

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

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2008 MAY 29 PM 3:06

To: Office of the City/Agency Administrator
Attn: Deborah Edgerly
From: Community and Economic Development Agency
Date: June 10, 2008

Re: **Informational Report presented in compliance with the Independent Auditor's Findings on the Redevelopment Agency of the City of Oakland including the following reports for the 2006-2007 Fiscal Year: a) Redevelopment Agency Annual Housing Activity Report; b) Blight Report; c) Property Report; and d) Loan Report**

SUMMARY

In compliance with the Independent Auditor findings for fiscal year 2006-2007, the Community and Economic Development Agency is presenting the attached reports to the Agency: Redevelopment Agency Annual Housing Activity Report, Blight Report, Property Report and Loan Report for the following ten redevelopment areas: Acorn, Central District, Coliseum, Oak Center, Stanford/Adeline, Oak Knoll, Oakland Army Base, Broadway/McArthur/San Pablo, Central City East and West Oakland.

- The **Housing Activity Report** (Attachment A) summarizes the Agency's activities in fiscal year 2006-2007 affecting housing and displacement including the financial status of the Low and Moderate Income Housing Fund for each Redevelopment Project Area. The Report also provides information about affordable housing constructed inside and outside Redevelopment Project Areas to meet the Agency's requirements for affordable housing production and development of replacement housing.
- The **Blight Report** (Attachment B) summarizes the Agency's progress, including specific actions and expenditures, in alleviating blight in fiscal year 2006-2007.

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- The **Loan Report** (Attachment C) summarizes all loans of fifty thousand dollars (\$50,000) or more made by the Agency, that were either in default in fiscal year 2006-2007 or not in compliance with the terms of the loan approved by the Agency.
- The **Property Report** (Attachment D) summarizes the total number and nature of the properties that the Agency owns and those properties the Agency has acquired in fiscal year 2006-2007.

FISCAL IMPACT

This is an informational report only; there is no fiscal impact. These reports are being submitted to comply with the recommendations of the Independent Auditor and the reporting requirements of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33080 that is discussed in the Background section of this report.

BACKGROUND

In the audit of the Agency's financial records for fiscal year 2006-2007, the Independent Auditor recommended that the Redevelopment Agency Board review the annual reports by June 30, 2008 to comply with the Community Redevelopment Law of the State of California. Health and Safety Code Section 33080 requires the Redevelopment Agency Board to review the following annual reports: Housing Activity Report, Blight Report, Property Report and Loan Report.

The Agency Board regularly reviews the Comprehensive Annual Financial Report (CAFR) and the Oakland Redevelopment Agency Single Audit Report, which last went to Council on January 22, 2008. In the future, the four reports incorporated in this agenda report will be included with the CAFR and Single Audit financial reporting for the Redevelopment Agency.

SUSTAINABLE OPPORTUNITIES

No sustainable opportunities have been identified.

DISABILITY AND SENIOR CITIZEN ACCESS

There are no ADA or senior access issues contained in this report.

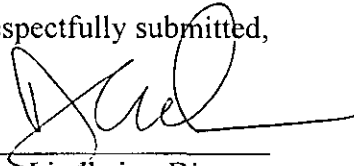
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RECOMMENDATION(S) AND RATIONALE

Staff recommends that the Agency accept the following fiscal year 2006/2007 reports:

a) Redevelopment Agency Annual Housing Activity Report; B) Blight Report; C) Property Report; and D) Loan Report.

Respectfully submitted,




Dan Eindheim, Director
Community and Economic Development Agency

Reviewed by:
Gregory Hunter, Deputy Director
Economic Development and Redevelopment, CEDA

Prepared by:
Donna M. Howell, Administrative Services Manager I
Redevelopment Division, CEDA

APPROVED AND FORWARDED TO THE
FINANCE AND MANAGEMENT COMMITTEE:


Wend A. Edgerly
Office of the City/Agency Administrator

Attachments

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Attachment A

CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REDEVELOPMENT AGENCY ANNUAL HOUSING ACTIVITY REPORT
FY ENDING: 06 / 30 / 2007

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

County of Jurisdiction:
Alameda

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

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

- 1. Check one of the items below to identify the Agency's status at the end of the reporting period:
[] New (Agency formation occurred during reporting year. No financial transactions were completed).
[X] Active (Financial and/or housing transactions occurred during the reporting year)
[] Inactive (No financial and/or housing transactions occurred during the reporting year). ONLY COMPLETE ITEM 7
[] Dismantled (Agency adopted an ordinance and dissolved itself before start of reporting year). ONLY COMPLETE ITEM 7
2. During reporting year, how many adopted project areas existed? 10 Of these, how many were merged during year? 0
3. Within an area outside of any adopted project area(s): (a) did the agency destroy or remove any dwelling units or displace any households over the reporting period, (b) does the agency intend to displace any households over the next reporting period, (c) did the agency permit the sale of any owner-occupied unit prior to the expiration of land use controls over the reporting period, and/or (d) did the agency execute a contract or agreement for the construction of any affordable units over the next two years?
4. Did the agency's Low & Moderate Income Housing Fund have any assets during the reporting period?
5. During the reporting period, were housing units completed within a project area and/or assisted by the agency outside a project area?
6. Specify whether method A and/or B was used to report financial and housing activity information to HCD:
7. To the best of my knowledge: (a) the representations made above and (b) agency information reported are correct.

11/30/07
Date
Signature of Authorized Agency Representative
William Noland
Treasurer
Title 510-238-6325
Telephone Number

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

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

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

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2007

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

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

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

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 1961
- 2. Year that plan was last amended (if applicable): 2004
- 3. Was plan amended to extend time limits? No Yes
- 4. If plan was extended, identify Section of Health and Safety Code applicable to extension: 33333.2(d)
- 5. Project Area Time Limits:
 - (a) Expiration date of Redevelopment Plan: 01 / 01 / 2012
mo day yr
 - (b) Expiration date to incur debt: 01 / 01 / 2004
mo day yr
 - (c) Expiration date to receive property tax revenue: 01 / 01 / 2022
mo day yr
 - (d) Expiration date to start Eminent Domain: 12 / 16 / 1998
mo day yr
- b. If project area name has changed, give previous name(s) or number: N/A
- c. Year(s) of any mergers of the project area: N/A
Identify former project areas that merged: N/A
- d. Year(s) project area plan was amended involving real property that either:
 - (1) Added property to plan: N/A
 - (2) Removed property from plan: N/A

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

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

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

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

NOTE:

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

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

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

Other Sources: Non-GAAP (Generally Aceptable Accounting Pinciples) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h.

Project Area Housing Fund Revenues and Other Sources

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

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Next, report the amount of Tax Increment set-aside before any exemption and/or deferral (if amount set-aside is less than required minimum (%), explain the difference). If any amount of Tax Increment was exempted or deferred, in addition to completing lines 3a(4) and/or 3a(5), complete Line 4 and/or Line 5. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(6)], subtract allowable amounts exempted [Line 3a(4)] or deferred [Line 3a(5)] from the actual amount allocated to the Housing Fund [Line 3a(3)].

a. Tax Increment:

- (1) 100% of Gross Allocation: \$ 1,083,003
- (2) Calculate only 1 set-aside amount: either (A) or (B) below:
 - (A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 216,600
 - (B) 30% required by 33333.10(g) (Line 3a(1) x 30%): \$ _____
(Senate Bill 211, Chapter 741, Statutes of 2001)
- (3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 216,600*

* If, pursuant to Section 33334.3(i), less than the minimum % of Gross Tax Increment (see 3a(2) above) is being allocated from this project area, identify the project area(s) contributing the difference. Explain any other reason(s):

- (4) Amount Exempted [Health & Safety Code Section 33334.2] (if there is an amount exempted, also complete question #4, next page): (\$ _____)
- (5) Amount Deferred [Health & Safety Code Section 33334.6] (if there is an amount deferred, also complete question #5, next page): (\$ _____)
- (6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 216,600

- b. Interest Income: \$ 12,391
- c. Rental/Lease Income (combine amounts separately reported to the SCO): \$ _____
- d. Sale of Real Estate: \$ _____
- e. Grants (combine amounts separately reported to the SCO): \$ _____
- f. Bond Administrative Fees: \$ _____
- g. Deferral Repayments (also complete Line 5c(2) on the next page): \$ _____
- h. Loan Repayments: \$ _____
- i. Debt Proceeds: \$ _____
- j. Other Revenue(s) [Explain and identify amount(s)]:
 - Agency approved 5% voluntary housing set-aside \$ 54,150
 - _____ \$ _____
 - _____ \$ _____
 - _____ \$ 54,150

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6). through 3j.): \$ 283,141

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information and submit a copy of the required annual "finding" to the Department:

Check only one of the Health and Safety Code Sections below providing a basis for the exemption:

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

Note: The Section 33334.2(a)(3) exemption expired on June 30, 1993 (per subparagraph (C) of the same section). However, certain contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): _____

b. For any exemption claimed on Page 2, Line 3a(4) and/or Line 4a above, identify:

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

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

Deferral(s)

5. a. Specify the authority for deferring any set-aside on Line 3a(5). Check only one Health and Safety Code Section boxes:

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

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

Other: Specify code Section and reason: _____

b. For any deferral claimed on Page 2, Line 3a(5) and/or Line 5a above, identify:

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

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

c. A deferred set-aside pursuant to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred over the reporting year and cumulatively as of the end of the reporting year:

Fiscal Year	Amount Deferred This Reporting FY	Amount of Prior Deferrals Repaid During Reporting FY	Cumulative Amount Deferred (Net of Any Amount(s) Repaid)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

** The cumulative amount of deferred set-aside should also be shown on HCD-C, Line 8a.*

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

5. d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes No
- If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
 mo day yr
- If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
 mo day yr
- Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
 mo day yr
- When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
 mo day yr
- Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
 mo day yr

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

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

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

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

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

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

Date _____ / _____ / _____ Name of Agency Custodian _____
 mo day yr

Date _____ / _____ / _____ Name of Agency Custodian _____
 mo day yr

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

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

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

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2007

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

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

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

GENERAL INFORMATION

I. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 2000
- 2. Year that plan was last amended (if applicable): _____
- 3. Was plan amended to extend time limits? No X Yes _____
- 4. If plan was extended, identify Section of Health and Safety Code applicable to extension: N/A
- 5. Project Area Time Limits:
 - (a) Expiration date of Redevelopment Plan: 07 / 25 / 2030
mo day yr
 - (b) Expiration date to incur debt: 07 / 25 / 2020
mo day yr
 - (c) Expiration date to receive property tax revenue: 07 / 25 / 2045
mo day yr
 - (d) Expiration date to start Eminent Domain: 07 / 25 / 2012
mo day yr
- b. If project area name has changed, give previous name(s) or number: N/A
- c. Year(s) of any mergers of the project area: N/A
Identify former project areas that merged: N/A
- d. Year(s) project area plan was amended involving real property that either:
 - (1) Added property to plan: N/A , _____ , _____ , _____
 - (2) Removed property from plan: N/A , _____ , _____ , _____

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

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

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

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

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

Agency Name: Redevelopment Agency of the City of Oakland

Project Area Name: Broadway/MacArthur/San Pablo

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h.

Project Area Housing Fund Revenues and Other Sources

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

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Next, report the amount of Tax Increment set-aside before any exemption and/or deferral (if amount set-aside is less than required minimum (%), explain the difference). If any amount of Tax Increment was exempted or deferred, in addition to completing lines 3a(4) and/or 3a(5), complete Line 4 and/or Line 5. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(6)], subtract allowable amounts exempted [Line 3a(4)] or deferred [Line 3a(5)] from the actual amount allocated to the Housing Fund [Line 3a(3)].

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 4,360,735

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 872,147

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 872,147 *

* If, pursuant to Section 33334.3(i), less than the minimum % of Gross Tax Increment (see 3a(2) above) is being allocated from this project area, identify the project area(s) contributing the difference. Explain any other reason(s):

(4) Amount Exempted [Health & Safety Code Section 33334.2] (if there is an amount exempted, also complete question #4, next page): (\$ _____)

(5) Amount Deferred [Health & Safety Code Section 33334.6] (if there is an amount deferred, also complete question #5, next page): (\$ _____)

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 872,147

b. Interest Income: \$ 49,895

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

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

g. Deferral Repayments (also complete Line 5c(2) on the next page): \$ _____

h. Loan Repayments: \$ _____

i. Debt Proceeds: \$ _____

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

Agency approved 5% voluntary housing set-aside	\$ 218,037	
_____	\$ _____	
_____	\$ _____	\$ 218,037

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6). through 3j.): \$ 1,140,079

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information and submit a copy of the required annual "finding" to the Department:

Check only one of the Health and Safety Code Sections below providing a basis for the exemption:

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

Note: The Section 33334.2(a)(3) exemption expired on June 30, 1993 (per subparagraph (C) of the same section). However, certain contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): _____

b. For any exemption claimed on Page 2, Line 3a(4) and/or Line 4a above, identify:

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

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

Deferral(s)

5. a. Specify the authority for deferring any set-aside on Line 3a(5). Check only one Health and Safety Code Section boxes:

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

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

Other: Specify code Section and reason: _____

b. For any deferral claimed on Page 2, Line 3a(5) and/or Line 5a above, identify:

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

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

c. A deferred set-aside pursuant to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred over the reporting year and cumulatively as of the end of the reporting year:

Fiscal Year	Amount <u>Deferred</u> This Reporting FY	Amount of Prior <u>Deferrals Repaid</u> During Reporting FY	Cumulative Amount Deferred (Net of Any Amount(s) Repaid)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

* The cumulative amount of deferred set-aside should also be shown on HCD-C, Line 8a.

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

5. d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes No
- If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
mo day yr
- If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr
- Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr
- When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr
- Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

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

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

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

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

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

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

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

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

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

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

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

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

Date / / Name of Agency Custodian _____
 mo day yr

Date / / Name of Agency Custodian _____
 mo day yr

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

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

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

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

No.

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

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

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

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

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2007

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

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

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

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 2003
2. Year that plan was last amended (if applicable): 2006
3. Was plan amended to extend time limits? No X Yes _____
4. If plan was extended, identify Section of Health and Safety Code applicable to extension: N/A
5. Project Area Time Limits:
 - (a) Expiration date of Redevelopment Plan: 07 / 29 / 2033
mo day yr
 - (b) Expiration date to incur debt: 07 / 29 / 2023
mo day yr
 - (c) Expiration date to receive property tax revenue: 07 / 29 / 2048
mo day yr
 - (d) Expiration date to start Eminent Domain: 07 / 29 / 2015
mo day yr
- b. If project area name has changed, give previous name(s) or number: N/A
- c. Year(s) of any mergers of the project area: N/A
Identify former project areas that merged: N/A
- d. Year(s) project area plan was amended involving real property that either:
 - (1) Added property to plan: N/A, _____, _____, _____
 - (2) Removed property from plan: N/A, _____, _____, _____

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

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

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

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

NOTE:

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

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

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

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h.

Project Area Housing Fund Revenues and Other Sources

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

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Next, report the amount of Tax Increment set-aside before any exemption and/or deferral (if amount set-aside is less than required minimum (%), explain the difference). If any amount of Tax Increment was exempted or deferred, in addition to completing lines 3a(4) and/or 3a(5), complete Line 4 and/or Line 5. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(6)], subtract allowable amounts exempted [Line 3a(4)] or deferred [Line 3a(5)] from the actual amount allocated to the Housing Fund [Line 3a(3)].

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 19,628,295

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 3,925,659

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 3,925,659*

* If, pursuant to Section 33334.3(i), less than the minimum % of Gross Tax Increment (see 3a(2) above) is being allocated from this project area, identify the project area(s) contributing the difference. Explain any other reason(s):

(4) Amount Exempted [Health & Safety Code Section 33334.2] (if there is an amount exempted, also complete question #4, next page): (\$ _____)

(5) Amount Deferred [Health & Safety Code Section 33334.6] (if there is an amount deferred, also complete question #5, next page): (\$ _____)

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 3,925,659

b. Interest Income: \$ 581,885

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

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

g. Deferral Repayments (also complete Line 5c(2) on the next page): \$ _____

h. Loan Repayments: \$ _____

i. Debt Proceeds: \$ _____

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

Agency approved 5% voluntary housing set-aside \$ 981,415

_____ \$ _____

_____ \$ _____

_____ \$ 981,415

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) through 3j.): \$ 5,488,959

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information and submit a copy of the required annual "finding" to the Department:

Check only one of the Health and Safety Code Sections below providing a basis for the exemption:

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

Note: The Section 33334.2(a)(3) exemption expired on June 30, 1993 (per subparagraph (C) of the same section). However, certain contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): _____

b. For any exemption claimed on Page 2, Line 3a(4) and/or Line 4a above, identify:

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

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

Deferral(s)

5. a. Specify the authority for deferring any set-aside on Line 3a(5). Check only one Health and Safety Code Section boxes:

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

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

Other: Specify code Section and reason: _____

b. For any deferral claimed on Page 2, Line 3a(5) and/or Line 5a above, identify:

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

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

c. A deferred set-aside pursuant to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred over the reporting year and cumulatively as of the end of the reporting year:

Fiscal Year	Amount Deferred This Reporting FY	Amount of Prior Deferrals Repaid During Reporting FY	Cumulative Amount Deferred (Net of Any Amount(s) Repaid)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

* The cumulative amount of deferred set-aside should also be shown on HCD-C, Line 8a.

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

5. d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes No
- If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
 mo day yr
- If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
 mo day yr
- Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
 mo day yr
- When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
 mo day yr
- Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
 mo day yr

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

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

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

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

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

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

Date _____ / _____ / _____ Name of Agency Custodian _____
 mo day yr

Date _____ / _____ / _____ Name of Agency Custodian _____
 mo day yr

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

<u>Col A</u> Name of Project and/or Contractor	<u>Col B</u> Agreement Execution Date	<u>Col C</u> Estimated Completion Date (w/in 2 yrs of Col B)	<u>Col D</u> Sch C Amount Encumbered [Line 6a]	<u>Col E</u> Sch C Amount Designated [Line 7a]	VL	L	M	Total
Orchards on Foothill	2/1/07	5/31/08		\$ 1,025,000		64		64

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

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2007

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

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

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

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 1969
2. Year that plan was last amended (if applicable): 2006
3. Was plan amended to extend time limits? No Yes X
4. If plan was extended, identify Section of Health and Safety Code applicable to extension: 33333.2(d)
5. Project Area Time Limits:
(a) Expiration date of Redevelopment Plan: 07 / 24 / 2032
mo day yr
(b) Expiration date to incur debt: 07 / 24 / 2021
mo day yr
(c) Expiration date to receive property tax revenue: 07 / 24 / 2047
mo day yr
(d) Expiration date to start Eminent Domain: 07 / 24 / 2013
mo day yr
- b. If project area name has changed, give previous name(s) or number: N/A
- c. Year(s) of any mergers of the project area: N/A
Identify former project areas that merged: N/A
- d. Year(s) project area plan was amended involving real property that either:
(1) Added property to plan: 2001, _____, _____, _____
(2) Removed property from plan: N/A, _____, _____, _____

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

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

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

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

NOTE:

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

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

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

Other Sources: Non-GAAP (Generally Accountable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h.

Project Area Housing Fund Revenues and Other Sources

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

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Next, report the amount of Tax Increment set-aside before any exemption and/or deferral (if amount set-aside is less than required minimum (%), explain the difference). If any amount of Tax Increment was exempted or deferred, in addition to completing lines 3a(4) and/or 3a(5), complete Line 4 and/or Line 5. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(6)], subtract allowable amounts exempted [Line 3a(4)] or deferred [Line 3a(5)] from the actual amount allocated to the Housing Fund [Line 3a(3)].

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 43,635,081

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 8,727,016

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 8,727,016*

* If, pursuant to Section 33334.3(i), less than the minimum % of Gross Tax Increment (see 3a(2) above) is being allocated from this project area, identify the project area(s) contributing the difference. Explain any other reason(s):

(4) Amount Exempted [Health & Safety Code Section 33334.2] (if there is an amount exempted, also complete question #4, next page): (\$ _____)

(5) Amount Deferred [Health & Safety Code Section 33334.6] (if there is an amount deferred, also complete question #5, next page): (\$ _____)

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 8,727,016

b. Interest Income: \$ 1,730,407

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

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

g. Deferral Repayments (also complete Line 5c(2) on the next page): \$ _____

h. Loan Repayments: \$ 1,631,474

i. Debt Proceeds: \$ _____

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

Agency approved 5% voluntary housing set-aside	\$ 2,181,754	
_____	\$ _____	
_____	\$ _____	
_____	\$ _____	\$ 2,181,754

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6). through 3j.): \$ 14,270,651

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information and submit a copy of the required annual "finding" to the Department:

Check only one of the Health and Safety Code Sections below providing a basis for the exemption:

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

Note: The Section 33334.2(a)(3) exemption expired on June 30, 1993 (per subparagraph (C) of the same section). However, certain contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): _____

b. For any exemption claimed on Page 2, Line 3a(4) and/or Line 4a above, identify:

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

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

Deferral(s)

5. a. Specify the authority for deferring any set-aside on Line 3a(5). Check only one Health and Safety Code Section boxes:

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

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

Other: Specify code Section and reason: _____

b. For any deferral claimed on Page 2, Line 3a(5) and/or Line 5a above, identify:

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

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

c. A deferred set-aside pursuant to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred over the reporting year and cumulatively as of the end of the reporting year:

Fiscal Year	Amount Deferred This Reporting FY	Amount of Prior Deferrals Repaid During Reporting FY	Cumulative Amount Deferred (Net of Any Amount(s) Repaid)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

* The cumulative amount of deferred set-aside should also be shown on HCD-C, Line 8a.

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

5. d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes No
- If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
mo day yr
- If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr
- Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr
- When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr
- Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

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

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

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

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

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

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

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

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

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

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

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

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

Date ___/___/___
mo day yr

Name of Agency Custodian _____

Date ___/___/___
mo day yr

Name of Agency Custodian _____

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

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

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

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

No.

