Completed	Project Area	Number of Units at Each Affordability Level (2)				Total Low/Mod Funds (1)
				Very Low Income	Low Income	Moderate	Above Mod	
Central Station			Base					
Jack London Gateway Senior	Senior	2009	Acorn	24	36		1	\$4,900,000
James Lee Court	Family	2013	Central District	15	9	2		\$2,396,000
Kenneth Henry Court	Family	2013	Central City East	22	28			\$1,375,000
Lincoln Court Senior Apartments	Senior	2006	None	81			1	\$2,000,000
Linden Court Rental	Family	2003	W. Oakland		40		1	\$3,224,000
Linden Street Land Trust (NCLT)	Ownership	2002	W. Oakland		4			\$ 200,000
Lion Creek Crossings-Rental Phase I	Family	2005	Coliseum	14	56			\$1,500,000
Lion Creek Crossings-Rental Phase III	Family	2008	Coliseum	68			1	\$3,000,000
Lion Creek Crossings-Rental Phase IV	Family	2012	Coliseum	50			1	\$2,980,547
MacArthur Apartments	Family	2013	Central City East	30	1		1	\$4,485,000
Madison Park Apartments	Family	2013	Central District	96			2	\$1,250,000
Madison Street Lofts	Family	2008	Central District	78			1	\$4,522,915
Mandela Gateway Rental	Family	2005	W. Oakland	60	60		2	\$2,500,000
Mandela Gateway Townhomes	Ownership	2008	W. Oakland		8	6		\$1,479,100
Marcus Garvey Commons	Family	2013	W. Oakland	12	9			\$ 352,000
Merritt Crossing	Senior	2013	Central District	69			1	\$3,699,656
MLK Plaza Homes	Ownership	2002	None		6	5		\$1,287,175
Mural Apartments	Family	2016	B/M/SP	89			1	\$17,200,000
Northgate Apartments	Family	2003	None	32	9		1	\$ 349,229
Oak Park Apartments	Family	2004	Central City East	34			1	\$3,419,000
Oak Street Terrace Senior	Senior	2004	Central District	16	22		1	\$2,072,000
Oakland Point Limited Partnership	Family	2012	W. Oakland		31			\$2,397,000
Orchards on Foothill Senior	Senior	2008	Central City East	64			1	\$1,025,000
Palm Court	Ownership	2005	Acorn		12			\$ 855,400
Palm Villas Residential Project	Ownership	2005	Central City East			78		\$5,353,000
Percy Abrams Jr. Senior	Senior	2006	None	44				\$1,445,000
Posada de Colores	Senior	2011	Central City East	99			1	\$ 450,000
Project Pride	Transitional Housing	2012	W. Oakland	20				\$1,600,000
Redwood Hill	Ownership	Underway	None			12		\$1,310,000
Rising Oaks	Special Use	2013	None	30			1	\$1,652,000
Saint Joseph	Senior	2011	Coliseum	35	48		1	\$4,639,000

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

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

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

Table 8. Housing Units Newly Constructed in Redevelopment Project Areas, Assisted With Locally-Controlled Government Assistance and No Redevelopment Agency Low & Moderate Income Housing Financing, 2000 - 2014

Property Name	Type	Status / Date Completed	Project Area	Number of Units at Each Affordability Level (2)				Total Other City Funds (1)
				Very Low Income	Low Income	Moderate	Above Mod.	
1701 MLK Jr. Way	Family	2015	Central District	25			1	\$1,960,000
3823 MLK Jr. Way (Site Acq.)	TBD	Proposed	B/M/SP					
Adeline Lofts	Family	2002	W. Oakland	31	6		1	\$2,163,821
Allen Temple Manor	Disabled or HIV/AIDS	2001	Coliseum	23			1	\$1,035,350
Altenheim Phase I	Senior	2007	None	39	53		1	\$1,901,740
Altenheim Phase II	Senior	2010	None	48	32		1	\$6,440,000
Bancroft Senior Homes	Senior	2001	None	60			1	\$1,719,847
Bishop Nichols Senior Housing	Senior	2003	Stanford / Adeline	16			1	\$1,308,800
Brooklyn Basin		Approved	Central District / Central City East		465		2,635	
C. L. Dellums Apartments	SRO	2013	Downtown	72			1	\$1,000,000
California Hotel	SRO	2013	W. Oakland	135			2	\$3,168,000
Cathedral Gardens	Family / Special Needs	2014	Central District	57	42		1	\$9,840,000
Civic Center 14 TOD	Family	2017	Central District	26	13		1	\$1,575,000
Clinton Commons	Family	2012	Central City East	37	17		1	\$1,669,500
Drachma, Inc.	Family	2012	W. Oakland	14				\$ 840,000
Drachma, L.P.	Family	2003	W. Oakland		19			\$ 516,475
Drasnin Manor	Family	2013	Coliseum	25			1	\$1,159,031
Eastmont Court	Disabled or HIV/AIDS	2005	Central City East	18			1	\$ 460,600
Fox Courts	Family	2009	Central District	40	39		1	\$6,300,112
Fruitvale Transit Village, Phase I	Family	2003	Coliseum	3	7		37	\$ 750,000
Golf Links	Ownership	2009	None			3	7	\$2,165,000
International Blvd Family Housing	Family	2002	Coliseum	29			1	\$2,285,853
Irene Cooper Terrace	Senior	2000	Central City East	39			1	\$ 526,000
James Lee Court	Family	2013	Central District	15	9	2		\$1,105,000
Lincoln Court Senior Apartments	Senior	2006	None	81			1	\$1,500,000
Lion Creek Crossings-Rental Phase I	Family	2005	Coliseum	14	56			\$1,500,000
Lion Creek Crossings-Rental Phase III	Family	2008	Coliseum	68			1	\$1,600,000
Lion Creek Crossings-Rental Phase IV	Family	2012	Coliseum	50			1	\$3,499,453
Madison Street Lofts	Family	2008	Central District	78			1	\$2,472,585
Mandela Gateway Rental	Family	2005	W. Oakland	60	60		2	\$1,000,000
Mandela Gateway Townhomes	Ownership	2008	W. Oakland		8	6		\$ 771,300

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

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