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

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

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

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

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

No

Yes

	← Total Proceeds From Sales Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Sold Over Reporting Year					

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

No

Yes

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

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

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

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

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
Madison Apartments	3/27/06	3/31/08	\$4,522,915		78			78
Fox Courts	8/1/07	3/1/09	\$4,950,000		40	39		79

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

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2007

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

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

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

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 1995
- 2. Year that plan was last amended (if applicable): 2005
- 3. Was plan amended to extend time limits? No Yes X
- 4. If plan was extended, identify Section of Health and Safety Code applicable to extension: 33333.2(d)
- 5. Project Area Time Limits:
 - (a) Expiration date of Redevelopment Plan: 07 / 29 / 2028
mo day yr
 - (b) Expiration date to incur debt: 07 / 28 / 2017
mo day yr
 - (c) Expiration date to receive property tax revenue: 07 / 29 / 2043
mo day yr
 - (d) Expiration date to start Eminent Domain: 07 / 25 / 2007
mo day yr
- b. If project area name has changed, give previous name(s) or number: N/A
- c. Year(s) of any mergers of the project area: N/A
Identify former project areas that merged: N/A
- d. Year(s) project area plan was amended involving real property that either:
 - (1) Added property to plan: 1997
 - (2) Removed property from plan: N/A

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

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

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

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

NOTE:

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

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

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

Other Sources: Non-GAAP (Generally Accountable Accounting Pinciples) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h.

Project Area Housing Fund Revenues and Other Sources

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

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Next, report the amount of Tax Increment set-aside before any exemption and/or deferral (if amount set-aside is less than required minimum (%), explain the difference). If any amount of Tax Increment was exempted or deferred, in addition to completing lines 3a(4) and/or 3a(5), complete Line 4 and/or Line 5. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(6)], subtract allowable amounts exempted [Line 3a(4)] or deferred [Line 3a(5)] from the actual amount allocated to the Housing Fund [Line 3a(3)].

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 27,637,998

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 5,527,600

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 5,527,600*

* If, pursuant to Section 33334.3(i), less than the minimum % of Gross Tax Increment (see 3a(2) above) is being allocated from this project area, identify the project area(s) contributing the difference. Explain any other reason(s):

(4) Amount Exempted [Health & Safety Code Section 33334.2] (if there is an amount exempted, also complete question #4, next page): (\$ _____)

(5) Amount Deferred [Health & Safety Code Section 33334.6] (if there is an amount deferred, also complete question #5, next page): (\$ _____)

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 5,527,600

b. Interest Income: \$ 2,267,647

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

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

g. Deferral Repayments (also complete Line 5c(2) on the next page): \$ _____

h. Loan Repayments: \$ _____

i. Debt Proceeds: \$ _____

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

Agency approved 5% voluntary housing set-aside \$ 1,381,900

Refund of excess bond issuance costs \$ 36,150

\$ _____ \$ 1,418,050

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6), through 3j.): \$ 9,213,297

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

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information and submit a copy of the required annual "finding" to the Department:

Check only one of the Health and Safety Code Sections below providing a basis for the exemption:

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

Note: The Section 33334.2(a)(3) exemption expired on June 30, 1993 (per subparagraph (C) of the same section). However, certain contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): _____

b. For any exemption claimed on Page 2, Line 3a(4) and/or Line 4a above, identify:

Date that initial (1st) finding was adopted: _____ / _____ / _____ Resolution # _____ Date sent to HCD: _____ / _____ / _____
mo day yr mo day yr

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

Deferral(s)

5. a. Specify the authority for deferring any set-aside on Line 3a(5). Check only one Health and Safety Code Section boxes:

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

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

Other: Specify code Section and reason: _____

b. For any deferral claimed on Page 2, Line 3a(5) and/or Line 5a above, identify:

Date that initial (1st) finding was adopted: _____ / _____ / _____ Resolution # _____ Date sent to HCD: _____ / _____ / _____
mo day yr mo day yr

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

c. A deferred set-aside pursuant to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred over the reporting year and cumulatively as of the end of the reporting year:

Fiscal Year	Amount Deferred This Reporting FY	Amount of Prior Deferrals Repaid During Reporting FY	Cumulative Amount Deferred (Net of Any Amount(s) Repaid)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

* The cumulative amount of deferred set-aside should also be shown on HCD-C, Line 8a.

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

5. d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes No
- If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
 mo day yr
- If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
 mo day yr
- Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
 mo day yr
- When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
 mo day yr
- Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
 mo day yr

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

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

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

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

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

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

Date _____ / _____ / _____ Name of Agency Custodian _____
 mo day yr

Date _____ / _____ / _____ Name of Agency Custodian _____
 mo day yr

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
Lion Creek Crossing, Phase III	11/1/06	6/30/08	\$3,000,000	\$				

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

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2007

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Oak Center

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

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

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 1965
2. Year that plan was last amended (if applicable): 2004
3. Was plan amended to extend time limits? No Yes
4. If plan was extended, identify Section of Health and Safety Code applicable to extension: 33333.2(d)
5. Project Area Time Limits:
(a) Expiration date of Redevelopment Plan: 01 / 01 / 2012
mo day yr
(b) Expiration date to incur debt: 01 / 01 / 2004
mo day yr
(c) Expiration date to receive property tax revenue: 01 / 01 / 2022
mo day yr
(d) Expiration date to start Eminent Domain: 12 / 16 / 1998
mo day yr
- b. If project area name has changed, give previous name(s) or number: N/A
- c. Year(s) of any mergers of the project area: N/A
Identify former project areas that merged: N/A
- d. Year(s) project area plan was amended involving real property that either:
(1) Added property to plan: N/A, _____, _____, _____
(2) Removed property from plan: N/A, _____, _____, _____

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

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

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

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

NOTE:

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

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

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Oak Center

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h.

Project Area Housing Fund Revenues and Other Sources

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

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Next, report the amount of Tax Increment set-aside before any exemption and/or deferral (if amount set-aside is less than required minimum (%), explain the difference). If any amount of Tax Increment was exempted or deferred, in addition to completing lines 3a(4) and/or 3a(5), complete Line 4 and/or Line 5. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(6)], subtract allowable amounts exempted [Line 3a(4)] or deferred [Line 3a(5)] from the actual amount allocated to the Housing Fund [Line 3a(3)].

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 1,599,400

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 319,880

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 319,880 *

* If, pursuant to Section 33334.3(i), less than the minimum % of Gross Tax Increment (see 3a(2) above) is being allocated from this project area, identify the project area(s) contributing the difference. Explain any other reason(s):

(4) Amount Exempted [Health & Safety Code Section 33334.2] (if there is an amount exempted, also complete question #4, next page): (\$ _____)

(5) Amount Deferred [Health & Safety Code Section 33334.6] (if there is an amount deferred, also complete question #5, next page): (\$ _____)

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 319,880

b. Interest Income: \$ 18,300

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

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

g. Deferral Repayments (also complete Line 5c(2) on the next page): \$ _____

h. Loan Repayments: \$ _____

i. Debt Proceeds: \$ _____

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

Agency approved 5% voluntary housing set-aside \$ 79,970

_____ \$ _____

_____ \$ _____

_____ \$ 79,970

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6). through 3j.): \$ 418,150

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information and submit a copy of the required annual "finding" to the Department:

Check only one of the Health and Safety Code Sections below providing a basis for the exemption:

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

Note: The Section 33334.2(a)(3) exemption expired on June 30, 1993 (per subparagraph (C) of the same section). However, certain contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): _____

b. For any exemption claimed on Page 2, Line 3a(4) and/or Line 4a above, identify:

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

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

Deferral(s)

5. a. Specify the authority for deferring any set-aside on Line 3a(5). Check only one Health and Safety Code Section boxes:

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

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

Other: Specify code Section and reason: _____

b. For any deferral claimed on Page 2, Line 3a(5) and/or Line 5a above, identify:

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

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

c. A deferred set-aside pursuant to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred over the reporting year and cumulatively as of the end of the reporting year:

Fiscal Year	Amount Deferred This Reporting FY	Amount of Prior Deferrals Repaid During Reporting FY	Cumulative Amount Deferred (Net of Any Amount(s) Repaid)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

** The cumulative amount of deferred set-aside should also be shown on HCD-C, Line 8a.*

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

5. d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes No
- If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
mo day yr
- If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr
- Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr
- When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr
- Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

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

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

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

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

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

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

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

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

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

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2007

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Oak Knoll

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

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

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 1998
- 2. Year that plan was last amended (if applicable): 2004
- 3. Was plan amended to extend time limits? No Yes
- 4. If plan was extended, identify Section of Health and Safety Code applicable to extension: 33333.2(d)
- 5. Project Area Time Limits:
 - (a) Expiration date of Redevelopment Plan: / /
mo day yr
 - (b) Expiration date to incur debt: / /
mo day yr
 - (c) Expiration date to receive property tax revenue: / /
mo day yr
 - (d) Expiration date to start Eminent Domain: / /
mo day yr

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

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

Identify former project areas that merged: N/A

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

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

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

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

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

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

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

NOTE:

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

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

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Oak Knoll

Other Sources: Non-GAAP (Generally Aceptable Accounting Pinciples) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h.

Project Area Housing Fund Revenues and Other Sources

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

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Next, report the amount of Tax Increment set-aside before any exemption and/or deferral (if amount set-aside is less than required minimum (%), explain the difference). If any amount of Tax Increment was exempted or deferred, in addition to completing lines 3a(4) and/or 3a(5), complete Line 4 and/or Line 5. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(6)], subtract allowable amounts exempted [Line 3a(4)] or deferred [Line 3a(5)] from the actual amount allocated to the Housing Fund [Line 3a(3)].

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 9,463

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 1,893

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 1,893 *

* If, pursuant to Section 33334.3(i), less than the minimum % of Gross Tax Increment (see 3a(2) above) is being allocated from this project area, identify the project area(s) contributing the difference. Explain any other reason(s):

(4) Amount Exempted [Health & Safety Code Section 33334.2] (if there is an amount exempted, also complete question #4, next page): (\$ _____)

(5) Amount Deferred [Health & Safety Code Section 33334.6] (if there is an amount deferred, also complete question #5, next page): (\$ _____)

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 1,893

b. Interest Income: \$ 108

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

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

g. Deferral Repayments (also complete Line 5c(2) on the next page): \$ _____

h. Loan Repayments: \$ _____

i. Debt Proceeds: \$ _____

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

Agency approved 5% voluntary housing set-aside	\$ 473	
_____	\$ _____	
_____	\$ _____	\$ 473

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6), through 3j.): \$ 2,474

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information and submit a copy of the required annual "finding" to the Department:

Check only one of the Health and Safety Code Sections below providing a basis for the exemption:

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

Note: The Section 33334.2(a)(3) exemption expired on June 30, 1993 (per subparagraph (C) of the same section). However, certain contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): _____

b. For any exemption claimed on Page 2, Line 3a(4) and/or Line 4a above, identify:

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

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

Deferral(s)

5. a. Specify the authority for deferring any set-aside on Line 3a(5). Check only one Health and Safety Code Section boxes:

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

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

Other: Specify code Section and reason: _____

b. For any deferral claimed on Page 2, Line 3a(5) and/or Line 5a above, identify:

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

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

c. A deferred set-aside pursuant to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred over the reporting year and cumulatively as of the end of the reporting year:

Fiscal Year	Amount <u>Deferred</u> <u>This Reporting FY</u>	Amount of Prior <u>Deferrals Repaid</u> <u>During Reporting FY</u>	Cumulative Amount <u>Deferred (Net of Any</u> <u>Amount(s) Repaid)</u>
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

* The cumulative amount of deferred set-aside should also be shown on HCD-C, Line 8a.

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

5. d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes No
- If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
 mo day yr
- If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
 mo day yr
- Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
 mo day yr
- When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
 mo day yr
- Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
 mo day yr

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

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

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

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

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

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

Date _____ / _____ / _____ Name of Agency Custodian _____
 mo day yr

Date _____ / _____ / _____ Name of Agency Custodian _____
 mo day yr

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

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

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

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2007

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Oakland Army Base

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

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

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 2000
- 2. Year that plan was last amended (if applicable): 2006
- 3. Was plan amended to extend time limits? No Yes
- 4. If plan was extended, identify Section of Health and Safety Code applicable to extension: 33333.2(d)
- 5. Project Area Time Limits:
 - (a) Expiration date of Redevelopment Plan: 06 / 30 / 2033
mo day yr
 - (b) Expiration date to incur debt: 06 / 30 / 2022
mo day yr
 - (c) Expiration date to receive property tax revenue: 06 / 30 / 2048
mo day yr
 - (d) Expiration date to start Eminent Domain: 06 / 30 / 2014
mo day yr

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

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

Identify former project areas that merged: N/A

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

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

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

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

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

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

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

NOTE:

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

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

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Oakland Army Base

Other Sources: Non-GAAP (Generally Aceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. *Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h.*

Project Area Housing Fund Revenues and Other Sources

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

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Next, report the amount of Tax Increment set-aside before any exemption and/or deferral (if amount set-aside is less than required minimum (%), explain the difference). If any amount of Tax Increment was exempted or deferred, in addition to completing lines 3a(4) and/or 3a(5), complete Line 4 and/or Line 5. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(6)], subtract allowable amounts exempted [Line 3a(4)] or deferred [Line 3a(5)] from the actual amount allocated to the Housing Fund [Line 3a(3)].

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 5,211,639

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 1,042,328

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 1,042,328 *

* If, pursuant to Section 33334.3(i), less than the minimum % of Gross Tax Increment (see 3a(2) above) is being allocated from this project area, identify the project area(s) contributing the difference. Explain any other reason(s):

(4) Amount Exempted [Health & Safety Code Section 33334.2] (if there is an amount exempted, also complete question #4, next page): (\$ _____)

(5) Amount Deferred [Health & Safety Code Section 33334.6] (if there is an amount deferred, also complete question #5, next page): (\$ _____)

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 1,042,328

b. Interest Income: \$ 59,631

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

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

g. Deferral Repayments (also complete Line 5c(2) on the next page): \$ _____

h. Loan Repayments: \$ _____

i. Debt Proceeds: \$ _____

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

Agency approved 5% voluntary housing set-aside \$ 260,582

_____ \$ _____

_____ \$ 260,582

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) through 3j.): \$ 1,362,541

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information and submit a copy of the required annual "finding" to the Department:

Check only one of the Health and Safety Code Sections below providing a basis for the exemption:

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

Note: The Section 33334.2(a)(3) exemption expired on June 30, 1993 (per subparagraph (C) of the same section). However, certain contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): _____

b. For any exemption claimed on Page 2, Line 3a(4) and/or Line 4a above, identify:

Date that initial (1st) finding was adopted: _____ / _____ / _____ Resolution # _____ Date sent to HCD: _____ / _____ / _____
mo day yr mo day yr

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

Deferral(s)

5. a. Specify the authority for deferring any set-aside on Line 3a(5). Check only one Health and Safety Code Section boxes:

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

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

Other: Specify code Section and reason: _____

b. For any deferral claimed on Page 2, Line 3a(5) and/or Line 5a above, identify:

Date that initial (1st) finding was adopted: _____ / _____ / _____ Resolution # _____ Date sent to HCD: _____ / _____ / _____
mo day yr mo day yr

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

c. A deferred set-aside pursuant to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred over the reporting year and cumulatively as of the end of the reporting year:

Fiscal Year	Amount <u>Deferred</u> <u>This Reporting FY</u>	Amount of Prior <u>Deferrals Repaid</u> <u>During Reporting FY</u>	Cumulative Amount <u>Deferred (Net of Any</u> <u>Amount(s) Repaid)</u>
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

** The cumulative amount of deferred set-aside should also be shown on HCD-C, Line 8a.*

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

5. d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes No
- If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
mo day yr
- If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr
- Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr
- When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr
- Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

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

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

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

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

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

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

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

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

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

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2007

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Stanford/Adeline

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

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

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 1973
2. Year that plan was last amended (if applicable): 2004
3. Was plan amended to extend time limits? No Yes
4. If plan was extended, identify Section of Health and Safety Code applicable to extension: 33333.2(d)
5. Project Area Time Limits:
(a) Expiration date of Redevelopment Plan: 04 / 10 / 2016
mo day yr
(b) Expiration date to incur debt: 01 / 01 / 2004
mo day yr
(c) Expiration date to receive property tax revenue: 04 / 10 / 2026
mo day yr
(d) Expiration date to start Eminent Domain: 12 / 16 / 1998
mo day yr
- b. If project area name has changed, give previous name(s) or number: N/A
- c. Year(s) of any mergers of the project area: N/A
Identify former project areas that merged: N/A
- d. Year(s) project area plan was amended involving real property that either:
(1) Added property to plan: N/A, _____, _____
(2) Removed property from plan: N/A, _____, _____

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

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

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

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

NOTE:

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

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

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Stanford/Adeline

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h.

Project Area Housing Fund Revenues and Other Sources

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

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Next, report the amount of Tax Increment set-aside before any exemption and/or deferral (if amount set-aside is less than required minimum (%), explain the difference). If any amount of Tax Increment was exempted or deferred, in addition to completing lines 3a(4) and/or 3a(5), complete Line 4 and/or Line 5. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(6)], subtract allowable amounts exempted [Line 3a(4)] or deferred [Line 3a(5)] from the actual amount allocated to the Housing Fund [Line 3a(3)].

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 160,584

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 32,117

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 32,117 *

* If, pursuant to Section 33334.3(i), less than the minimum % of Gross Tax Increment (see 3a(2) above) is being allocated from this project area, identify the project area(s) contributing the difference. Explain any other reason(s):

(4) Amount Exempted [Health & Safety Code Section 33334.2] (if there is an amount exempted, also complete question #4, next page): (\$ _____)

(5) Amount Deferred [Health & Safety Code Section 33334.6] (if there is an amount deferred, also complete question #5, next page): (\$ _____)

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 32,117

b. Interest Income: \$ 1,837

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

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

g. Deferral Repayments (also complete Line 5c(2) on the next page): \$ _____

h. Loan Repayments: \$ _____

i. Debt Proceeds: \$ _____

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

Agency approved 5% voluntary housing set-aside \$ 8,029

\$ _____

\$ _____ \$ 8,029

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6). through 3j.): \$ 41,983

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information and submit a copy of the required annual "finding" to the Department:

Check only one of the Health and Safety Code Sections below providing a basis for the exemption:

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

Note: The Section 33334.2(a)(3) exemption expired on June 30, 1993 (per subparagraph (C) of the same section). However, certain contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): _____

b. For any exemption claimed on Page 2, Line 3a(4) and/or Line 4a above, identify:

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

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

Deferral(s)

5. a. Specify the authority for deferring any set-aside on Line 3a(5). Check only one Health and Safety Code Section boxes:

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

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

Other: Specify code Section and reason: _____

b. For any deferral claimed on Page 2, Line 3a(5) and/or Line 5a above, identify:

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

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

c. A deferred set-aside pursuant to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred over the reporting year and cumulatively as of the end of the reporting year:

Fiscal Year	Amount <u>Deferred</u> <u>This Reporting FY</u>	Amount of Prior <u>Deferrals Repaid</u> <u>During Reporting FY</u>	Cumulative Amount <u>Deferred (Net of Any</u> <u>Amount(s) Repaid)</u>
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

** The cumulative amount of deferred set-aside should also be shown on HCD-C, Line 8a.*

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

5. d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes No
- If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
 mo day yr
- If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
 mo day yr
- Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
 mo day yr
- When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
 mo day yr
- Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
 mo day yr

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

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

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

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

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

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

Date _____ / _____ / _____ Name of Agency Custodian _____
 mo day yr

Date _____ / _____ / _____ Name of Agency Custodian _____
 mo day yr

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

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

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

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2007

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

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

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

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 2003
- 2. Year that plan was last amended (if applicable): _____
- 3. Was plan amended to extend time limits? No X Yes _____
- 4. If plan was extended, identify Section of Health and Safety Code applicable to extension: N/A
- 5. Project Area Time Limits:
 - (a) Expiration date of Redevelopment Plan: 11 / 18 / 2033
mo day yr
 - (b) Expiration date to incur debt: 11 / 18 / 2023
mo day yr
 - (c) Expiration date to receive property tax revenue: 11 / 18 / 2048
mo day yr
 - (d) Expiration date to start Eminent Domain: 11 / 18 / 2011
mo day yr
- b. If project area name has changed, give previous name(s) or number: N/A
- c. Year(s) of any mergers of the project area: N/A
Identify former project areas that merged: N/A
- d. Year(s) project area plan was amended involving real property that either:
 - (1) Added property to plan: N/A , _____ , _____ , _____
 - (2) Removed property from plan: N/A , _____ , _____ , _____

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

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

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

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

NOTE:

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

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

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

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line

3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h.

Project Area Housing Fund Revenues and Other Sources

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

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Next, report the amount of Tax Increment set-aside before any exemption and/or deferral (if amount set-aside is less than required minimum (%), explain the difference). If any amount of Tax Increment was exempted or deferred, in addition to completing lines 3a(4) and/or 3a(5), complete Line 4 and/or Line 5. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(6)], subtract allowable amounts exempted [Line 3a(4)] or deferred [Line 3a(5)] from the actual amount allocated to the Housing Fund [Line 3a(3)].

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 6,286,614

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 1,257,323

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 1,257,323 *

* If, pursuant to Section 33334.3(i), less than the minimum % of Gross Tax Increment (see 3a(2) above) is being allocated from this project area, identify the project area(s) contributing the difference. Explain any other reason(s):

(4) Amount Exempted [Health & Safety Code Section 33334.2] (if there is an amount exempted, also complete question #4, next page): (\$ _____)

(5) Amount Deferred [Health & Safety Code Section 33334.6] (if there is an amount deferred, also complete question #5, next page): (\$ _____)

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 1,257,323

b. Interest Income: \$ 71,930

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

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

g. Deferral Repayments (also complete Line 5c(2) on the next page): \$ _____

h. Loan Repayments: \$ _____

i. Debt Proceeds: \$ _____

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

Agency approved 5% voluntary housing set-aside \$ 314,331

\$ _____

\$ _____ \$ 314,331

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6). through 3j.): \$ 1,643,584

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information and submit a copy of the required annual "finding" to the Department:

Check only one of the Health and Safety Code Sections below providing a basis for the exemption:

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

Note: The Section 33334.2(a)(3) exemption expired on June 30, 1993 (per subparagraph (C) of the same section). However, certain contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): _____

b. For any exemption claimed on Page 2, Line 3a(4) and/or Line 4a above, identify:

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

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

Deferral(s)

5. a. Specify the authority for deferring any set-aside on Line 3a(5). Check only one Health and Safety Code Section boxes:

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

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

Other: Specify code Section and reason: _____

b. For any deferral claimed on Page 2, Line 3a(5) and/or Line 5a above, identify:

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

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

c. A deferred set-aside pursuant to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred over the reporting year and cumulatively as of the end of the reporting year:

Fiscal Year	Amount Deferred This Reporting FY	Amount of Prior Deferrals Repaid During Reporting FY	Cumulative Amount Deferred (Net of Any Amount(s) Repaid)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

* The cumulative amount of deferred set-aside should also be shown on HCD-C, Line 8a.

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

5. d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes No
- If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
mo day yr
- If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr
- Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr
- When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr
- Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

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

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

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

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

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

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

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
Mandela Gateway Townhomes	12/11/06	1/31/08	\$1,479,100			8	6	14

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

SCHEDULE HCD-B

Outside Project Area Activity

for Fiscal Year Ended 06 / 30 / 2007

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

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

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

Actual Households Displaced and Units and Bedrooms Lost Outside of Project Area(s) Over Reporting Year

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

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

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

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

- c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and/or bedrooms impacting the households reported on lines 1a. and 1b.

Date / /
mo day yr

Name of Agency Custodian _____

Date / /
mo day yr

Name of Agency Custodian _____

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

Estimated Households Outside of Project Area(s) to be Permanently Displaced Over Current Fiscal Year:

- 2. a. As required in Section 33080.4(a)(2) for a redevelopment project of the agency, estimate, over the current fiscal year, the number of elderly and nonelderly households, by income category, expected to be permanently displaced. (Note: actual displacements will be reported for the next reporting year on Line 1).

Estimated Permanent Displacements

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

- b. As required in Section 33413.5, for the current fiscal year, identify each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on 2a.

Date / /
mo day yr

Name of Agency Custodian _____

Date / /
mo day yr

Name of Agency Custodian _____

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

Sales of Owner-Occupied Units Outside of Project Area(s) Prior to the Expiration of Land Use Controls

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

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

No

Yes

\$	← Total Proceeds From Sales Over Reporting Year	Number of Units			
Income Level		VL	L	M	Total
Units Sold Over Current Reporting Year					

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

No

Yes

\$	← Total LMIHF spent on Equal Units Over Reporting Year	Number of Units			
Income Level		VL	L	M	Total
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

Affordable Units to be Constructed Outside of Project Area(s) Within Two Years From J

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

DO NOT REPORT ANY UNITS SHOWN ON SCHEDULES HCI

<u>Col A</u> Name of Project and/or Contractor	<u>Col B</u> Agreement Execution Date	<u>Col C</u> Estimated Completion Date (w/in 2 yrs of Col B)	<u>Col D</u> Sch C Amount Encumbered [Line 6a]	<u>Col E</u> Sch C Amount Design [Line 6b]
Sausal Creek	6/30/05 5/10/07 (amended)	12/31/07	\$2,329,000	
			\$	\$
			\$	\$

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

**SCHEDULE HCD-D1
GENERAL PROJECT/PROGRAM INFORMATION**

For each different Project/Program (area/name/agy or nonagy dev/rental or owner), complete a D1 and applicable D2-D7.

Examples:

- 1: 25 minor rehab (Nonagy Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s, & Ds3-4-5.
- 2: 20 sub rehab (nonrestricted): Area 3: 4 Agy Dev. Rentals; 16 Nonagy Dev. Rentals. Complete 2 D-1s & 2 D-5s.
- 3: 15 sub rehab (restricted): Area 4: 15 Nonagy Dev, Owner. Complete 1 D-1 & 1 D-3.
- 4: 10 new (Outside). 2 Agy Dev (restricted Rental), 8 Nonagy Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
Identify Project Area or specify "Outside": Outside
General Title of Housing Project/Program: Altenheim Phase I
Project/Program Address (optional):
Street: 1720 MacArthur Blvd. City: Oakland ZIP: 94602

Owner Name (optional): _____
Total Project/Program Units: # 93 **Restricted Units:** # 92 **Unrestricted Units:** # 1

For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7.

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? YES NO

Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end # 0
Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end # 0
Number of units restricted for special needs: (number must not exceed "Total Project Units") # 92
Number of units restricted that are serving one or more Special Needs: # 92 Check, if data not available
(Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

# <u> </u> DISABLED (Mental)	# <u> </u> FARMWORKER (Permanent)	# <u> </u> TRANSITIONAL HOUSING
# <u> </u> DISABLED (Physical)	# <u> </u> FEMALE HEAD OF HOUSHOLD	# <u>92</u> ELDERLY
# <u> </u> FARMWORKER (Migrant)	# <u> </u> LARGE FAMILY (4 or more Bedrooms)	# <u> </u> EMERGENCY SHELTERS <i>(allowable use only with "Other Housing Units Provided - Without LMIHF" Sch-D6)</i>

Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002):

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date			1/31/2007	
Restriction End Date			12/31/2061	
Perpetuity				

Funding Sources:

Redevelopment Funds: \$ 4,084,660
 Federal Funds: \$ 1,901,740
 State Funds: \$ _____
 Other Local Funds: \$ _____
 Private Funds: \$ 651,000
 Owner's Equity: \$ 18,888,508
 TCAC/Federal Award: \$ _____
 TCAC/State Award: \$ _____
 Total Development/Purchase Cost: \$ 25,525,908

Check all appropriate form(s) below that will be used to identify all of this Project's/Program's Units:

- Replacement Housing Units (Sch HCD-D2)
- Inclusionary Units:
 - Inside Project Area (Sch HCD-D3)
 - Outside Project Area (Sch HCD-D4)
- Other Housing Units Provided:
 - With LMIHF (Sch HCD-D5)
 - Without LMIHF (Sch HCD-D6)
 - No Agency Assistance (Sch HCD-D7)

**SCHEDULE HCD-D1
GENERAL PROJECT/PROGRAM INFORMATION**

For each different Project/Program (area/name/agency or nonagency dev/rental or owner), complete a D1 and applicable D2-D7.

Examples:

- 1: 25 minor rehab (Nonagency Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s, & Ds3-4-5.
- 2: 20 sub rehab (nonrestricted): Area 3: 4 Agy Dev. Rentals; 16 Nonagency Dev. Rentals. Complete 2 D-1s & 2 D-5s.
- 3: 15 sub rehab (restricted): Area 4: 15 Nonagency Dev, Owner. Complete 1 D-1 & 1 D-3.
- 4: 10 new (Outside). 2 Agy Dev (restricted Rental), 8 Nonagency Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
Identify Project Area or specify "Outside": Broadway/MacArthur/San Pablo
General Title of Housing Project/Program: Unassisted Market Rate Units
Project/Program Address (optional): _____
Street: _____ **City:** _____ **ZIP:** _____

Owner Name (optional): _____
Total Project/Program Units: _____ **Restricted Units:** # 0 **Unrestricted Units:** # 181
181

For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7.

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? YES NO
Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end # _____
Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end # _____
Number of units restricted for special needs: (number must not exceed "Total Project Units") # _____
Number of units restricted that are serving one or more Special Needs: # _____ Check, if data not available
(Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

# _____ DISABLED (Mental)	# _____ FARMWORKER (Permanent)	# _____ TRANSITIONAL HOUSING
# _____ DISABLED (Physical)	# _____ FEMALE HEAD OF HOUSHOLD	# _____ ELDERLY
# _____ FARMWORKER (Migrant)	# _____ LARGE FAMILY (4 or more Bedrooms)	# _____ EMERGENCY SHELTERS <i>(allowable use only with "Other Housing Units Provided - Without LMIHF" Sch-D6)</i>

Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002):

	Replacement Housing Units	Inclusionary Housing-Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date				
Restriction End Date				
Perpetuity				

Funding Sources:

Redevelopment Funds: \$ _____
 Federal Funds: \$ _____
 State Funds: \$ _____
 Other Local Funds: \$ _____
 Private Funds: \$ _____
 Owner's Equity: \$ _____
 TCAC/Federal Award: \$ _____
 TCAC/State Award: \$ _____
 Total Development/Purchase Cost: \$ _____

Check all appropriate form(s) below that will be used to identify all of this Project's/Program's Units:

- Replacement Housing Units (Sch HCD-D2)
- Inclusionary Units:
 - Inside Project Area (Sch HCD-D3)
 - Outside Project Area (Sch HCD-D4)
- Other Housing Units Provided:
 - With LMIHF (Sch HCD-D5)
 - Without LMIHF (Sch HCD-D6)
 - No Agency Assistance (Sch HCD-D7)

**SCHEDULE HCD-D1
GENERAL PROJECT/PROGRAM INFORMATION**

For each different Project/Program (area/name/agy or nonagy dev/rental or owner), complete a D1 and applicable D2-D7.

Examples:

- 1: 25 minor rehab (Nonagy Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s, & Ds3-4-5.
- 2: 20 sub rehab (nonrestricted): Area 3: 4 Agy Dev. Rentals; 16 Nonagy Dev. Rentals. Complete 2 D-1s & 2 D-5s.
- 3: 15 sub rehab (restricted): Area 4: 15 Nonagy Dev, Owner. Complete 1 D-1 & 1 D-3.
- 4: 10 new (Outside). 2 Agy Dev (restricted Rental), 8 Nonagy Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5.

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
Identify Project Area or specify "Outside": Central City East
General Title of Housing Project/Program: Unassisted Market Rate Units
Project/Program Address (optional): _____
Street: _____ **City:** _____ **ZIP:** _____

Owner Name (optional): _____
Total Project/Program Units: # 69 **Restricted Units:** # 69 **Unrestricted Units:** # 0

For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7.

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? YES NO
Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end # _____
Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end # _____
Number of units restricted for special needs: (number must not exceed "Total Project Units") # _____
Number of units restricted that are serving one or more Special Needs: # 68 Check, if data not available
(Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

# _____ DISABLED (Mental)	# _____ FARMWORKER (Permanent)	# _____ TRANSITIONAL HOUSING
# _____ DISABLED (Physical)	# _____ FEMALE HEAD OF HOUSHOLD	<u>68</u> ELDERLY
# _____ FARMWORKER (Migrant)	# _____ LARGE FAMILY (4 or more Bedrooms)	# _____ EMERGENCY SHELTERS <i>(allowable use <u>only</u> with "Other Housing Units Provided - Without LMIHF" Sch-D6)</i>

Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002):

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date				
Restriction End Date				
Perpetuity				

Funding Sources:

Redevelopment Funds: \$ _____
 Federal Funds: \$ _____
 State Funds: \$ _____
 Other Local Funds: \$ _____
 Private Funds: \$ _____
 Owner's Equity: \$ _____
 TCAC/Federal Award: \$ _____
 TCAC/State Award: \$ _____
 Total Development/Purchase Cost: \$ _____

Check all appropriate form(s) below that will be used to identify all of this Project's/Program's Units:

- | | | |
|--|---|---|
| <input type="checkbox"/> Replacement Housing Units
(Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:
<input type="checkbox"/> <u>Inside</u> Project Area (Sch HCD-D3)
<input type="checkbox"/> <u>Outside</u> Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:
<input type="checkbox"/> <u>With</u> LMIHF (Sch HCD-D5)
<input type="checkbox"/> <u>Without</u> LMIHF (Sch HCD-D6)
<input checked="" type="checkbox"/> <u>No Agency Assistance</u> (Sch HCD-D7) |
|--|---|---|

**SCHEDULE HCD-D1
GENERAL PROJECT/PROGRAM INFORMATION**

For each different Project/Program (area/name/agency or nonagency dev/rental or owner), complete a D1 and applicable D2-D7.

Examples:

- 1: 25 minor rehab (Nonagency Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s, & Ds3-4-5.
- 2: 20 sub rehab (nonrestricted): Area 3: 4 Agy Dev. Rentals; 16 Nonagency Dev. Rentals. Complete 2 D-1s & 2 D-5s.
- 3: 15 sub rehab (restricted): Area 4: 15 Nonagency Dev, Owner. Complete 1 D-1 & 1 D-3.
- 4: 10 new (Outside). 2 Agy Dev (restricted Rental), 8 Nonagency Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5.

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
Identify Project Area or specify "Outside": Coliseum
General Title of Housing Project/Program: Unassisted Market Rate Units
Project/Program Address (optional):
Street: _____ City: _____ ZIP: _____

Owner Name (optional): _____
Total Project/Program Units: _____ **Restricted Units:** # 0 **Unrestricted Units:** # 181
181

For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7.

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? YES NO
Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end # _____
Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end # _____
Number of units restricted for special needs: (number must not exceed "Total Project Units") # _____
Number of units restricted that are serving one or more Special Needs: # _____ Check, if data not available
(Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

# _____ DISABLED (Mental)	# _____ FARMWORKER (Permanent)	# _____ TRANSITIONAL HOUSING
# _____ DISABLED (Physical)	# _____ FEMALE HEAD OF HOUSHOLD	# _____ ELDERLY
# _____ FARMWORKER (Migrant)	# _____ LARGE FAMILY (4 or more Bedrooms)	# _____ EMERGENCY SHELTERS <i>(allowable use only with "Other Housing Units Provided - Without LMIHF" Sch-D6)</i>

Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002):

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date				
Restriction End Date				
Perpetuity				

Funding Sources:

Redevelopment Funds: \$ _____
 Federal Funds: \$ _____
 State Funds: \$ _____
 Other Local Funds: \$ _____
 Private Funds: \$ _____
 Owner's Equity: \$ _____
 TCAC/Federal Award: \$ _____
 TCAC/State Award: \$ _____
 Total Development/Purchase Cost: \$ _____

Check all appropriate form(s) below that will be used to identify all of this Project's/Program's Units:

- Replacement Housing Units (Sch HCD-D2)
- Inclusionary Units:
 - Inside Project Area (Sch HCD-D3)
 - Outside Project Area (Sch HCD-D4)
- Other Housing Units Provided:
 - With LMIHF (Sch HCD-D5)
 - Without LMIHF (Sch HCD-D6)
 - No Agency Assistance (Sch HCD-D7)

**SCHEDULE HCD-D1
GENERAL PROJECT/PROGRAM INFORMATION**

For each different Project/Program (area/name/agency or nonagency dev/rental or owner), complete a D1 and applicable D2-D7.
Examples:

- 1: 25 minor rehab (Nonagency Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s, & Ds3-4-5.
- 2: 20 sub rehab (nonrestricted): Area 3: 4 Agency Dev. Rentals; 16 Nonagency Dev. Rentals. Complete 2 D-1s & 2 D-5s.
- 3: 15 sub rehab (restricted): Area 4: 15 Nonagency Dev, Owner. Complete 1 D-1 & 1 D-3.
- 4: 10 new (Outside). 2 Agency Dev (restricted Rental), 8 Nonagency Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
Identify Project Area or specify "Outside": Outside
General Title of Housing Project/Program: Lincoln Court Senior
Project/Program Address (optional): _____

Street: 2400 MacArthur Blvd **City:** Oakland **ZIP:** 94602

Owner Name (optional): _____

Total Project/Program Units: # 82 **Restricted Units:** # 81 **Unrestricted Units:** # 1

For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7.

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? YES NO

Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end # 0

Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end # 0

Number of units restricted for special needs: (number must not exceed "Total Project Units") # 81

Number of units restricted that are serving one or more Special Needs: # _____ Check, if data not available

(Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

# _____ DISABLED (Mental)	# _____ FARMWORKER (Permanent)	# _____ TRANSITIONAL HOUSING
# _____ DISABLED (Physical)	# _____ FEMALE HEAD OF HOUSHOLD	# <u>81</u> ELDERLY
# _____ FARMWORKER (Migrant)	# _____ LARGE FAMILY (4 or more Bedrooms)	# _____ EMERGENCY SHELTERS (allowable use <u>only</u> with "Other Housing Units Provided - Without LMIHF" Sch-D6)

Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002):

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date			9/23/2007	
Restriction End Date			9/22/2061	
Perpetuity				

Funding Sources:

Redevelopment Funds: \$ 2,000,000
 Federal Funds: \$ 1,500,000
 State Funds: \$ 6,687,160
 Other Local Funds: \$ _____
 Private Funds: \$ 1,578,200
 Owner's Equity: \$ 7,542,123
 TCAC/Federal Award: \$ _____
 TCAC/State Award: \$ _____
 Total Development/Purchase Cost: \$ 19,307,483

Check all appropriate form(s) below that will be used to identify all of this Project's/Program's Units:

- | | | |
|--|---|---|
| <input type="checkbox"/> Replacement Housing Units
(Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:
<input type="checkbox"/> <u>Inside</u> Project Area (Sch HCD-D3)
<input type="checkbox"/> <u>Outside</u> Project Area (Sch HCD-D4) | Other Housing Units Provided:
<input checked="" type="checkbox"/> <u>With</u> LMIHF (Sch HCD-D5)
<input type="checkbox"/> <u>Without</u> LMIHF (Sch HCD-D6)
<input checked="" type="checkbox"/> <u>No Agency Assistance</u> (Sch HCD-D7) |
|--|---|---|

**SCHEDULE HCD-D1
GENERAL PROJECT/PROGRAM INFORMATION**

For each different Project/Program (area/name/agency or nonagency dev/rental or owner), complete a D1 and applicable D2-D7.

Examples:

- 1: 25 minor rehab (Nonagency Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s, & Ds3-4-5.
- 2: 20 sub rehab (nonrestricted): Area 3: 4 Agency Dev. Rentals; 16 Nonagency Dev. Rentals. Complete 2 D-1s & 2 D-5s.
- 3: 15 sub rehab (restricted): Area 4: 15 Nonagency Dev, Owner. Complete 1 D-1 & 1 D-3.
- 4: 10 new (Outside). 2 Agency Dev (restricted Rental), 8 Nonagency Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
Identify Project Area or specify "Outside": Outside
General Title of Housing Project/Program: Percy Abrams Jr. Senior Housing
Project/Program Address (optional): _____
Street: 6400 San Pablo Avenue **City:** Oakland **ZIP:** 94608

Owner Name (optional): _____
Total Project/Program Units: # 44 **Restricted Units:** # 44 **Unrestricted Units:** # 0

For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7.

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? YES NO

Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end # 0
Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end # 0
Number of units restricted for special needs: (number must not exceed "Total Project Units") # 0

Number of units restricted that are serving one or more Special Needs: # 44 Check, if data not available
(Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

# <u> </u> DISABLED (Mental)	# <u> </u> FARMWORKER (Permanent)	# <u> </u> TRANSITIONAL HOUSING
# <u> </u> DISABLED (Physical)	# <u> </u> FEMALE HEAD OF HOUSHOLD	# <u>44</u> ELDERLY
# <u> </u> FARMWORKER (Migrant)	# <u> </u> LARGE FAMILY (4 or more Bedrooms)	# <u> </u> EMERGENCY SHELTERS <i>(allowable use only with "Other Housing Units Provided - Without LMIHF" Sch-D6)</i>

Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002):

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date			8/25/2007	
Restriction End Date			8/24/2061	
Perpetuity				

Funding Sources:

Redevelopment Funds: \$ 1,000,000
 Federal Funds: \$ 7,255,800
 State Funds: \$ _____
 Other Local Funds: \$ 5,000
 Private Funds: \$ 276,000
 Owner's Equity: \$ _____
 TCAC/Federal Award: \$ _____
 TCAC/State Award: \$ _____
 Total Development/Purchase Cost: \$ 8,536,800

Check all appropriate form(s) below that will be used to identify all of this Project's/Program's Units:

- Replacement Housing Units (Sch HCD-D2)
- Inclusionary Units:
 - Inside Project Area (Sch HCD-D3)
 - Outside Project Area (Sch HCD-D4)
- Other Housing Units Provided:
 - With LMIHF (Sch HCD-D5)
 - Without LMIHF (Sch HCD-D6)
 - No Agency Assistance (Sch HCD-D7)

**SCHEDULE HCD-D1
GENERAL PROJECT/PROGRAM INFORMATION**

For each different Project/Program (area/name/agy or nonagy dev/rental or owner), complete a D1 and applicable D2-D7.

Examples:

- 1: 25 minor rehab (Nonagy Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s, & Ds3-4-5.
- 2: 20 sub rehab (nonrestricted): Area 3: 4 Agy Dev. Rentals; 16 Nonagy Dev. Rentals. Complete 2 D-1s & 2 D-5s.
- 3: 15 sub rehab (restricted): Area 4: 15 Nonagy Dev, Owner. Complete 1 D-1 & 1 D-3.
- 4: 10 new (Outside). 2 Agy Dev (restricted Rental), 8 Nonagy Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5.

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
 Identify Project Area or specify "Outside": West Oakland
 General Title of Housing Project/Program: Unassisted Market Rate Units
 Project/Program Address (optional): _____
Street: _____ City: _____ ZIP: _____

Owner Name (optional): _____
 Total Project/Program Units: _____ Restricted Units: # 0 Unrestricted Units: # 72
 # 72

For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7.

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? YES NO
 Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end # _____
 Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end # _____
 Number of units restricted for special needs: (number must not exceed "Total Project Units") # _____
 Number of units restricted that are serving one or more Special Needs: # _____ Check, if data not available
 (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

# _____ DISABLED (Mental)	# _____ FARMWORKER (Permanent)	# _____ TRANSITIONAL HOUSING
# _____ DISABLED (Physical)	# _____ FEMALE HEAD OF HOUSHOLD	# _____ ELDERLY
# _____ FARMWORKER (Migrant)	# _____ LARGE FAMILY (4 or more Bedrooms)	# _____ EMERGENCY SHELTERS (allowable use <u>only</u> with "Other Housing Units Provided - Without LMIHF" Sch-D6)

Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002):

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date				
Restriction End Date				
Perpetuity				

Funding Sources:

Redevelopment Funds: \$ _____
 Federal Funds: \$ _____
 State Funds: \$ _____
 Other Local Funds: \$ _____
 Private Funds: \$ _____
 Owner's Equity: \$ _____
 TCAC/Federal Award: \$ _____
 TCAC/State Award: \$ _____
 Total Development/Purchase Cost: \$ _____

Check all appropriate form(s) below that will be used to identify all of this Project's/Program's Units:

- Replacement Housing Units (Sch HCD-D2)
- Inclusionary Units:
 - Inside Project Area (Sch HCD-D3)
 - Outside Project Area (Sch HCD-D4)
- Other Housing Units Provided:
 - With LMIHF (Sch HCD-D5)
 - Without LMIHF (Sch HCD-D6)
 - No Agency Assistance (Sch HCD-D7)

**SCHEDULE HCD-D3
INCLUSIONARY HOUSING UNITS (INSIDE PROJECT AREA)**

(units not claimed on Schedule D-4,5,6,7)

(units with required affordability restrictions that agency or community controls)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name: Coliseum

Affordable Housing Project Name: East Side Arts & Housing

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Agency Developed Non-Agency Developed

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Rental Owner-Occupied

Enter the number of units for each applicable activity below:

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

A. New Construction Units:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
					4	12		16		4	12		16	

Of Total, identify the number aggregated from other project areas (see HCD-A(s), Item 8):

B. Substantial Rehabilitation (Post-93/AB 1290 Definition of Value >25%: Credit for Obligations Since 1994):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

Of Total, identify the number aggregated from other project areas (see HCD-A(s), Item 8):

C. Acquisition of Covenants (Post-93/AB 1290 Reform: Only Multi-Family Vlow & Low & Other Restrictions):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

TOTAL UNITS (Add only **TOTAL** of all "TOTAL Elderly / Non Elderly Units"):

If TOTAL UNITS is less than "Total Project Units" on HCD Schedule D1, report the remaining units as instructed below.

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|--|--|--|
| <input type="checkbox"/> Replacement Housing Units
(Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units (Outside Project Area)
(Sch HCD-D4) | Other Housing Units Provided:
<input type="checkbox"/> With LMIHF (Sch HCD-D5)
<input type="checkbox"/> Without LMIHF (Sch HCD-D6)
<input checked="" type="checkbox"/> No Assistance (Sch HCD-D7) |
|--|--|--|

Identify the number of Inclusionary Units which also have been counted as Replacement Units:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

SCHEDULE HCD-D5

OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITH LMIHF)

(units not claimed on Schedule D-2,3,4,6,7)

(lack minimum replacement or inclusionary restrictions and/or not controlled by agency or community)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Outside

Affordable Housing Project Name: Altenheim Phase I

Check only one:

- Inside Project Area Outside Project Area

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Agency Developed Non-Agency Developed

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Rental Owner-Occupied

Enter the number of units for each applicable activity below:

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

A. New Construction Units (non replacement/non inclusionary):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
39	53		92							39	53		92	

B. Substantial Rehabilitation Units (value increase with land > 25% (non replacement/non inclusionary):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

C. Non-Substantial Rehabilitation Units:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

D. Acquisition of Units Only (non acquisition of affordability covenants for inclusionary credit):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

E. Mobilehome Owner / Resident:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

F. Mobilehome Park Owner / Resident:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

SCHEDULE HCD-D5

OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITH LMIHF) (continued)

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

G. Preservation (H&S 33334.2(e)(11) Threat of Public Assisted/Subsidized Rentals Converted to Market):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

H. Subsidy (other than any activity already reported on this form):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

I. Other Assistance:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

TOTAL UNITS (Add only TOTAL of all "TOTAL Elderly / Non Elderly Units"):

92

If TOTAL UNITS is less than "Total Project Units" shown on HCD Schedule D1, report the remainder as instructed below.

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|--|---|---|
| <input type="checkbox"/> Replacement Housing Units
(Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:
<input type="checkbox"/> Inside Project Area (Sch HCD-D3)
<input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:
<input type="checkbox"/> Without LMIHF (Sch HCD-D6)
<input checked="" type="checkbox"/> No Assistance (Sch HCD-D7) |
|--|---|---|

SCHEDULE HCD-D5

OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITH LMIHF)

(units not claimed on Schedule D-2,3,4,6,7)

(lack minimum replacement or inclusionary restrictions and/or not controlled by agency or community)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Outside

Affordable Housing Project Name: Lincoln Court Senior

Check only one:

- Inside Project Area Outside Project Area

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Agency Developed Non-Agency Developed

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Rental Owner-Occupied

Enter the number of units for each applicable activity below:

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

A. New Construction Units (non replacement/non inclusionary):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
81			81							81			81	

B. Substantial Rehabilitation Units (value increase with land > 25% (non replacement/non inclusionary):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

C. Non-Substantial Rehabilitation Units:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

D. Acquisition of Units Only (non acquisition of affordability covenants for inclusionary credit):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

E. Mobilehome Owner / Resident:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

F. Mobilehome Park Owner / Resident:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

Agency Name: Redevelopment Agency of the City of Oakland

Housing Project Name: Lincoln Court Senior

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**SCHEDULE HCD-D5
OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITH LMIHF) (continued)**

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

G. Preservation (H&S 33334.2(e)(11) Threat of Public Assisted/Subsidized Rentals Converted to Market):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

H. Subsidy (other than any activity already reported on this form):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

I. Other Assistance:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

TOTAL UNITS (Add only TOTAL of all "TOTAL Elderly / Non Elderly Units"):

81

If TOTAL UNITS is less than "Total Project Units" shown on HCD Schedule D1, report the remainder as instructed below.

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|--|---|---|
| <input type="checkbox"/> Replacement Housing Units
(Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:
<input type="checkbox"/> Inside Project Area (Sch HCD-D3)
<input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:
<input type="checkbox"/> Without LMIHF (Sch HCD-D6)
<input checked="" type="checkbox"/> No Assistance (Sch HCD-D7) |
|--|---|---|

SCHEDULE HCD-D5

OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITH LMIHF)

(units not claimed on Schedule D-2,3,4,6,7)

(lack minimum replacement or inclusionary restrictions and/or not controlled by agency or community)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Outside

Affordable Housing Project Name: Percy Abrams Jr. Senior Housing

Check only one:

- Inside Project Area Outside Project Area

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Agency Developed Non-Agency Developed

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Rental Owner-Occupied

Enter the number of units for each applicable activity below:

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

A. New Construction Units (non replacement/non inclusionary):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
43			43							43			43	

B. Substantial Rehabilitation Units (value increase with land > 25% (non replacement/non inclusionary):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

C. Non-Substantial Rehabilitation Units:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

D. Acquisition of Units Only (non acquisition of affordability covenants for inclusionary credit):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

E. Mobilehome Owner / Resident:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

F. Mobilehome Park Owner / Resident:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

Agency Name: Redevelopment Agency of the City of Oakland

Housing Project Name: Percy Abrams Jr. Senior Housing

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

SCHEDULE HCD-D5

OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITH LMIHF) (continued)

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

G. Preservation (H&S 33334.2(e)(11) Threat of Public Assisted/Subsidized Rentals Converted to Market):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

H. Subsidy (other than any activity already reported on this form):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

I. Other Assistance:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

TOTAL UNITS (Add only **TOTAL** of all "TOTAL Elderly / Non Elderly Units"):

43

If TOTAL UNITS is less than "Total Project Units" shown on HCD Schedule D1, report the remainder as instructed below.

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|---|---|---|
| <input type="checkbox"/> Replacement Housing Units
(Sch HCD-D2). | <input type="checkbox"/> Inclusionary Units:
<input type="checkbox"/> Inside Project Area (Sch HCD-D3)
<input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:
<input type="checkbox"/> Without LMIHF (Sch HCD-D6)
<input checked="" type="checkbox"/> No Assistance (Sch HCD-D7) |
|---|---|---|

SCHEDULE HCD-D7
HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)
(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Outside

Housing Project Name: Altenheim Phase I

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

Example 1 (reporting partial units): A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6).

Example 2 (reporting all units): Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

INSIDE Project Area

Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						

If agency *did not* assist any part of project identify Building Permit Number and Date:

<u>BUILDING PERMIT NUMBER</u>	<u>BUILDING PERMIT DATE</u>
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OUTSIDE Project Area

Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>					1	1
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>					1	1

If agency *did not* assist any part of project identify Building Permit Number and Date:

<u>BUILDING PERMIT NUMBER</u>	<u>BUILDING PERMIT DATE</u>
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Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|--|---|--|
| <input type="checkbox"/> Replacement Housing Units
(Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:
<input type="checkbox"/> Inside Project Area (Sch HCD-D3)
<input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:
<input checked="" type="checkbox"/> With LMIHF (Sch HCD-D5)
<input type="checkbox"/> Without LMIHF (Sch HCD-D6) |
|--|---|--|

SCHEDULE HCD-D7
HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)
(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Broadway/MacArthur/San Pablo

Housing Project Name: Unassisted Market Rate Units

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

Example 1 (reporting partial units): A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6).

Example 2 (reporting all units): Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

INSIDE Project Area

Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>					181	181
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>					181	181

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER	BUILDING PERMIT DATE
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OUTSIDE Project Area

Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER	BUILDING PERMIT DATE
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Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|--|---|---|
| <input type="checkbox"/> Replacement Housing Units
(Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:
<input type="checkbox"/> Inside Project Area (Sch HCD-D3)
<input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:
<input type="checkbox"/> With LMIHF (Sch HCD-D5)
<input type="checkbox"/> Without LMIHF (Sch HCD-D6) |
|--|---|---|

SCHEDULE HCD-D7

HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)

(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Central City East

Housing Project Name: Unassisted Market Rate Units

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

Example 1 (reporting partial units): A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6.

Example 2 (reporting all units): Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

INSIDE Project Area

Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>					69	69
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>					69	69

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER		BUILDING PERMIT DATE	
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OUTSIDE Project Area

Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER		BUILDING PERMIT DATE	
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Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|---|---|---|
| <input type="checkbox"/> Replacement Housing Units (Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:
<input type="checkbox"/> Inside Project Area (Sch HCD-D3)
<input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:
<input type="checkbox"/> With LMIHF (Sch HCD-D5)
<input type="checkbox"/> Without LMIHF (Sch HCD-D6) |
|---|---|---|

SCHEDULE HCD-D7
HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)
(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Coliseum

Housing Project Name: Unassisted Market Rate Units

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

Example 1 (reporting partial units): A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6.

Example 2 (reporting all units): Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

INSIDE Project Area

Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
New Construction Units:					181	181
Substantial Rehabilitation Units:						
Total Units:					181	181

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER		BUILDING PERMIT DATE	
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OUTSIDE Project Area

Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
New Construction Units:						
Substantial Rehabilitation Units:						
Total Units:						

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER		BUILDING PERMIT DATE	
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Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|---|---|---|
| <input type="checkbox"/> Replacement Housing Units (Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:
<input type="checkbox"/> Inside Project Area (Sch HCD-D3)
<input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:
<input type="checkbox"/> With LMIHF (Sch HCD-D5)
<input type="checkbox"/> Without LMIHF (Sch HCD-D6) |
|---|---|---|

SCHEDULE HCD-D7
HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)
(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Coliseum

Housing Project Name: East Side Arts & Housing

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

Example 1 (reporting partial units): A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6).

Example 2 (reporting all units): Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

INSIDE Project Area

Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
New Construction Units:						
Substantial Rehabilitation Units:					2	2
Total Units:					2	2

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER	BUILDING PERMIT DATE
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OUTSIDE Project Area

Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
New Construction Units:					1	1
Substantial Rehabilitation Units:						
Total Units:					1	1

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER	BUILDING PERMIT DATE
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Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|---|--|--|
| <input type="checkbox"/> Replacement Housing Units (Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units: | <input type="checkbox"/> Other Housing Units Provided: |
| | <input checked="" type="checkbox"/> Inside Project Area (Sch HCD-D3) | <input type="checkbox"/> With LMIHF (Sch HCD-D5) |
| | <input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> Without LMIHF (Sch HCD-D6) |

SCHEDULE HCD-D7

HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)

(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Outside

Housing Project Name: Lincoln Court Senior

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

Example 1 (reporting partial units): A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6.

Example 2 (reporting all units): Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

INSIDE Project Area

Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						

If agency did not assist any part of project identify Building Permit Number and Date:

<u>BUILDING PERMIT NUMBER</u>	<u>BUILDING PERMIT DATE</u>
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OUTSIDE Project Area

Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>					1	1
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>					1	1

If agency did not assist any part of project identify Building Permit Number and Date:

<u>BUILDING PERMIT NUMBER</u>	<u>BUILDING PERMIT DATE</u>
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Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|--|---|--|
| <input type="checkbox"/> Replacement Housing Units
(Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:
<input type="checkbox"/> Inside Project Area (Sch HCD-D3)
<input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:
<input checked="" type="checkbox"/> With LMIHF (Sch HCD-D5)
<input type="checkbox"/> Without LMIHF (Sch HCD-D6) |
|--|---|--|

SCHEDULE HCD-D7
HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)
(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Outside

Housing Project Name: Percy Abrams Jr. Senior Housing

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

Example 1 (reporting partial units): A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6.

Example 2 (reporting all units): Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

INSIDE Project Area

Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						

If agency did not assist any part of project identify Building Permit Number and Date:

<u>BUILDING PERMIT NUMBER</u>	<u>BUILDING PERMIT DATE</u>
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OUTSIDE Project Area

Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>					1	1
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>					1	1

If agency did not assist any part of project identify Building Permit Number and Date:

<u>BUILDING PERMIT NUMBER</u>	<u>BUILDING PERMIT DATE</u>
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Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|--|---|--|
| <input type="checkbox"/> Replacement Housing Units
(Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:
<input type="checkbox"/> <u>Inside</u> Project Area (Sch HCD-D3)
<input type="checkbox"/> <u>Outside</u> Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:
<input checked="" type="checkbox"/> <u>With</u> LMIHF (Sch HCD-D5)
<input type="checkbox"/> <u>Without</u> LMIHF (Sch HCD-D6) |
|--|---|--|

**SCHEDULE HCD-D7
HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)
(units not claimed on Schedule D-2,3,4,5,6)**

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": West Oakland

Housing Project Name: Unassisted Market Rate Units

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

Example 1 (reporting partial units): A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6).

Example 2 (reporting all units): Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

INSIDE Project Area

Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>					72	72
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>					72	72

If agency did not assist any part of project identify Building Permit Number and Date:

<u>BUILDING PERMIT NUMBER</u>	<u>BUILDING PERMIT DATE</u>
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OUTSIDE Project Area

Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						

If agency did not assist any part of project identify Building Permit Number and Date:

<u>BUILDING PERMIT NUMBER</u>	<u>BUILDING PERMIT DATE</u>
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Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|--|---|---|
| <input type="checkbox"/> Replacement Housing Units
(Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:
<input type="checkbox"/> Inside Project Area (Sch HCD-D3)
<input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:
<input type="checkbox"/> With LMIHF (Sch HCD-D5)
<input type="checkbox"/> Without LMIHF (Sch HCD-D6) |
|--|---|---|

SCHEDULE HCD-E

**CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION
BASED ON SPECIFIED HOUSING ACTIVITY DURING THE REPORTING YEAR**

Agency: Redevelopment Agency of the City of Oakland

Name of Project or Area (if applicable, list "Outside" or "Summary"): Broadway/MacArthur/San Pablo

Complete this form to report activity separately by project or area or to summarize activity for the year. Report all new construction and/or substantial rehabilitation units from Forms D2 through D7 that were: (a) developed by the agency and/or (b) developed only in a project area by a nonagency person or entity.

PART I [H&SC Section 33413(b)(1)] AGENCY DEVELOPED UNITS DURING THE REPORTING YEAR BOTH INSIDE AND OUTSIDE OF A PROJECT AREA	
1. New Units Developed by the <u>Agency</u>	0
2. Substantially Rehabilitated Units Developed by the <u>Agency</u>	0
3. Subtotal - Baseline of <u>Agency</u> Developed Units (add lines 1 & 2)	0
4. Subtotal of Increased Inclusionary Obligation (Line 3 x 30%) (see Notes 1 and 2 below)	0
5. <u>Very-Low</u> Inclusionary Obligation Increase Units (Line 4 x 50%)	0
PART II [H&SC Section 33413(b)(2)] NONAGENCY DEVELOPED UNITS DURING THE REPORTING YEAR ONLY INSIDE A PROJECT AREA	
6. New Units Developed by Any <u>Nonagency</u> Person or Entity	181
7. Substantially Rehabilitated Units Developed by Any <u>Nonagency</u> Person or Entity	0
8. Subtotal - Baseline of <u>Nonagency</u> Developed Units (add lines 6 & 7)	181
9. Subtotal of Increased Inclusionary Obligation (Line 8 x 15%) (see Notes 1 and 2 below)	28
10. <u>Very-Low</u> Inclusionary Obligation Increase (Line 9 x 40%)	11
PART III REPORTING YEAR TOTALS	
11. Total Increase in Inclusionary Obligation (add lines 4 and 9)	28
12. <u>Very-Low</u> Inclusionary Obligation Increase (add lines 5 and 10) (Line 12 is a subset of Line 11)	11

NOTES:

- Section 33413(b)(1), (2), and (4) require agencies to ensure that applicable percentages (30% or 15%) of all (market-rate and affordable) "new and substantially rehabilitated dwelling units" are made available at affordable housing cost within 10-year planning periods. Market-rate units: units not assisted with low-mod funds and jurisdiction does not control affordability restrictions. Affordable units: units generally restricted for the longest feasible time beyond the redevelopment plan's land use controls and jurisdiction controls affordability restrictions. Agency developed units: market-rate units can not exceed 70 percent and affordable units must be at least 30 percent; however, all units assisted with low-mod funds must be affordable. Nonagency developed (project area) units: market-rate units can not exceed 85 percent and affordable units must be at least 15 percent.
- Production requirements may be met on a project-by-project basis or in aggregate within each 10-year planning period. The percentage of affordable units relative to total units required within each 10-year planning period may be calculated as follows:

$$\text{AFFORDABLE units} = \frac{\text{Market-rate} \times (.30 \text{ or } .15)}{(.70 \text{ or } .85)} \quad \text{TOTAL units} = \frac{\text{Market-rate or Affordable}}{(.70 \text{ or } .85) \quad (.30 \text{ or } .15)}$$

SCHEDULE HCD-E

**CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION
BASED ON SPECIFIED HOUSING ACTIVITY DURING THE REPORTING YEAR**

Agency: Redevelopment Agency of the City of Oakland

Name of Project or Area (if applicable, list "Outside" or "Summary": Central City East

Complete this form to report activity separately by project or area or to summarize activity for the year. Report all new construction and/or substantial rehabilitation units from Forms D2 through D7 that were: (a) developed by the agency and/or (b) developed only in a project area by a nonagency person or entity.

PART I [H&SC Section 33413(b)(1)] AGENCY DEVELOPED UNITS DURING THE REPORTING YEAR BOTH INSIDE AND OUTSIDE OF A PROJECT AREA	
1. New Units Developed by the Agency	0
2. Substantially Rehabilitated Units Developed by the Agency	0
3. Subtotal - Baseline of Agency Developed Units (add lines 1 & 2)	0
4. Subtotal of Increased Inclusionary Obligation (Line 3 x 30%) (see Notes 1 and 2 below)	0
5. Very-Low Inclusionary Obligation Increase Units (Line 4 x 50%)	0
PART II [H&SC Section 33413(b)(2)] NONAGENCY DEVELOPED UNITS DURING THE REPORTING YEAR ONLY INSIDE A PROJECT AREA	
6. New Units Developed by Any Nonagency Person or Entity	69
7. Substantially Rehabilitated Units Developed by Any Nonagency Person or Entity	0
8. Subtotal - Baseline of Nonagency Developed Units (add lines 6 & 7)	69
9. Subtotal of Increased Inclusionary Obligation (Line 8 x 15%) (see Notes 1 and 2 below)	11
10. Very-Low Inclusionary Obligation Increase (Line 9 x 40%)	5
PART III REPORTING YEAR TOTALS	
11. Total Increase in Inclusionary Obligation (add lines 4 and 9)	11
12. Very-Low Inclusionary Obligation Increase (add lines 5 and 10) (Line 12 is a subset of Line 11)	5

NOTES:

- Section 33413(b)(1), (2), and (4) require agencies to ensure that applicable percentages (30% or 15%) of all (market-rate and affordable) "new and substantially rehabilitated dwelling units" are made available at affordable housing cost within 10-year planning periods. Market-rate units: units not assisted with low-mod funds and jurisdiction does not control affordability restrictions. Affordable units: units generally restricted for the longest feasible time beyond the redevelopment plan's land use controls and jurisdiction controls affordability restrictions. Agency developed units: market-rate units can not exceed 70 percent and affordable units must be at least 30 percent; however, all units assisted with low-mod funds must be affordable. Nonagency developed (project area) units: market-rate units can not exceed 85 percent and affordable units must be at least 15 percent.

- Production requirements may be met on a project-by-project basis or in aggregate within each 10-year planning period. The percentage of affordable units relative to total units required within each 10-year planning period may be calculated as follows:

$$\text{AFFORDABLE units} = \frac{\text{Market-rate} \times (.30 \text{ or } .15)}{(.70 \text{ or } .85)} \quad \text{TOTAL units} = \frac{\text{Market-rate or Affordable}}{(.70 \text{ or } .85) \quad (.30 \text{ or } .15)}$$

SCHEDULE HCD-E

**CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION
BASED ON SPECIFIED HOUSING ACTIVITY DURING THE REPORTING YEAR**

Agency: Redevelopment Agency of the City of Oakland

Name of Project or Area (if applicable, list "Outside" or "Summary"): Coliseum

Complete this form to report activity separately by project or area or to summarize activity for the year. Report all new construction and/or substantial rehabilitation units from Forms D2 through D7 that were: (a) developed by the agency and/or (b) developed only in a project area by a nonagency person or entity.

PART I [H&SC Section 33413(b)(1)] AGENCY DEVELOPED UNITS DURING THE REPORTING YEAR BOTH INSIDE AND OUTSIDE OF A PROJECT AREA	
1. New Units Developed by the Agency	0
2. Substantially Rehabilitated Units Developed by the Agency	0
3. Subtotal - Baseline of Agency Developed Units (add lines 1 & 2)	0
4. Subtotal of Increased Inclusionary Obligation (Line 3 x 30%) (see Notes 1 and 2 below)	0
5. Very-Low Inclusionary Obligation Increase Units (Line 4 x 50%)	0
PART II [H&SC Section 33413(b)(2)] NONAGENCY DEVELOPED UNITS DURING THE REPORTING YEAR ONLY INSIDE A PROJECT AREA	
6. New Units Developed by Any Nonagency Person or Entity	181
7. Substantially Rehabilitated Units Developed by Any Nonagency Person or Entity	0
8. Subtotal - Baseline of Nonagency Developed Units (add lines 6 & 7)	181
9. Subtotal of Increased Inclusionary Obligation (Line 8 x 15%) (see Notes 1 and 2 below)	28
10. Very-Low Inclusionary Obligation Increase (Line 9 x 40%)	11
PART III REPORTING YEAR TOTALS	
11. Total Increase in Inclusionary Obligation (add lines 4 and 9)	28
12. Very-Low Inclusionary Obligation Increase (add lines 5 and 10) (Line 12 is a subset of Line 11)	11

NOTES:

- Section 33413(b)(1), (2), and (4) require agencies to ensure that applicable percentages (30% or 15%) of all (market-rate and affordable) "new and substantially rehabilitated dwelling units" are made available at affordable housing cost within 10-year planning periods. Market-rate units: units not assisted with low-mod funds and jurisdiction does not control affordability restrictions. Affordable units: units generally restricted for the longest feasible time beyond the redevelopment plan's land use controls and jurisdiction controls affordability restrictions. Agency developed units: market-rate units can not exceed 70 percent and affordable units must be at least 30 percent; however, all units assisted with low-mod funds must be affordable. Nonagency developed (project area) units: market-rate units can not exceed 85 percent and affordable units must be at least 15 percent.

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SCHEDULE HCD-E

**CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION
BASED ON SPECIFIED HOUSING ACTIVITY DURING THE REPORTING YEAR**

Agency: Redevelopment Agency of the City of Oakland

Name of Project or Area (if applicable, list "Outside" or "Summary": Oakland Army Base

Complete this form to report activity separately by project or area or to summarize activity for the year. Report all new construction and/or substantial rehabilitation units from Forms D2 through D7 that were: (a) developed by the agency and/or (b) developed only in a project area by a nonagency person or entity.

PART I [H&SC Section 33413(b)(1)] AGENCY DEVELOPED UNITS DURING THE REPORTING YEAR BOTH INSIDE AND OUTSIDE OF A PROJECT AREA	
1. New Units Developed by the <u>Agency</u>	0
2. Substantially Rehabilitated Units Developed by the <u>Agency</u>	0
3. Subtotal - Baseline of <u>Agency</u> Developed Units (add lines 1 & 2)	0
4. Subtotal of Increased Inclusionary Obligation (Line 3 x 30%) (see Notes 1 and 2 below)	0
5. <u>Very-Low</u> Inclusionary Obligation Increase Units (Line 4 x 50%)	0
PART II [H&SC Section 33413(b)(2)] NONAGENCY DEVELOPED UNITS DURING THE REPORTING YEAR ONLY INSIDE A PROJECT AREA	
6. New Units Developed by Any <u>Nonagency</u> Person or Entity	0
7. Substantially Rehabilitated Units Developed by Any <u>Nonagency</u> Person or Entity	0
8. Subtotal - Baseline of <u>Nonagency</u> Developed Units (add lines 6 & 7)	0
9. Subtotal of Increased Inclusionary Obligation (Line 8 x 15%) (see Notes 1 and 2 below)	0
10. <u>Very-Low</u> Inclusionary Obligation Increase (Line 9 x 40%)	0
PART III REPORTING YEAR TOTALS	
11. Total Increase in Inclusionary Obligation (add lines 4 and 9)	0
12. <u>Very-Low</u> Inclusionary Obligation Increase (add lines 5 and 10) (Line 12 is a subset of Line 11)	0

NOTES:

- Section 33413(b)(1), (2), and (4) require agencies to ensure that applicable percentages (30% or 15%) of all (market-rate and affordable) "new and substantially rehabilitated dwelling units" are made available at affordable housing cost within 10-year planning periods. Market-rate units: units not assisted with low-mod funds and jurisdiction does not control affordability restrictions. Affordable units: units generally restricted for the longest feasible time beyond the redevelopment plan's land use controls and jurisdiction controls affordability restrictions. Agency developed units: market-rate units can not exceed 70 percent and affordable units must be at least 30 percent; however, all units assisted with low-mod funds must be affordable. Nonagency developed (project area) units: market-rate units can not exceed 85 percent and affordable units must be at least 15 percent.*
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$$\text{AFFORDABLE units} = \frac{\text{Market-rate} \times (.30 \text{ or } .15)}{(.70 \text{ or } .85)} \quad \text{TOTAL units} = \frac{\text{Market-rate or Affordable}}{(.70 \text{ or } .85) \quad (.30 \text{ or } .15)}$$

SCHEDULE HCD-E

**CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION
BASED ON SPECIFIED HOUSING ACTIVITY DURING THE REPORTING YEAR**

Agency: Redevelopment Agency of the City of Oakland

Name of Project or Area (if applicable, list "Outside" or "Summary"): Oak Knoll

Complete this form to report activity separately by project or area or to summarize activity for the year. Report all new construction and/or substantial rehabilitation units from Forms D2 through D7 that were: (a) developed by the agency and/or (b) developed only in a project area by a nonagency person or entity.

PART I [H&SC Section 33413(b)(1)] AGENCY DEVELOPED UNITS DURING THE REPORTING YEAR BOTH INSIDE AND OUTSIDE OF A PROJECT AREA	
1. New Units Developed by the Agency	0
2. Substantially Rehabilitated Units Developed by the Agency	0
3. Subtotal - Baseline of Agency Developed Units (add lines 1 & 2)	0
4. Subtotal of Increased Inclusionary Obligation (Line 3 x 30%) (see Notes 1 and 2 below)	0
5. Very-Low Inclusionary Obligation Increase Units (Line 4 x 50%)	0
PART II [H&SC Section 33413(b)(2)] NONAGENCY DEVELOPED UNITS DURING THE REPORTING YEAR ONLY INSIDE A PROJECT AREA	
6. New Units Developed by Any Nonagency Person or Entity	0
7. Substantially Rehabilitated Units Developed by Any Nonagency Person or Entity	0
8. Subtotal - Baseline of Nonagency Developed Units (add lines 6 & 7)	0
9. Subtotal of Increased Inclusionary Obligation (Line 8 x 15%) (see Notes 1 and 2 below)	0
10. Very-Low Inclusionary Obligation Increase (Line 9 x 40%)	0
PART III REPORTING YEAR TOTALS	
11. Total Increase in Inclusionary Obligation (add lines 4 and 9)	0
12. Very-Low Inclusionary Obligation Increase (add lines 5 and 10) (Line 12 is a subset of Line 11)	0

NOTES:

- Section 33413(b)(1), (2), and (4) require agencies to ensure that applicable percentages (30% or 15%) of all (market-rate and affordable) "new and substantially rehabilitated dwelling units" are made available at affordable housing cost within 10-year planning periods. Market-rate units: units not assisted with low-mod funds and jurisdiction does not control affordability restrictions. Affordable units: units generally restricted for the longest feasible time beyond the redevelopment plan's land use controls and jurisdiction controls affordability restrictions. Agency developed units: market-rate units can not exceed 70 percent and affordable units must be at least 30 percent; however, all units assisted with low-mod funds must be affordable. Nonagency developed (project area) units: market-rate units can not exceed 85 percent and affordable units must be at least 15 percent.
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SCHEDULE HCD-E

**CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION
BASED ON SPECIFIED HOUSING ACTIVITY DURING THE REPORTING YEAR**

Agency: Redevelopment Agency of the City of Oakland

Name of Project or Area (if applicable, list "Outside" or "Summary"): West Oakland

Complete this form to report activity separately by project or area or to summarize activity for the year. Report all new construction and/or substantial rehabilitation units from Forms D2 through D7 that were: (a) developed by the agency and/or (b) developed only in a project area by a nonagency person or entity.

PART I [H&SC Section 33413(b)(1)] AGENCY DEVELOPED UNITS DURING THE REPORTING YEAR BOTH INSIDE AND OUTSIDE OF A PROJECT AREA	
1. New Units Developed by the Agency	0
2. Substantially Rehabilitated Units Developed by the Agency	0
3. Subtotal - Baseline of Agency Developed Units (add lines 1 & 2)	0
4. Subtotal of Increased Inclusionary Obligation (Line 3 x 30%) (see Notes 1 and 2 below)	0
5. Very-Low Inclusionary Obligation Increase Units (Line 4 x 50%)	0
PART II [H&SC Section 33413(b)(2)] NONAGENCY DEVELOPED UNITS DURING THE REPORTING YEAR ONLY INSIDE A PROJECT AREA	
6. New Units Developed by Any Nonagency Person or Entity	72
7. Substantially Rehabilitated Units Developed by Any Nonagency Person or Entity	0
8. Subtotal - Baseline of Nonagency Developed Units (add lines 6 & 7)	72
9. Subtotal of Increased Inclusionary Obligation (Line 8 x 15%) (see Notes 1 and 2 below)	11
10. Very-Low Inclusionary Obligation Increase (Line 9 x 40%)	5
PART III REPORTING YEAR TOTALS	
11. Total Increase in Inclusionary Obligation (add lines 4 and 9)	11
12. Very-Low Inclusionary Obligation Increase (add lines 5 and 10) (Line 12 is a subset of Line 11)	5

NOTES:

- Section 33413(b)(1), (2), and (4) require agencies to ensure that applicable percentages (30% or 15%) of all (market-rate and affordable) "new and substantially rehabilitated dwelling units" are made available at affordable housing cost within 10-year planning periods. Market-rate units: units not assisted with low-mod funds and jurisdiction does not control affordability restrictions. Affordable units: units generally restricted for the longest feasible time beyond the redevelopment plan's land use controls and jurisdiction controls affordability restrictions. Agency developed units: market-rate units can not exceed 70 percent and affordable units must be at least 30 percent; however, all units assisted with low-mod funds must be affordable. Nonagency developed (project area) units: market-rate units can not exceed 85 percent and affordable units must be at least 15 percent.*
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$$\text{AFFORDABLE units} = \frac{\text{Market-rate} \times (.30 \text{ or } .15)}{(.70 \text{ or } .85)} \quad \text{TOTAL units} = \frac{\text{Market-rate or Affordable}}{(.70 \text{ or } .85) \quad (.30 \text{ or } .15)}$$

ACORN REDEVELOPMENT PROJECT

1. The Jack London Gateway Shopping Center was sold by the Agency to the East Bay Asian Local Development Corporation (EBALDC) in Spring 2006. EBALDC also obtained a funding commitment from the City of Oakland in March, 2006 for a senior housing complex to be located on an underutilized parking lot Jack London Gateway Senior Housing received planning entitlements and the design has progressed based on community input and energy efficiency goals. EBALDC also began the process of applying for tax credits.
2. EBALDC is also working with Agency staff on landscaping and signage improvements on the Brush Street side of the Center. The design has been completed and bids have been obtained. This project has a commitment from the federal Community Development Block Grant funds for financial assistance.

CENTRAL DISTRICT REDEVELOPMENT PROJECT

1. 10K Housing: (housing for 10,000 new residents or approximately 6,000 new units since 1999). The Agency is directly involved in five ongoing projects and is involved in a marketing campaign to encourage private development, as of May 2007, 2,274 units were completed, 2,107 units are in construction, 2,396 units have planning approvals and 3,691 units are in planning. These 10,468 units exceed the 10K goal.
 - a. Market Square, Phase I and II. (176 residential units and 28 micro-lofts) DDA approved June 2001, Phase I construction completed in June 15, 2006, and Phase II construction began April 17, 2006. Construction on Phase II is anticipated for completion by early 2008.
 - b. Citywalk (252 residential units and 3,000 square feet of retail) RFP issued November 2003, DDA approved July 2004, demolition began in January 2005 and construction in March 2005. Project completion is scheduled for 2008.
 - c. Uptown Apartments. (665 residential units and 9,000 square feet of retail) Construction started in October of 2005. The project is scheduled for completion in the summer of 2009.
 - d. Uptown – Parcel 4. The City Council approved a DDA with Forest City for the development of a mid-rise residential project with 175 – 200 units, and 20,000 square feet of retail. The project is slated to commence construction in July of 2008.
 - e. FOX Courts (80 units of rental housing and 4,000 square feet of child care space and children's art education programs). The Agency approved a DDA with Resources for Community Development. Project construction is scheduled to commence in August of 2007 with an anticipated completion of January of 2009.
2. 2100 Franklin: (200,000 square feet office building plus 10,000 square feet of retail). Construction of a new office building began in November of 2005 with a projected completion date of Spring 2008.

3. Streetscape Improvements: The Broadway Phase II and III (11th to 20th Street). Streetscape improvement project was awarded in June of 2007 with construction anticipated to start in September of 2007. Construction documents for the Latham Square Redesign and Telegraph Avenue Streetscape Improvements (16th to 20th Street), are being prepared and will be complete in September of 2007, construction bidding is anticipated in February of 2008, with construction anticipated to begin in June of 2008. The Old Oakland (Washington 7th to 9th Streets) Streetscape Improvement Project was bid in May of 2007 but the bids were rejected because they substantially exceeded the engineer's estimate. The Old Oakland project will be re-bid in the fall of 2007.
4. Fox Theater: (2,100 seat theater and 10,000 sq ft commercial/restaurant space). The historic Fox Theater will be rehabilitated to house the Oakland School for the Arts, a performance venue and associated restaurant space. Combining state funding, private grants, New Market and Historic Rehabilitation Tax Credits, the Agency authorized a loan of \$25,500,000 from Central District Tax Allocation Bond proceeds for the project In September of 2006; the Agency transferred the building to a related entity, Fox Oakland Theater, and started construction, which is anticipated for completion in September of 2008.
5. Downtown Façade Program: The program provides design services and matching grants up to \$20,000 for construction of façade improvements. In FY 2006-2007, 37 façade projects were completed or under construction (26 completed and 11 in construction). These projects represent \$783,019 in grant money that was either paid or encumbered.
6. Downtown Tenant Improvement Program: The program provides up to \$99,000 in matching grants and free interior architecture assistance to lure retail, restaurants, arts and entertainment to vacant storefronts in designated areas of the Downtown. In FY 2006-07, 27 Tenant Improvement projects were completed or under construction (16 completed, 11 under construction). These projects represent \$760,894 in grant money that was either paid or encumbered. This grant money will help leverage \$3,575,000 in total interior improvements.
7. Key System Building: This project includes renovation of the historic Key System building and its integration into a new high-rise mixed-use office and retail tower to be developed on an adjacent vacant site. Key accomplishment for FY 2006-07 include obtaining Council authorization to enter into an expanded Owner Participation Agreement with the developer of the project, and obtaining Council authorization to sell the adjacent 145-space UCOP garage at its fair market value to the developer in order to facilitate the financial feasibility of the project and to maximize the amount of retail space in the new building. It is anticipated that project construction will start and that the Agency will sell the UCOP garage in 2009.

COLISEUM AREA REDEVELOPMENT PROJECT

Activities to reduce blight with in the Coliseum Project Area in FY 2006-07 include:

1. Doolittle Drive and Airport Access Road Streetscape Improvements: These improvements are part of the Airport Gateway Streetscape Project, a joint initiative between the Cities of Oakland and San Leandro, the Port of Oakland and the Alameda County Transportation Authority. Improvements consist of new landscaping, lighting, sidewalks, palm trees, and colorful banners. Doolittle Drive, led by the City of San Leandro, and Airport Access Road, led by the City of Oakland, began construction January 2007 and are expected to be completed by December 2007.
2. Railroad Avenue Streetscape Improvements: Improvements include installing new storm drain pipelines, raising and resurfacing the road, and adding sidewalks and gutters to make the street more functional for residents and businesses. Phase I, between 85th Avenue and Louisiana Street, was completed in February 2006. Phase II, between Louisiana Street and 98th Avenue, is expected to begin construction in Fall 2007.
3. Hegenberger East Streetscape Improvements: - This project to improve Hegenberger Road east of Interstate 880 will complete the thoroughfare's transformation, which began with the Hegenberger Gateway Project. Streetscape improvements will include new landscaping, ornamental lighting, palm trees, and banners. Construction began January 2007 and is expected to be completed by December 2007.
4. South Coliseum Way Streetscape Project: - Planned improvements on South Coliseum Way (primarily from Hegenberger to the south entrance of McAfee Coliseum) may include new ornamental streetlights, decorative banners and trees. The Agency has completed review of the design firms responding to the Agency's Request for Proposals for the project. Project design should be completed by November 2007.
5. Edes Avenue Streetscape Project: - Planned improvements on Edes Avenue from 85th to Hegenberger Road may include new ornamental streetlights with landscaped sidewalks, decorative banners and trees. These improvements will support hotel development along Edes Avenue. The Agency has completed review of the design firms responding to the Request for Proposals for the project. Project design should be completed by November 2007.
6. 66th Avenue Streetscape Project: - Improvements are planned for 66th Avenue between International Boulevard and San Leandro Street. The Agency has selected a design consultant and project design is expected by March 2008. Construction will be phased with a \$530,000 Housing Incentive Program award and a \$69,000 Agency contribution funding Phase I including bulb-outs, crosswalks, pedestrian-scaled streetlights and street trees for a portion of the street. Phase II will complete the streetscape.
7. San Leandro Street Utility Undergrounding: The Redevelopment Agency will contribute up to \$2.4 million to underground utility lines along San Leandro Street, between 66th Avenue and 73rd Avenue immediately adjacent to the Coliseum BART station. The utility undergrounding project will improve and complement the Coliseum Transit Hub Streetscape improvements.
8. Coliseum Transit Village: The transit village project is in the predevelopment exclusive negotiating phase with developers. A feasibility study and market analysis for the project that also incorporates the area west of San Leandro Street has been completed. The proposed sustainable green build project calls for 400-600 units of affordable and market

rate housing with ground floor neighborhood serving retail which will be poised to take advantage of the new intermodal mass transit hub that is emerging at this location.

9. Lion Creek Crossings Mixed Income Housing Development: The Oakland Housing Authority, with assistance from the Agency, has completed Phase I construction of a mixed income housing development on approximately 20 acres located at San Leandro Street, between 66th and 69th Avenues. The project, which received \$34.5 million of U.S. Department of Housing and Urban Development Hope VI funding, is replacing the former 178-unit Coliseum Gardens public housing project that was demolished in June 2004. The new development includes 434 units of affordable rental and 28 units for home buyers. Phase I of this four phase project was completed in June 2006, and in 2007. During the first six months of 2006, 115 families moved into the new homes. The entire project will be completed by December 2008.
10. Hills Elmhurst Plaza: Located on International Boulevard between 94th and 96th Avenues, Hills Elmhurst Plaza is a proposed mixed-use development project including approximately 292 (64 affordable and 228 market rate) ownership units, as well as 37,500 sqft of retail space. The project would incorporate a central plaza where residents and visitors may gather. The Redevelopment Agency has entered into an Exclusive Negotiating Agreement with the development team complete the design and financial plan.

OAK CENTER REDEVELOPMENT PROJECT

1. DeFremery Park Pool House and the DeFremery House.

This project consists of upgrades to the computer room in DeFremery House and the installation of an ADA-compliant drinking fountain. Pool House improvements include upgrades to the women's changing room and painting the restrooms. The project was completed in January, 2007.

2. Historical Markers Project

The Oak Center Redevelopment Area was designated as a Historic Preservation Area by the Oakland City Council in 2003. This project consists of signage, markers, archways and lighting including:

- a. A design plan that links signage components thematically
- b. Gateway sculpture in the median at 14th Street and Brush Street to include lighting and signage
- c. Mid-scale signage at major entry points to the district (14th Street, Adeline and Market Streets, 12th and Brush Streets)
- d. Interpretive signage at Deferrer Park that includes the history of Oak Center and a map of the district
- e. Sign caps on street signs at intersections on Brush Street between 14th and 18th Streets
- f. Plaques for the nine Designated Historic Properties in the district

- g. Smaller plaques for contributing buildings in the district
- h. Freeway signs

The project design was completed during FY 2005-06. Additional monies were added to the project in March, 2007 because of unexpectedly high bids. Construction is scheduled to begin in Fall 2007.

STANFORD/ADELINE REDEVELOPMENT PROJECT

Activities to reduce blight with in the Stanford/Adeline Project Area in FY 2006-07 include:

1. All Stanford-Adeline Project Area funding that is not being used to service debt is being used for the Low and Moderate Income Infill Housing Program.

OAK KNOLL REDEVELOPMENT PROJECT

Activities to reduce blight with in the Oak Knoll Project Area in FY 2006-07 include:

1. SunCal Company's continued blight reduction efforts through ongoing vegetation management and development of a demolition and remediation plan. The Agency has also begun assessing it options for the disposition of its 5.45 acres, which will include the demolition of the 18 vacant and blighted housing units on the property. Redevelopment activities will commence during the next review period, following planning approvals for development of the site and amending the Redevelopment Plan and 5-year implementation plan. The successful merger of the Oak Knoll and Central City East Redevelopment Areas will provide additional funds for blight abatement, public infrastructure, and community facilities construction. Furthermore, discussions commenced during the 2006-2007 review period about the possible creation of a Community Facilities District to support infrastructure upgrade, maintenance and beautification efforts. Hazardous materials abatement and demolition expected to begin Winter 2007-08.

OAKLAND ARMY BASE REDEVELOPMENT PROJECT

Activities to reduce blight with in the Oakland Base Reuse Project Area in FY 2006-07 include:

1. Freeway Auto Mall: The Agency is developing a 28-acre freeway auto mall within the Oakland army Bas Sub-District. The Agency will build all new roads, utilities, and other infrastructure to make development possible on the site. The Agency is negotiating development agreements with individual dealerships that would be relocated from a blighted area within Oakland that is no longer viable for auto retail. The first phase will include 10 to 12 car lines and will complete construction in early 2010.
2. Wood Street Zoning District: The Agency is working with four developers to facilitate the development of approximately 1,300 units of housing (including affordable housing) on a 29-acre site.

3. 16th Street Train Station: The Agency is working with a developer to renovate the historic 16th Street Train Station into a community and business center that will include: a restaurant and catering business; performance venue; offices; museum; and open space.
4. Maritime/Industrial Development: The Agency has issued a Request for Proposals (RFP) to build a 15-acre maritime-related industrial project that could include: facilities for trucking companies (truck parking, trailer storage, information technology services, administrative offices, etc.), a trans-load facility, logistics center, warehouse, and/or other components.
5. Joint Apprenticeship Training Center: The Agency is working with the Bay Area Joint Apprenticeship Training Council (JATC) to build a three-acre training facility that will provide job training and placement in the construction trades.
6. Infrastructure Planning: The Army Base will require extensive construction of new roads, utilities, soil augmentation ("fill") and compaction, and other infrastructure. The Agency is in the process of developing plans and construction drawings for each phase of new infrastructure, and the Agency is coordinating with the Port, CalTrans, and other government agencies.

Broadway/MacArthur/San Pablo Redevelopment Plan

Activities to reduce blight within the Broadway/MacArthur/San Pablo Project Area in FY 2006-07 include:

1. MacArthur Transit Village: The Redevelopment Agency is working jointly with BART and the MacArthur BART Citizens Planning Committee to develop a transit village at the MacArthur BART Station on the BART surface parking lot. The project will offer a mix of high-density residential units (both market-rate and below-market rate), neighborhood serving retail, and community space. The Agency selected a development team, MacArthur Transit Community Partners, LLC., in April 2004 for this project and executed an Exclusive Negotiating Agreement with the development team and BART in November 2004. Since then, the Agency and BART have been working with the development team on reviewing the project site plan, financial feasibility analysis, environmental review and entitlements. The Agency issued a Notice of Preparation for the environmental impact report for this project in February 2006.
2. MLK Transit Oriented Development: The Redevelopment Agency is working with the MacArthur BART Citizens Planning Committee to develop transit oriented development projects on the west side of the MacArthur BART Station. The Agency owns a property in this area, located at 3860 Martin Luther King, Jr. Way, which is currently a vacant lot. The Agency entered into a Disposition and Development Agreement with a developer, Cotter and Coyle, LLC, to purchase of the Agency-owned property in January 2006 for a 74-unit for-sale housing development project on the Agency property and an adjacent site. The project received its planning entitlements in September 2006 and construction began in May 2007.

3. Commercial Façade and Tenant Improvement Programs: The Redevelopment Agency has established a Commercial Façade Improvement program and a Tenant Improvement program in the project area. The Façade Improvement Program and Tenant Improvement Program offer matching grants depending on the square footage of the retail space. In addition, both programs also offer free architectural assistance up to \$5,000 to participating property owners and businesses. The program boundaries include Telegraph Avenue, San Pablo Avenue, Broadway, and West MacArthur Boulevard. To date for 16 façade improvement projects have been completed, 9 façade projects are in the construction/bidding phase, and 4 façade projects and 2 tenant improvement projects are in the design/planning phase as of August 2007.
4. 40th Street Pedestrian Improvements: The Redevelopment Agency received a grant from the Caltrans Environmental Justice Program to create a plan to improve pedestrian access to the MacArthur BART Station from the west side of the station. The Agency completed the schematic designs for the project in March 2003 and was awarded a federal capital grant to construct a portion of the project in July 2005 through the Regional Bicycle and Pedestrian Program. The Agency completed the construction documents for the project in March 2007 and has advertised the project for construction bids in July 2007. The Agency plans to start construction of the project in December 2007.
5. Neighborhood Project Initiative Program: The Redevelopment Agency adopted a Neighborhood Project Initiative program in the Broadway/MacArthur/San Pablo Area in February 2006. The program offers capital grants of up to \$50,000 for small-scale neighborhood improvement projects within the project area. During the first round of the program, the following projects were funded: upgrades to the Mosswood and Golden Gate Park and Recreation Centers, landscaping improvements at the Golden Gate Library, improvements to the 40th Street median between Telegraph Avenue and Broadway, new street trees on Telegraph Avenue between 36th Street and 40th Street, new street furnishings on Telegraph Avenue between 40th and 42nd Street, and a mural on an existing building on 40th Street and Broadway. Implementation of these projects is underway. The Agency issued a grant application for the second round of the program in April 2007 and will award the grants for this round in September 2007.

CENTRAL CITY EAST REDEVELOPMENT PROJECT

Activities to reduce blight within the Central City East Project Area in FY 2006-07 include implementation of a Tenant Improvement Program, Façade Improvement Program, Homeownership Rehabilitation Program, Streetscapes Improvement Program, , an Opportunity Sites Program, and the next phase of the Fruitvale Alive Project along Fruitvale Avenue to address pedestrian, traffic, and physical conditions from the estuary to MacArthur Boulevard. The following is the information on the program areas.

1. Commercial Façade Improvement Program: The Redevelopment Agency has established a Commercial Façade Improvement program in the project area. The program offers matching grants of up to \$30,000 for improvements that fit within the program guidelines. In addition, the program also offers free architectural assistance up to \$5,000 to participating property owners and businesses. The program is available to commercial

businesses and property owners along the major commercial corridors in the Central City East Redevelopment Area. In FY 2006-07, 16 projects were completed using \$306,515 in CDBG and Redevelopment Agency grants. Currently there are 38 applicants going through the various stages of the Façade Improvement Program.

2. Tenant Improvement Program: The purpose of the program is to provide property owners and potential tenants an opportunity to occupy vacant spaces in neighborhood commercial areas. The TIP helps to address blighted property by providing an incentive and assistance to upgrade the interior of vacant storefronts in neighborhood commercial areas. The program offers on a dollar for dollar basis up to \$45,000 of matching grants for tenant improvements and up to \$5,000 for design services per property in the CCE Project Area. In FY 2006-07 four TIP projects completed with a total of \$136,750 expended for these projects.
3. Homeownership Rehabilitation Program: The Program provides loan funds of up to \$75,000 for cosmetic exterior work of homes owned and occupied by low to moderate income households in the Central City East Redevelopment Area and a grant of up to \$5,000 for design services per property owner. It is designed to enhance the curb appeal of individual homes as well as the neighborhoods where the homes are located. The CCE homeownership rehabilitation program works in coordination with the City's existing City-wide housing rehabilitation programs. There are 2-3 HRP projects in Eastlake that are in the early development stage.
4. Streetscapes Improvement Program: The Streetscape Improvements Program is targeted to 8 areas in the CCE redevelopment areas. In FY 2006-07 design and engineering work was completed in 5 of the targeted areas. The following is a description for each of the areas. In FY 2006-07 staff issued a bond for the implementation of the streetscape program. These bonds, issued as taxable and tax-exempt bonds, will be used to assist in the funding of public and private projects. The amount provided for tax-exempt bonds is \$14,100,000 which is targeted to fund the streetscape improvement projects including the design and construction of streetscape projects. CCE staff devised a general spending plan for the \$14,100,000 for the streetscape projects that are presented below:
 - a. MacArthur Boulevard (72nd Avenue to San Leandro border): The above-ground streetscape improvements are being done in conjunction with utility under grounding. The contractor for the under grounding is Underground Construction Company. Other participants in this process include Pacific Gas & Electric, ATT, and Comcast who will each install their own facilities for their respective services. The streetscape component will include 200 new streetlights and 200 new ornamental pedestrian scale street lights with provisions for holiday lighting. This project has been split into the three areas listed below. The under ground work began in December of 2005 and is scheduled to be completed for all three areas by late 2007. It may take to the second half of 2008 for all the utilities to install their wires. The timelines for each area are shown below.

Area No. 1: San Leandro border to 98th Avenue: 11/05--- 8/06
Area No. 2: 98th Avenue to 82nd Avenue: 4/06—1/07
Area No. 3: 82nd Avenue to 73rd Avenue: 10/06--- 8/07

Central City East funds of \$300,000 were expended to assist with the underground work along MacArthur Boulevard. The underground work is expected to be completed by late 2008. The above ground streetscape work is expected to begin in late 2008. The streetscape work will be implemented in the following three areas:

- Area No. 1: Durant Avenue to 106th Avenue;
- Area No. 2: 90th Avenue to 89th Avenue; and
- Area No. 3: 76th Avenue to 73rd Avenue

- b. 23rd Avenue between East 12th Street and Foothill Boulevard: The 35% design and engineering documents are completed. A final report which presents the history and background information about the 23rd Avenue project was completed in November 2006. The prime firm on the project was PGA design with HQE Civil Engineering, CHS Traffic and Electrical engineering, Mack 5 cost estimators, and PLS Surveys for the surveying. CEDA's design and engineering staff will take this project from the 35% to 100% construction documents. The construction documents are expected to be completed by 2008.
- c. Foothill/Fruitvale between 29th Avenue and High Street with emphasis between 29th and 38th Avenues: The firm of Design, Community & Environment, in collaboration with VSCE, was selected to lead the project planning and design phase. Design documents and cost estimates for this streetscape project will be completed by January 2007. To date, four community workshops have been conducted to gather input on the design directions. Following the last review by the City, a report will be distributed outlining the final recommendations. The project completed 35% design and engineering documents in FY 2005-06 and the design work continues. The next phase of this project for the 65% to 100% documents will occur in 2007-08.
- d. Foothill/Seminary: This project has a proposed area that is located on Foothill Boulevard from Mason Street to 60th Avenue, and on Seminary Avenue from Bancroft Avenue to Kingsley Circle. The design and engineering documents for the project was completed by Bottomley, Design and Planning in February of 2006. A survey of conditions and the next phase of design and engineering documents are in process.
- e. 14th Avenue: This project will design streetscape improvements on 14th Avenue in the Eastlake/ International Boulevard area. The project area includes 14th Avenue from East 8th Street to East 19th Street. The firm of Bottomley, Design and Planning has been selected as consultant to work on the design. The consultant began work with City staff and the 35% documents are expected to be completed by Spring of 2008.
- f. 5th Avenue: This project area presents unusually complex and interrelated planning, engineering, and design challenges because of the railroad tracks and Interstate 880 and the impending Oak-to-Ninth development. These issues require preliminary planning and analysis before streetscape designs can be developed.

CCE staff will work with the Public Works Agency and the Planning Department staff on a study whose goals will be to increase the area's pedestrian safety, waterfront access, and future zoning.

- g. East 18th Street: These streetscape improvements are located in the Parkway Theater District on the east side of Lake Merritt. The CCE Unit is partnering with the Measure DD team that is already working on improvements to this area's link to Lake Merritt and the adjacent Athol Park. Conceptual design plans have been completed for the East 18th Street area between Lake Merritt and Park Boulevard. The project began early design work in FY 2005-06. CEDA's engineering and design staff will develop the next phase of the design and construction documents to take the project to 65% and 100% construction documents. The documents are expected to be completed by the fall of 2008.
 - h. Melrose/Bancroft now known as Foothill/High/Melrose (FHM): This project has a proposed area that includes two separate nodes. The first node has a proposed area that is located on Foothill Blvd from High Street to 45th Avenue and on High Street from Bancroft Avenue to Ygnacio Avenue. The second node has a proposed area that is located on Foothill Blvd from Congress Avenue to Cole Street, on Bancroft Avenue from Fairfax to Cole Street, and on Fairfax Avenue from Foothill Blvd to Bancroft Avenue. In FY 2005-06, the firm Design, Community & Environment (DCE), in collaboration with VSCE, was selected to lead the project planning and design. DCE is now working on the first phase of the project and has held two community meetings to acquire input on proposed recommendation. DCE will complete 35% documents by the summer of 2008.
5. The Opportunity Sites Program: In 2006-07 CEDA staff further developed and worked on the CCE Opportunity Sites Program. The purpose of the CCE Opportunity Sites Program is to address the reuse and development of blighted underutilized properties in the Central City East Redevelopment area. CEDA staff and the Project Area Committee have identified properties that are now part of this program. Land acquisition and site infrastructure bond funds will be used to stimulate in-fill development and land assembly opportunities on obsolete, underutilized, and vacant properties throughout the Central City East Project Area. Taxable bonds of \$51,455,000 are targeted to address blighted and underutilized properties throughout the CCE area in the next three years. The bonds will be provided as an incentive to encourage private development including property acquisition, retail recruitment, and direct development assistance. The vision for these sites is to develop mixed use housing or commercial projects that further support existing commercial nodes and neighborhoods throughout the CCE Project Area. Land acquisition would likely take place in response to property owner, developer or Agency initiated efforts to assemble property needed for the expansion of existing uses or for the creation of sites capable of development for new uses. CEDA staff is now working with nine property owners to address the development of their sites.

WEST OAKLAND REDEVELOPMENT PROJECT

The West Oakland Redevelopment plan was adopted on November 18, 2003. Activities to reduce blight within the West Oakland Project Area in FY 2006-07 include: staffing the West Oakland Project Area Committee (WOPAC) which chooses projects and programs for implementation as outlined in the West Oakland Implementation Plan. The WOPAC also monitors new development in the Project Area. Specific activities include:

1. West Oakland Main Street Program: This program was transferred to the Neighborhood Commercial Revitalization Unit in July, 2006; however, the WOPAC will continue to support the Main Street program when appropriate.
2. West Oakland Transit Village: The West Oakland Transit Village Plan (Transit Village Plan), a joint effort between the City of Oakland, the Oakland Housing Authority and BART, was completed in 2005. The Transit Village Plan provides a blueprint for public and private development at and around the West Oakland BART station. There are several projects associated with the Transit Village Plan which are in progress. They include residential, mixed use, commercial and ground floor retail space.
3. West Oakland Transit Village: Agency staff has worked during 2006-07 with Seventh Street Partners to purchase and develop a Caltrans-owned site in the Plan area. Several discussions were held with Caltrans regarding the site's acquisition and some preliminary environmental testing was completed for the site. An Exclusive Negotiating Agreement (ENA) with Seventh Street Partners was signed in September, 2005. The ENA was extended for one year in September, 2006.
4. Commercial Façade Improvement Program: The West Oakland Project Area Committee approved funding for a West Oakland Façade Improvement Program in 2005. The program offers matching grant funds up to \$10,000 for improvements and limited architectural assistance. Staff worked with 15 projects and completed 2 projects during FY 06-07.
5. People's Community Partnership Credit Union: The West Oakland Project Area Committee approved a \$100,000 grant for tenant improvements for the credit union's new and expanded space in the recently completed Mandela Gateway housing project on Seventh Street. The Credit Union is presently the only financial institution that serves West Oakland. This project was completed in November, 2006.
6. West Oakland Tenant Improvement Program: The West Oakland Project Area Committee approved funding for a West Oakland Tenant Improvement Program in 2005 in order to help attract tenants to vacant buildings. This program began in 2006 and has two projects in progress during 2006-07. The program offers matching grants up to \$45,000 and limited architectural assistance.
7. Mandela Foods Cooperative: The West Oakland Project Area Committee approved funding for a rent guarantee for Mandela Foods Cooperative in February, 2006. Mandela Foods is a new locally owned and operated grocery store that will enhance the supply of fresh and healthful foods for West Oakland. Because of changes in Mandela Food's internal situation, the WOPAC approved a new commitment of \$200,000 for tenant improvements in June, 2007. The store is scheduled to open in Fall, 2007.
8. Seventh Street Streetscape Project: A master plan for 7th Street streetscape improvements to be implemented jointly with the Acorn Redevelopment Project was completed in FY 2003-

04. The streetscape design has been completed. CEDA Planning Staff obtained a grant of \$1,900,000 from the Metropolitan Transportation Commission in Fall, 2006 for this project's construction. The West Oakland Project Area Committee voted to commit \$205,000 for the local match for this grant on March 14, 2007.
9. 2801 Martin Luther King Way: Staff is coordinating pre-development activities on this vacant blighted building. The ground floor of the building housed a dry cleaning business, so the environmental issues are important. The Phase I environmental assessment of its condition was completed in October, 2006. A Limited Soil and Groundwater Investigation Completion Report was completed in February, 2007.
 10. Cal ReUse Program: This program provides funds for the environmental assessment of Brownfield sites. The West Oakland Project Area Committee voted on March 14, 2007 to fund up to \$50,000 for projects within the West Oakland Project Area.
 11. Alliance for West Oakland Development Job Training Program: The West Oakland Project Area Committee approved a grant of \$100,000 to the Alliance for West Oakland Development for their job training program which trains at-risk West Oakland youth for careers in the construction industry on April 11, 2007. Staff is working on implementation of this grant.
 12. Raimondi Park: The West Oakland Project Area Committee approved a grant of \$ 336,107 for renovation activities at Raimondi Park. This project is managed from the Public Works Agency and is scheduled to start construction in FY 07-08.
 13. Martin Luther King Jr. Way Streetscape Improvements: Staff began pre-development activities for the design of this planned streetscape improvement project in response to the West Oakland Project Area Committee's direction during FY 06-07

ATTACHMENT A

ACORN REDEVELOPMENT PROJECT FIVE-YEAR IMPLEMENTATION PLAN 2004-2009

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

The substantial rehabilitation of Acorn has eliminated blight from the 30 year-old project and provided an updated, lower density, integrated income project. Additional funding will be used for façade improvements, commercial and residential rehabilitation loans.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2006-07

Activities to reduce blight with in the Acorn Project Area in FY 2006-07 include:

1. The Jack London Gateway Shopping Center was sold by the Agency to the East Bay Asian Local Development Corporation (EBALDC) in Spring 2006. EBALDC also obtained a funding commitment from the City of Oakland in March, 2006 for a senior housing complex to be located on an underutilized parking lot Jack London Gateway Senior Housing received planning entitlements and the design has progressed based on community input and energy efficiency goals. EBALDC also began the process of applying for tax credits.
2. EBALDC is also working with Agency staff on landscaping and signage improvements on the Brush Street side of the Center. The design has been completed and bids have been obtained. This project has a commitment from the federal Community Development Block Grant funds for financial assistance.

ATTACHMENT B

CENTRAL DISTRICT REDEVELOPMENT PROJECT FIVE-YEAR IMPLEMENTATION PLAN 2004-2009

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

The Agency proposes to continue to focus its activities in the next five years on eliminating physical and economic blight conditions through the construction of public improvements and utilities, and assisting the private sector in developing vacant and/or underutilized properties. It is the Agency's intent that the Implementation Plan as proposed will encourage further private sector investment in both commercial and residential designated areas.

The Agency will focus on three categories of activities in order to eliminate blight in the Central District. These are:

- A. Assemble large areas of blighted and underutilized properties into sites suitable for new development. Such land assembly would likely take place in response to property owner, developer or Agency-initiated efforts to assemble property needed for the expansion of existing uses or for the creation of sites capable of development for new uses. Through an Owner Participation Agreement (OPA) or Disposition and Development Agreement (DDA), the Redevelopment Agency may provide land write downs or may grant or loan money to assist new retail, commercial, or housing development or expansion of existing facilities. Projects that include this activity are: Uptown Project (Forest City) and the 10K Housing Initiative.
- B. Supply low cost loans, grants, subsidies and directly improve blighted structures, including the Fox Theater, the Uptown Project, the Façade Programs, the Downtown Historic Façade Program and the Downtown Tenant Improvement Program. By eliminating physical deterioration and improving the substandard (obsolete) appearance of retail and commercial buildings and surrounding sites, more patrons will be attracted to the area, which will improve retail sales. The increased business activity should attract new businesses to the Project Area. Also, by improving the buildings, property values should increase.
- C. Provide infrastructure improvements covering a variety of public works projects ranging from installation of utilities, traffic capacity projects, mass-transit improvements, parking facilities, new streets, undergrounding overhead distribution and communication lines, storm drainage and sanitary sewers, bridges and under- or over-crossings, flood control improvements, pedestrian and bicycle friendly areas, traffic calming, freeway noise walls, and many other assorted capital projects. This may also include streetscape projects including constructing new curbs, gutters and sidewalks where they do not exist or where broken curbs, gutters and sidewalks require replacement; planting street trees and shrubs; constructing both decorative and handicapped accessible crosswalks; constructing new medians with landscaping; adding visual and safety improvements to existing medians;

installing street furniture, such as trash receptacles and newspaper racks; and improving area lighting by increasing the number of luminaries, increasing the wattage of individual streetlights or adding pedestrian streetlights.

Improving the infrastructure will help to attract development to the Project Area by eliminating costs that might otherwise be born by the private sector. This should help to increase building activity and improve property values. Furthermore, public improvements such as parking structures will improve the viability of commercial property, helping to compensate for individual property site deficiencies, and lighting improvements will create a safer environment in which to shop and reduce graffiti. The proposed Agency programs for these activities include the Streetscape Master Plan, including Streetscape Improvements in Uptown, Old Oakland/ Chinatown and Lower Broadway, the Broadway Improvement Program and the continued operation and possible new construction of public parking facilities.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2006-07

Activities to reduce blight with in the Central District Project Area in FY 2006-07 include:

1. 10K Housing: (housing for 10,000 new residents or approximately 6,000 new units since 1999). The Agency is directly involved in five ongoing projects and is involved in a marketing campaign to encourage private development, as of May 2007, 2,274 units were completed, 2,107 units are in construction, 2,396 units have planning approvals and 3,691 units are in planning. These 10,468 units exceed the 10K goal.
 - a. Market Square, Phase I and II. (176 residential units and 28 micro-lofts) DDA approved June 2001, Phase I construction completed in June 15, 2006, and Phase II construction began April 17, 2006. Construction on Phase II is anticipated for completion by early 2008.
 - b. Citywalk (252 residential units and 3,000 square feet of retail) RFP issued November 2003, DDA approved July 2004, demolition began in January 2005 and construction in March 2005. Project completion is scheduled for 2008.
 - c. Uptown Apartments. (665 residential units and 9,000 square feet of retail). Construction started in October of 2005. The project is scheduled for completion in the summer of 2009.
 - d. Uptown – Parcel 4. The City Council approved a DDA with Forest City for the development of a mid-rise residential project with 175 – 200 units, and 20,000 square feet of retail. The project is slated to commence construction in July of 2008.
 - e. FOX Courts (80 units of rental housing and 4,000 square feet of child care space and children's art education programs). The Agency approved a DDA with Resources for Community Development. Project construction is scheduled to commence in August of 2007 with an anticipated completion of January of 2009.

2. 2100 Franklin: (200,000 square feet office building plus 10,000 square feet of retail). Construction of a new office building began in November of 2005 with a projected completion date of Spring 2008.
3. Streetscape Improvements: The Broadway Phase II and III (11th to 20th Street). Streetscape improvement project was awarded in June of 2007 with construction anticipated to start in September of 2007. Construction documents for the Latham Square Redesign and Telegraph Avenue Streetscape Improvements (16th to 20th Street), are being prepared and will be complete in September of 2007, construction bidding is anticipated in February of 2008, with construction anticipated to begin in June of 2008. The Old Oakland (Washington 7th to 9th Streets) Streetscape Improvement Project was bid in May of 2007 but the bids were rejected because they substantially exceeded the engineer's estimate. The Old Oakland project will be re-bid in the fall of 2007.
4. Fox Theater: (2,100 seat theater and 10,000 sq ft commercial/restaurant space). The historic Fox Theater will be rehabilitated to house the Oakland School for the Arts, a performance venue and associated restaurant space. Combining state funding, private grants, New Market and Historic Rehabilitation Tax Credits, the Agency authorized a loan of \$25,500,000 from Central District Tax Allocation Bond proceeds for the project In September of 2006; the Agency transferred the building to a related entity, Fox Oakland Theater, and started construction, which is anticipated for completion in September of 2008.
5. Downtown Façade Program: The program provides design services and matching grants up to \$20,000 for construction of façade improvements. In FY 2006-2007, 37 façade projects were completed or under construction (26 completed and 11 in construction). These projects represent \$783,019 in grant money that was either paid or encumbered.
6. Downtown Tenant Improvement Program: The program provides up to \$99,000 in matching grants and free interior architecture assistance to lure retail, restaurants, arts and entertainment to vacant storefronts in designated areas of the Downtown. In FY 2006-07, 27 Tenant Improvement projects were completed or under construction (16 completed, 11 under construction). These projects represent \$760,894 in grant money that was either paid or encumbered. This grant money will help leverage \$3,575,000 in total interior improvements.
7. Key System Building: This project includes renovation of the historic Key System building and its integration into a new high-rise mixed-use office and retail tower to be developed on an adjacent vacant site. Key accomplishment for FY 2006-07 include obtaining Council authorization to enter into an expanded Owner Participation Agreement with the developer of the project, and obtaining Council authorization to sell the adjacent 145-space UCOP garage at its fair market value to the developer in order to facilitate the financial feasibility of the project and to maximize the amount of retail space in the new building. It is anticipated that project construction will start and that the Agency will sell the UCOP garage in 2009.

ATTACHMENT C

COLISEUM AREA REDEVELOPMENT PROJECT FIVE-YEAR IMPLEMENTATION PLAN 2004-2009

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

Coliseum Redevelopment Project Area Five-Year Spending Plan for FY2004-09

The leading indicators of blight in the Coliseum Redevelopment Area include obsolete and underutilized land, poor transportation circulation and connections, and lack of private investment. The Coliseum Redevelopment tax allocation bonds and tax increment revenue will provide funds to complete the plans, capital projects and programs during the next five years. These activities will mitigate the physical and economic blight, and assist in the revitalization of the Coliseum Project Area. Specific activities include:

- A. Public expenditures to improve roadways and intermodal transportation opportunities, and installation of infrastructure, including:
 - i. Coliseum Transit Hub along San Leandro Street
 - ii. Completing the Airport Gateway along Doolittle Drive and Airport Access Road
 - iii. Design and construction of the Hegenberger East streetscape and
 - iv. Design and Improve Phase II of Railroad Avenue
 - v. Coliseum Intercity Amtrak Rail Platform, and
 - vi. Supporting the Oakland Airport Connector project
- B. Improve underutilized properties and incompatible uses by assisting with environmental assessments, clean-up, land assembly and screening,
 - i. Supporting transit villages at both the Coliseum and Fruitvale BART station area, including the Coliseum Gardens Hope VI Project
- C. Improve security in the project area
- D. Stimulate private investment in the neighborhoods, commercial and industrial areas throughout the Coliseum Redevelopment Project Area.
 - i. Façade Program,
 - ii. Tenant Improvement Program,
 - iii. Neighborhood Improvement Program,
 - iv. Infill Program, and
 - v. Revolving Commercial Loan Program.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2006-07

Activities to reduce blight within the Coliseum Project Area in FY 2006-07 include:

1. Doolittle Drive and Airport Access Road Streetscape Improvements: These improvements are part of the Airport Gateway Streetscape Project, a joint initiative between the Cities of Oakland and San Leandro, the Port of Oakland and the Alameda County Transportation Authority. Improvements consist of new landscaping, lighting, sidewalks, palm trees, and colorful banners. Doolittle Drive, led by the City of San Leandro, and Airport Access Road, led by the City of Oakland, began construction January 2007 and are expected to be completed by December 2007.
2. Railroad Avenue Streetscape Improvements: Improvements include installing new storm drain pipelines, raising and resurfacing the road, and adding sidewalks and gutters to make the street more functional for residents and businesses. Phase I, between 85th Avenue and Louisiana Street, was completed in February 2006. Phase II, between Louisiana Street and 98th Avenue, is expected to begin construction in Fall 2007.
3. Hegenberger East Streetscape Improvements: - This project to improve Hegenberger Road east of Interstate 880 will complete the thoroughfare's transformation, which began with the Hegenberger Gateway Project. Streetscape improvements will include new landscaping, ornamental lighting, palm trees, and banners. Construction began January 2007 and is expected to be completed by December 2007.
4. South Coliseum Way Streetscape Project: - Planned improvements on South Coliseum Way (primarily from Hegenberger to the south entrance of McAfee Coliseum) may include new ornamental streetlights, decorative banners and trees. The Agency has completed review of the design firms responding to the Agency's Request for Proposals for the project. Project design should be completed by November 2007.
5. Edes Avenue Streetscape Project: - Planned improvements on Edes Avenue from 85th to Hegenberger Road may include new ornamental streetlights with landscaped sidewalks, decorative banners and trees. These improvements will support hotel development along Edes Avenue. The Agency has completed review of the design firms responding to the Request for Proposals for the project. Project design should be completed by November 2007.
6. 66th Avenue Streetscape Project: - Improvements are planned for 66th Avenue between International Boulevard and San Leandro Street. The Agency has selected a design consultant and project design is expected by March 2008. Construction will be phased with a \$530,000 Housing Incentive Program award and a \$69,000 Agency contribution funding Phase I including bulb-outs, crosswalks, pedestrian-scaled streetlights and street trees for a portion of the street. Phase II will complete the streetscape.
7. San Leandro Street Utility Undergrounding: The Redevelopment Agency will contribute up to \$2.4 million to underground utility lines along San Leandro Street, between 66th Avenue and 73rd Avenue immediately adjacent to the Coliseum BART station. The utility undergrounding project will improve and complement the Coliseum Transit Hub Streetscape improvements.

8. Coliseum Transit Village: The transit village project is in the predevelopment exclusive negotiating phase with developers. A feasibility study and market analysis for the project that also incorporates the area west of San Leandro Street has been completed. The proposed sustainable green build project calls for 400-600 units of affordable and market rate housing with ground floor neighborhood serving retail which will be poised to take advantage of the new intermodal mass transit hub that is emerging at this location.
9. Lion Creek Crossings Mixed Income Housing Development: The Oakland Housing Authority, with assistance from the Agency, has completed Phase I construction of a mixed income housing development on approximately 20 acres located at San Leandro Street, between 66th and 69th Avenues. The project, which received \$34.5 million of U.S. Department of Housing and Urban Development Hope VI funding, is replacing the former 178-unit Coliseum Gardens public housing project that was demolished in June 2004. The new development includes 434 units of affordable rental and 28 units for home buyers. Phase I of this four phase project was completed in June 2006, and in 2007. During the first six months of 2006, 115 families moved into the new homes. The entire project will be completed by December 2008.
10. Hills Elmhurst Plaza: Located on International Boulevard between 94th and 96th Avenues, Hills Elmhurst Plaza is a proposed mixed-use development project including approximately 292 (64 affordable and 228 market rate) ownership units, as well as 37,500 sqft of retail space. The project would incorporate a central plaza where residents and visitors may gather. The Redevelopment Agency has entered into an Exclusive Negotiating Agreement with the development team complete the design and financial plan.

ATTACHMENT D

OAK CENTER REDEVELOPMENT PROJECT FIVE-YEAR IMPLEMENTATION PLAN 2004-2009

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

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

BLIGHT ALLEVIATING ACTIVITIES IN FY 2006-07

Activities to reduce blight with in the Oak Center Project Area in FY 2006-07 include:

1. DeFremery Park Pool House and the DeFremery House.

This project consists of upgrades to the computer room in DeFremery House and the installation of an ADA-compliant drinking fountain. Pool House improvements include of upgrades to the women's changing room and painting the restrooms. The project was completed in January, 2007.

2. Historical Markers Project

The Oak Center Redevelopment Area was designated as a Historic Preservation Area by the Oakland City Council in 2003. This project consists of signage, markers, archways and lighting including:

- a. A design plan that links signage components thematically
- b. Gateway sculpture in the median at 14th Street and Brush Street to include lighting and signage
- c. Mid-scale signage at major entry points to the district (14th Street, Adeline and Market Streets, 12th and Brush Streets)
- d. Interpretive signage at Deferrer Park that includes the history of Oak Center and a map of the district
- e. Sign caps on street signs at intersections on Brush Street between 14th and 18th Streets
- f. Plaques for the nine Designated Historic Properties in the district
- g. Smaller plaques for contributing buildings in the district
- h. Freeway signs

The project design was completed during FY 2005-06. Additional monies were added to the project in March, 2007 because of unexpectedly high bids. Construction is scheduled to begin in Fall 2007.

ATTACHMENT E

STANFORD/ADELINE REDEVELOPMENT PROJECT FIVE-YEAR IMPLEMENTATION PLAN 2004-2009

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

The purchase of property to create debt allows the increased collection of tax increment revenues from the area. Eventually these funds will be used to expand assistance to community development programs and assist with the elimination of blight throughout the City.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2006-07

Activities to reduce blight with in the Stanford/Adeline Project Area in FY 2006-07 include:

1. All Stanford-Adeline Project Area funding that is not being used to service debt is being used for the Low and Moderate Income Infill Housing Program.

ATTACHMENT F

REPORT TO CITY COUNCIL OAK KNOLL REDEVELOPMENT PROJECT July 14, 1998

HOW THE PROGRAM WILL ALLEVIATE BLIGHT IN THE PROJECT AREA

The City has begun negotiations with the property purchaser/Master Developer and neighboring community plan for the ultimate development of the site. This Site Plan will allow the developer to implement the Final Reuse Plan with additional development refinements as identified in the community process. This integrated development program will:

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

BLIGHT ALLEVIATING ACTIVITIES IN FY 2006-07

Activities to reduce blight with in the Oak Knoll Project Area in FY 2006-07 include:

1. SunCal Company's continued blight reduction efforts through ongoing vegetation management and development of a demolition and remediation plan. The Agency has also begun assessing it options for the disposition of its 5.45 acres, which will include the demolition of the 18 vacant and blighted housing units on the property. Redevelopment activities will commence during the next review period, following planning approvals for development of the site and amending the Redevelopment Plan and 5-year implementation plan. The successful merger of the Oak Knoll and Central City East Redevelopment Areas will provide additional funds for blight abatement, public infrastructure, and community facilities construction. Furthermore, discussions commenced during the 2006-2007 review period about the possible creation of a Community Facilities District to support infrastructure upgrade, maintenance and beautification efforts. Hazardous materials abatement and demolition expected to begin Winter 2007-08.

ATTACHMENT G

OAKLAND ARMY BASE REDEVELOPMENT PROJECT FIVE-YEAR IMPLEMENTATION PLAN 2005-2010

The Oakland Army Base Redevelopment Project Area was established in 2000 and includes 1,800 acres in the western portion of Oakland, located along a traditionally industrial waterfront area. The Project Area has been divided into three sub-districts: (1) Oakland Army Base Sub-District: A former army depot facility that was closed in 2003 and transferred to the Redevelopment Agency in August 2006; (2) Maritime Sub-District: Land containing the Port of Oakland's existing marine terminal facilities and related infrastructure along the Outer Harbor and Inner Harbor channels, as well as a former Naval Supply Center that was conveyed to the Port of Oakland; and (3) 16th and Wood Sub-District: A formerly industrial area where new mixed-use housing is being built, along with the renovation of the historic 16th Street Train Station.

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

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

- A. Oakland Army Base Sub-District - Activities include: Demolition/Deconstruction, Relocation, Environmental Remediation and Site Preparation; Installation of water, electrical, telecommunication, natural gas, sanitary sewer, and storm drainage utilities; Installation and/or upgrade of new roads, traffic signals, and other traffic infrastructure; Rail System Modifications; and Development of various Economic Development projects.
- B. Maritime Sub-District - Activities include: Construction of an Outer Harbor Intermodal Terminal; New Roadways and Intersections; Roadway and Rail Improvements; and Maritime Facilities.
- C. 16th and Wood Sub-District - Activities include: Renovation of the historic 16th Street Station; Transportation and Related Improvements; Open Space; and Site Improvements.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2005-06

Activities to reduce blight within the Oakland Base Reuse Project Area in FY 2005-06 include:

1. Freeway Auto Mall: The Agency is developing a 28-acre freeway auto mall within the Oakland Army Base Sub-District. The Agency will build all new roads, utilities, and other infrastructure to make development possible on the site. The Agency is negotiating development agreements with individual dealerships that would be relocated from a

blighted area within Oakland that is no longer viable for auto retail. The first phase will include 10 to 12 car lines and will complete construction in early 2010.

2. Wood Street Zoning District: The Agency is working with four developers to facilitate the development of approximately 1,300 units of housing (including affordable housing) on a 29-acre site.
3. 16th Street Train Station: The Agency is working with a developer to renovate the historic 16th Street Train Station into a community and business center that will include: a restaurant and catering business; performance venue; offices; museum; and open space.
4. Maritime/Industrial Development: The Agency has issued a Request for Proposals (RFP) to build a 15-acre maritime-related industrial project that could include: facilities for trucking companies (truck parking, trailer storage, information technology services, administrative offices, etc.), a trans-load facility, logistics center, warehouse, and/or other components.
5. Joint Apprenticeship Training Center: The Agency is working with the Bay Area Joint Apprenticeship Training Council (JATC) to build a three-acre training facility that will provide job training and placement in the construction trades.
6. Infrastructure Planning: The Army Base will require extensive construction of new roads, utilities, soil augmentation ("fill") and compaction, and other infrastructure. The Agency is in the process of developing plans and construction drawings for each phase of new infrastructure, and the Agency is coordinating with the Port, CalTrans, and other government agencies.

ATTACHMENT H

5 YEAR IMPLEMENTATION STRATEGY 2004-09 Broadway/MacArthur/San Pablo Redevelopment Plan

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

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

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

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

BLIGHT ALLEVIATING ACTIVITIES IN FY 2006-07

Activities to reduce blight within the Broadway/MacArthur/San Pablo Project Area in FY 2006-07 include:

1. MacArthur Transit Village: The Redevelopment Agency is working jointly with BART and the MacArthur BART Citizens Planning Committee to develop a transit village at the MacArthur BART Station on the BART surface parking lot. The project will offer a mix of high-density residential units (both market-rate and below-market rate), neighborhood serving retail, and community space. The Agency selected a development team, MacArthur Transit Community Partners, LLC., in April 2004 for this project and executed an Exclusive Negotiating Agreement with the development team and BART in November 2004. Since then, the Agency and BART have been working with the development team on reviewing the project site plan, financial feasibility analysis, environmental review and entitlements. The Agency issued a Notice of Preparation for the environmental impact report for this project in February 2006.

2. MLK Transit Oriented Development: The Redevelopment Agency is working with the MacArthur BART Citizens Planning Committee to develop transit oriented development projects on the west side of the MacArthur BART Station. The Agency owns a property in this area, located at 3860 Martin Luther King, Jr. Way, which is currently a vacant lot. The Agency entered into a Disposition and Development Agreement with a developer, Cotter and Coyle, LLC, to purchase of the Agency-owned property in January 2006 for a 74-unit for-sale housing development project on the Agency property and an adjacent site. The project received its planning entitlements in September 2006 and construction began in May 2007.
3. Commercial Façade and Tenant Improvement Programs: The Redevelopment Agency has established a Commercial Façade Improvement program and a Tenant Improvement program in the project area. The Façade Improvement Program and Tenant Improvement Program offer matching grants depending on the square footage of the retail space. In addition, both programs also offer free architectural assistance up to \$5,000 to participating property owners and businesses. The program boundaries include Telegraph Avenue, San Pablo Avenue, Broadway, and West MacArthur Boulevard. To date for 16 façade improvement projects have been completed, 9 façade projects are in the construction/bidding phase, and 4 façade projects and 2 tenant improvement projects are in the design/planning phase as of August 2007.
4. 40th Street Pedestrian Improvements: The Redevelopment Agency received a grant from the Caltrans Environmental Justice Program to create a plan to improve pedestrian access to the MacArthur BART Station from the west side of the station. The Agency completed the schematic designs for the project in March 2003 and was awarded a federal capital grant to construct a portion of the project in July 2005 through the Regional Bicycle and Pedestrian Program. The Agency completed the construction documents for the project in March 2007 and has advertised the project for construction bids in July 2007. The Agency plans to start construction of the project in December 2007.
5. Neighborhood Project Initiative Program: The Redevelopment Agency adopted a Neighborhood Project Initiative program in the Broadway/MacArthur/San Pablo Area in February 2006. The program offers capital grants of up to \$50,000 for small-scale neighborhood improvement projects within the project area. During the first round of the program, the following projects were funded: upgrades to the Mosswood and Golden Gate Park and Recreation Centers, landscaping improvements at the Golden Gate Library, improvements to the 40th Street median between Telegraph Avenue and Broadway, new street tress on Telegraph Avenue between 36th Street and 40th Street, new street furnishings on Telegraph Avenue between 40th and 42nd Street, and a mural on an existing building on 40th Street and Broadway. Implementation of these projects is underway. The Agency issued a grant application for the second round of the program in April 2007 and will award the grants for this round in September 2007.

ATTACHMENT I

Redevelopment Plan for the CENTRAL CITY EAST REDEVELOPMENT PROJECT July 29, 2003

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

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

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

BLIGHT ALLEVIATING ACTIVITIES IN FY 2006-07

The Central City East Redevelopment plan was adopted on July 29, 2003. Activities to reduce blight within the Central City East Project Area in FY 2006-07 include implementation of a Tenant Improvement Program, Façade Improvement Program, Homeownership Rehabilitation Program, Streetscapes Improvement Program, , an Opportunity Sites Program, and the next phase of the Fruitvale Alive Project along Fruitvale Avenue to address pedestrian, traffic, and physical conditions from the estuary to MacArthur Boulevard. The following is the information on the program areas.

1. Commercial Façade Improvement Program: The Redevelopment Agency has established a Commercial Façade Improvement program in the project area. The program offers

matching grants of up to \$30,000 for improvements that fit within the program guidelines. In addition, the program also offers free architectural assistance up to \$5,000 to participating property owners and businesses. The program is available to commercial businesses and property owners along the major commercial corridors in the Central City East Redevelopment Area. In FY 2006-07, 16 projects were completed using \$306,515 in CDBG and Redevelopment Agency grants. Currently there are 38 applicants going through the various stages of the Façade Improvement Program.

2. Tenant Improvement Program: The purpose of the program is to provide property owners and potential tenants an opportunity to occupy vacant spaces in neighborhood commercial areas. The TIP helps to address blighted property by providing an incentive and assistance to upgrade the interior of vacant storefronts in neighborhood commercial areas. The program offers on a dollar for dollar basis up to \$45,000 of matching grants for tenant improvements and up to \$5,000 for design services per property in the CCE Project Area. In FY 2006-07 four TIP projects completed with a total of \$136,750 expended for these projects.
3. Homeownership Rehabilitation Program: The Program provides loan funds of up to \$75,000 for cosmetic exterior work of homes owned and occupied by low to moderate income households in the Central City East Redevelopment Area and a grant of up to \$5,000 for design services per property owner. It is designed to enhance the curb appeal of individual homes as well as the neighborhoods where the homes are located. The CCE homeownership rehabilitation program works in coordination with the City's existing City-wide housing rehabilitation programs. There are 2-3 HRP projects in Eastlake that are in the early development stage.
4. Streetscapes Improvement Program: The Streetscape Improvements Program is targeted to 8 areas in the CCE redevelopment areas. In FY 2006-07 design and engineering work was completed in 5 of the targeted areas. The following is a description for each of the areas. In FY 2006-07 staff issued a bond for the implementation of the streetscape program. These bonds, issued as taxable and tax-exempt bonds, will be used to assist in the funding of public and private projects. The amount provided for tax-exempt bonds is \$14,100,000 which is targeted to fund the streetscape improvement projects including the design and construction of streetscape projects. CCE staff devised a general spending plan for the \$14,100,000 for the streetscape projects that are presented below:
 - a. MacArthur Boulevard (72nd Avenue to San Leandro border): The above-ground streetscape improvements are being done in conjunction with utility under grounding. The contractor for the under grounding is Underground Construction Company. Other participants in this process include Pacific Gas & Electric, ATT, and Comcast who will each install their own facilities for their respective services. The streetscape component will include 200 new streetlights and 200 new ornamental pedestrian scale street lights with provisions for holiday lighting. This project has been split into the three areas listed below. The under ground work began in December of 2005 and is scheduled to be completed for all three areas by late 2007. It may take to the second half of 2008 for all the utilities to install their wires. The timelines for each area are shown below.

Area No. 1: San Leandro border to 98th Avenue: 11/05--- 8/06.
Area No. 2: 98th Avenue to 82nd Avenue: 4/06—1/07
Area No. 3: 82nd Avenue to 73rd Avenue: 10/06--- 8/07

Central City East funds of \$300,000 were expended to assist with the underground work along MacArthur Boulevard. The underground work is expected to be completed by late 2008. The above ground streetscape work is expected to begin in late 2008. The streetscape work will be implemented in the following three areas:

Area No. 1: Durant Avenue to 106th Avenue;
Area No. 2: 90th Avenue to 89th Avenue; and
Area No. 3: 76th Avenue to 73rd Avenue

- b. 23rd Avenue between East 12th Street and Foothill Boulevard: The 35% design and engineering documents are completed. A final report which presents the history and background information about the 23rd Avenue project was completed in November 2006. The prime firm on the project was PGA design with HQE Civil Engineering, CHS Traffic and Electrical engineering, Mack 5 cost estimators, and PLS Surveys for the surveying. CEDA's design and engineering staff will take this project from the 35% to 100% construction documents. The construction documents are expected to be completed by 2008.
- c. Foothill/Fruitvale between 29th Avenue and High Street with emphasis between 29th and 38th Avenues: The firm of Design, Community & Environment, in collaboration with VSCE, was selected to lead the project planning and design phase. Design documents and cost estimates for this streetscape project will be completed by January 2007. To date, four community workshops have been conducted to gather input on the design directions. Following the last review by the City, a report will be distributed outlining the final recommendations. The project completed 35% design and engineering documents in FY 2005-06 and the design work continues. The next phase of this project for the 65% to 100% documents will occur in 2007-08.
- d. Foothill/Seminary: This project has a proposed area that is located on Foothill Boulevard from Mason Street to 60th Avenue, and on Seminary Avenue from Bancroft Avenue to Kingsley Circle. The design and engineering documents for the project was completed by Bottomley, Design and Planning in February of 2006. A survey of conditions and the next phase of design and engineering documents are in process.
- e. 14th Avenue: This project will design streetscape improvements on 14th Avenue in the Eastlake/ International Boulevard area. The project area includes 14th Avenue from East 8th Street to East 19th Street. The firm of Bottomley, Design and Planning has been selected as consultant to work on the design. The consultant began work with City staff and the 35% documents are expected to be completed by Spring of 2008.

- f. 5th Avenue: This project area presents unusually complex and interrelated planning, engineering, and design challenges because of the railroad tracks and Interstate 880 and the impending Oak-to-Ninth development. These issues require preliminary planning and analysis before streetscape designs can be developed. CCE staff will work with the Public Works Agency and the Planning Department staff on a study whose goals will be to increase the area's pedestrian safety, waterfront access, and future zoning.
 - g. East 18th Street: These streetscape improvements are located in the Parkway Theater District on the east side of Lake Merritt. The CCE Unit is partnering with the Measure DD team that is already working on improvements to this area's link to Lake Merritt and the adjacent Athol Park. Conceptual design plans have been completed for the East 18th Street area between Lake Merritt and Park Boulevard. The project began early design work in FY 2005-06. CEDA's engineering and design staff will develop the next phase of the design and construction documents to take the project to 65% and 100% construction documents. The documents are expected to be completed by the fall of 2008.
 - h. Melrose/Bancroft now known as Foothill/High/Melrose (FHM): This project has a proposed area that includes two separate nodes. The first node has a proposed area that is located on Foothill Blvd from High Street to 45th Avenue and on High Street from Bancroft Avenue to Ygnacio Avenue. The second node has a proposed area that is located on Foothill Blvd from Congress Avenue to Cole Street, on Bancroft Avenue from Fairfax to Cole Street, and on Fairfax Avenue from Foothill Blvd to Bancroft Avenue. In FY 2005-06, the firm Design, Community & Environment (DCE), in collaboration with VSCE, was selected to lead the project planning and design. DCE is now working on the first phase of the project and has held two community meetings to acquire input on proposed recommendation. DCE will complete 35% documents by the summer of 2008.
5. The Opportunity Sites Program: In 2006-07 CEDA staff further developed and worked on the CCE Opportunity Sites Program. The purpose of the CCE Opportunity Sites Program is to address the reuse and development of blighted underutilized properties in the Central City East Redevelopment area. CEDA staff and the Project Area Committee have identified properties that are now part of this program. Land acquisition and site infrastructure bond funds will be used to stimulate in-fill development and land assembly opportunities on obsolete, underutilized, and vacant properties throughout the Central City East Project Area. Taxable bonds of \$51,455,000 are targeted to address blighted and underutilized properties throughout the CCE area in the next three years. The bonds will be provided as an incentive to encourage private development including property acquisition, retail recruitment, and direct development assistance. The vision for these sites is to develop mixed use housing or commercial projects that further support existing commercial nodes and neighborhoods throughout the CCE Project Area. Land acquisition would likely take place in response to property owner, developer or Agency initiated efforts to assemble property needed for the expansion of existing uses or for the creation of sites capable of development for new uses. CEDA staff is now working with nine property owners to address the development of their sites.

ATTACHMENT J

Redevelopment Plan for the WEST OAKLAND REDEVELOPMENT PROJECT November 18, 2003

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

The West Oakland Redevelopment Plan proposes to reduce and/or eliminate the blighting conditions found in the Project Area by focusing on 24 key goals and objectives, including:

- A. Improve the quality of housing by assisting new construction, rehabilitation, and conservation of living units in the Project Area.
- B. Maintain and improve the condition of the existing very low, low, and moderate income housing in the Project Area.
- C. Increase opportunities for homeownership in the Project Area.
- D. Develop renter stabilization strategies that encourage and assist renters to remain in the Project Area.
- E. Mitigate and reduce conflicts between residential and industrial uses in the Project Area.
- F. Provide streetscape improvements, utility undergrounding, open space, and community facilities to enhance neighborhood quality and foster economic and neighborhood vitality.
- G. Support recreation, education, healthcare and programs for all members of the Project Area community, especially youth, seniors and disabled persons.
- H. Improve public safety for people living and working in the Project Area.
- I. Restore blighted properties in the Project Area.
- J. Assist neighborhood commercial revitalization, and attract more uses that serve the local community including neighborhood- serving retail.
- K. Retain existing businesses and attract new businesses to Project Area locations designated for business activity; promote economic development of environmentally sound, light industrial and commercial uses.
- L. Increase employment opportunities for Project Area residents.
- M. Facilitate economic development by improving and rehabilitating substandard buildings and targeting infill on vacant lots on commercial corridors in the Project Area.
- N. Minimize/eliminate environmental hazards within the Project Area.

- O. Improve infrastructure, transportation, and public facilities throughout the Project Area.
- P. 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.
- Q. Promote equitable development that benefits the residents of the Project Area and *minimizes the displacement of current residents and businesses.*
- R. Maintain the mixed-use character of the Project Area in a manner equally beneficial to both businesses and residents.
- S. Preserve and enhance existing residential neighborhoods and core industrial and commercial areas.
- T. Not encourage or support block-busting development, developments that demolish historically significant structures that can be rehabilitated, or developments that destroy the positive functioning character of existing areas.
- U. Support and recognize the benefit of new residents and incomes that can be encouraged through market-rate development and done without displacing existing residents or businesses or destroying the existing cultural assets of the Project Area.
- V. Encourage and assist the rehabilitation of historically significant properties to avoid demolition or replacement.
- W. Relocate displaced residents or businesses, whenever possible and feasible and with their consent, within the Project Area.
- X. Not concentrate any very low income housing as stand-alone high density projects, but rather as infill projects; scattered site, and/or in mixed-income projects.
- Y. Improve street configuration on main arterials and their relationship to the surrounding neighborhoods; do urban design for street improvements such as center dividers, bulb-outs, tree planting, and landscape improvements.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2006-07

The West Oakland Redevelopment plan was adopted on November 18, 2003. Activities to reduce blight within the West Oakland Project Area in FY 2006-07 include: staffing the West Oakland Project Area Committee (WOPAC) which chooses projects and programs for implementation as outlined in the West Oakland Implementation Plan. The WOPAC also monitors new development in the Project Area. Specific activities include:

1. West Oakland Main Street Program: This program was transferred to the Neighborhood Commercial Revitalization Unit in July, 2006; however, the WOPAC will continue to support the Main Street program when appropriate.

2. West Oakland Transit Village: The West Oakland Transit Village Plan (Transit Village Plan), a joint effort between the City of Oakland, the Oakland Housing Authority and BART, was completed in 2005. The Transit Village Plan provides a blueprint for public and private development at and around the West Oakland BART station. There are several projects associated with the Transit Village Plan which are in progress. They include residential, mixed use, commercial and ground floor retail space.
3. West Oakland Transit Village: Agency staff has worked during 2006-07 with Seventh Street Partners to purchase and develop a Caltrans-owned site in the Plan area. Several discussions were held with Caltrans regarding the site's acquisition and some preliminary environmental testing was completed for the site. An Exclusive Negotiating Agreement (ENA) with Seventh Street Partners was signed in September, 2005. The ENA was extended for one year in September, 2006.
4. Commercial Façade Improvement Program: The West Oakland Project Area Committee approved funding for a West Oakland Façade Improvement Program in 2005. The program offers matching grant funds up to \$10,000 for improvements and limited architectural assistance. Staff worked with 15 projects and completed 2 projects during FY 06-07.
5. People's Community Partnership Credit Union: The West Oakland Project Area Committee approved a \$100,000 grant for tenant improvements for the credit union's new and expanded space in the recently completed Mandela Gateway housing project on Seventh Street. The Credit Union is presently the only financial institution that serves West Oakland. This project was completed in November, 2006.
6. West Oakland Tenant Improvement Program: The West Oakland Project Area Committee approved funding for a West Oakland Tenant Improvement Program in 2005 in order to help attract tenants to vacant buildings. This program began in 2006 and has two projects in progress during 2006-07. The program offers matching grants up to \$45,000 and limited architectural assistance.
7. Mandela Foods Cooperative: The West Oakland Project Area Committee approved funding for a rent guarantee for Mandela Foods Cooperative in February, 2006. Mandela Foods is a new locally owned and operated grocery store that will enhance the supply of fresh and healthful foods for West Oakland. Because of changes in Mandela Food's internal situation, the WOPAC approved a new commitment of \$200,000 for tenant improvements in June, 2007. The store is scheduled to open in Fall, 2007.
8. Seventh Street Streetscape Project: A master plan for 7th Street streetscape improvements to be implemented jointly with the Acorn Redevelopment Project was completed in FY 2003-04. The streetscape design has been completed. CEDA Planning Staff obtained a grant of \$1,900,000 from the Metropolitan Transportation Commission in Fall, 2006 for this project's construction. The West Oakland Project Area Committee voted to commit \$205,000 for the local match for this grant on March 14, 2007.
9. 2801 Martin Luther King Way: Staff is coordinating pre-development activities on this vacant blighted building. The ground floor of the building housed a dry cleaning business, so the environmental issues are important. The Phase I environmental assessment of its condition was completed in October, 2006. A Limited Soil and Groundwater Investigation Completion Report was completed in February, 2007.

10. Cal ReUse Program: This program provides funds for the environmental assessment of Brownfield sites. The West Oakland Project Area Committee voted on March 14, 2007 to fund up to \$50,000 for projects within the West Oakland Project Area.
11. Alliance for West Oakland Development Job Training Program: The West Oakland Project Area Committee approved a grant of \$100,000 to the Alliance for West Oakland Development for their job training program which trains at-risk West Oakland youth for careers in the construction industry on April 11, 2007. Staff is working on implementation of this grant.
12. Raimondi Park: The West Oakland Project Area Committee approved a grant of \$ 336,107 for renovation activities at Raimondi Park. This project is managed from the Public Works Agency and is scheduled to start construction in FY 07-08.
13. Martin Luther King Jr. Way Streetscape Improvements: Staff began pre-development activities for the design of this planned streetscape improvement project in response to the West Oakland Project Area Committee's direction during FY 06-07

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**OAKLAND REDEVELOPMENT AGENCY
PROPERTY REPORT
Fiscal Year 2006-2007**

Project Area	Description	Balance	Fiscal Year 2006-07		Balance
		06/30/06 Amount	Acquisition/ Other Debits	Sales/ Other Credits	06/30/07 Amount
Central District					
	574 William St.	196,382			196,382
	Cal Arts Parking Lot	300,000			300,000
	1975 Telegraph Ave.	21,322			21,322
	1928 San Pablo, from Emily Ray JV#12880011	170,000			170,000
	UCOP Garage, 11th & 12 Broadway & Franklin	2,419,000			2,419,000
	Fox Theater, 521 19th Street	3,000,000			3,000,000
	SNK 9th and Franklin	2,818,000			2,818,000
	City Center Garage West	21,446,577			21,446,577
	Henry Robinson Multi Service Center, 559 16h St.	5,100,000			5,100,000
	1810 San Pablo Parking Lot	250			250
	Ice Skating Rink, 540 17th St.	10,588,072			10,588,072
	Fox Parking Lot, 19th Street (3)	161,109			161,109
	Fox Parking Lot, 18th Street	70,185			70,185
	Fox Parking Lot, 540 18th Street	140,404			140,404
	1960 San Pablo Ave.	326,786			326,786
	585 Thomas Berkley Way	578,000			578,000
	609 Thomas Berkley Way	905,000	150,000		1,055,000
	571 Thomas Berkeley Way		615,000		615,000
	610 William Street 1920 San Pablo		2,780,610		2,780,610
	602-604 William Street	45,457			45,457
	608 William Street	42,554			42,554
	1975 Telegraph, Uptown Parking Lot	891,211			891,211
	293 20th Street	190,336			190,336
	297 20th Street	290,235			290,235
	Sears Auto Site		6,932,892		6,932,892
	490 Thomas Berkeley way		1,600,000		1,600,000
	1972 San Pablo		475,000		475,000
	Sears Auto Site		2,800,000		2,800,000
	570 William Street		408,000		408,000
Total Central District		49,700,879	15,761,502		65,462,381

OAKLAND REDEVELOPMENT AGENCY
PROPERTY REPORT
Fiscal Year 2006-2007

Project Area	Description	Balance	Fiscal Year 2006-07		Balance
		06/30/06 Amount	Acquisition/ Other Debits	Sales/ Other Credits	06/30/07 Amount
Coliseum					
	7001 OakPart Street		1,710,653		1,710,653
	Total Coliseum		1,710,653		1,710,653
Oakland Army Base					
	Oakland Army Base		48,611,449		48,611,449
	Total Oakland Army Base		48,611,449		48,611,449
Other Projects					
	17th St. Garage Site, 524 16th Street	88,069			88,069
	1800,1802,1804 San Pablo	121,034			121,034
	1826-1830 San Pablo	303,432			303,432
	1840 San Pablo	303,432			303,432
	550 William Street	192,400			192,400
	Fox Parking Lot, 550 18th Street	23,600			23,600
	Fox Parking Lot, 563 19th Street	40,400			40,400
	1818 San Pablo	300,928			300,928
	584 William Street	35,660			35,660
	728 73rd Ave. Coliseum Future Parking	365,000			365,000
	538 William Street	176,919			176,919
	538 William Street	128,543			128,543
	538 William Street	131,113			131,113
	538 William Street	195,385			195,385
	538 William Street	123,180			123,180
	544 William Street	75,412			75,412
	550 William Street	159,227			159,227
	562 William Street	78,452			78,452
	566 William Street	66,151			66,151
	570 William Street	77,098			77,098
	529 20th Street	58,577			58,577
	(Other Projects - continued)				

OAKLAND REDEVELOPMENT AGENCY
PROPERTY REPORT
Fiscal Year 2006-2007

Project Area	Description	Balance	Fiscal Year 2006-07		Balance
		06/30/06 Amount	Acquisition/ Other Debits	Sales/ Other Credits	06/30/07 Amount
Other Projects (continued)					
	529 20th Street	119,061			119,061
	529 20th Street	138,826			138,826
	529 20th Street	73,311			73,311
	529 20th Street	95,868			95,868
	570 William Street	93,985			93,985
	571 Thomas Berkeley Way		92,000		92,000
	490 Thomas Berkeley Way		1,144,125		1,144,125
Total Other Projects		3,565,064	1,236,125		4,801,189
Grand Total		53,265,943	67,319,729		120,585,672

OAKLAND REDEVELOPMENT AGENCY

LOAN REPORT

Fiscal Year: 2006-2007

CUSTOMER NAME	Balance 6/30/06	Additions 7/01/06-6/30/2007	Payt's/Credits 7/01/06-6/30/2007	Allow. For Doubtful Accts	Net Amount
COLISEUM					
Fruitvale Development Corp		\$ 200,000			\$ 200,000
Total Coliseum		200,000			200,000
CENTRAL DISTRICT					
American Uniforms, Inc.	55,700		(55,700)		-
California Capital Group - Fox	2,900,000	4,044,688	(6,944,688)		-
EBALDC (Madrone)	33,935		(33,935)		-
Evergreen Terrace	1,558		(1,558)		-
Fox Oakland Theater Inc		22,390,000			22,390,000
Oakland Convention Center Mgmt.	86,214		(86,214)		-
OBDC-Arts Loans Program	67,971		(67,971)		-
Rotunda Partners	8,000,000				8,000,000
S.F. Fortune Property	127,641			(127,641)	-
Suno Han, DBA:A Stitch In Time	47		(47)		-
Women's Economic Agenda	292,982		(292,982)		-
Total Central District	11,566,048	26,434,688	(7,483,094)	(127,641)	30,390,000
LOW & MODERATE HOUSING					
10211 Byron	366,954	19,596			386,550
14TH Street Apartments		4,441,222	(4,851)		4,436,371
1574-1790 7th Street	118,777				118,777
160 14th Street Acquisition	1,495,130	2,870			1,498,000
1672 - 7th Street Acquisition	166,928				166,928
26th Ave. Housing Assn.-Oak Park Apt.	1,188,000				1,188,000
26th Ave. Hsng. Assoc.-Oak Park Homes	2,226,854				2,226,854
2719 Foothill, L.P.		932,432			932,432
2946 International Blvd.	1,043,454				1,043,454
3701 MLK Jr. Way	104,268				104,268
4858 Calaveras	650,000				650,000
5800 Foothill Blvd.	4,459				4,459
715 Campbell Street	74,730				74,730
Affordable Hsng. Associates-1109 Oak St. Sit	788,533				788,533
Allen Temple Housing	48,536				48,536
Allen Temple Housing & EDC	37,404				37,404
Altenheim Senior Homes	4,288,333		(2,036,884)		2,251,449
Altenheim Senior Housing	1,732,171				1,732,171
(Low & Moderate Housing - continued)					

OAKLAND REDEVELOPMENT AGENCY

LOAN REPORT

Fiscal Year: 2006-2007

CUSTOMER NAME	Balance 6/30/06	Additions 7/01/06-6/30/2007	Payt's/Credits 7/01/06-6/30/2007	Allow. For Doubtful Accts	Net Amount
(Low & Moderate Housing - continued)					
Cahon, Inc.	408,685				408,685
Calaveras Housing Partners	655,821				655,821
Calaveras Townhouse		928,961	(67,742)		861,219
Casa de las Flores	908,000		(62,795)		845,205
Catholic Charities	195,378		(195,378)		-
Chestnut Homeownership Project	1,709,725				1,709,725
Chestnut Linden Associates	5,514,408				5,514,408
Chestnut Linden Court	322,300				322,300
Coliseum Garden	457,478	28,271			485,749
Coliseum Gardens Housing		3,000,000			3,000,000
Coliseum Gardens Phase I	872,988	27,012			900,000
Com. Dev. Corp. of Oak.-MLK MacArthur BAR	44,142				44,142
Courtyards At Alorn	13,037				13,037
Darhma -VHARP	100,000				100,000
Drachma Housing, LP	229,000				229,000
Drachma Scattered Sites	99,999				99,999
East Bay Habitat Humanity-10900 Edes Ave	375,000				375,000
Eastmont CT - Foothill	1,066,000				1,066,000
Eastside Arts & Hsng-VHARP	940,000	190,000			1,130,000
Edes Avenue Homes	651,881	765,800			1,417,681
Edes B Ownership 2000 Bonds		1,380,070			1,380,070
Fruitvale Avenue Home	104,500	7,500			112,000
Grove Parks Homes - L/M		170,000			170,000
Home Place Initiatives Corp.		445,764			445,764
Horizon Townhomes	584,862		(584,862)		-
Housing Development Promram			(95,000)		(95,000)
Lake Merrit Preservation Ltd. Partnership	1,838,000		(25,000)		1,813,000
Lincoln Court	1,899,670	100,330			2,000,000
Madison & 14th Street		2,947,369			2,947,369
Mandela Gateway - Rental	2,500,000				2,500,000
Mandela Gateway Ownership		1,392,855	(289,378)		1,103,477
Native American Health	1,263,140	271,515			1,534,655
North Oakland Senior Homes	2,551,750				2,551,750
Northgate Acquisition	349,229				349,229
Oak Street Terrace	1,283,467				1,283,467
Oakland Com. Housing, Inc- 1666 7th St. Acq.	156,767				156,767
Oakland Point Limited Partnership	1,646,606				1,646,606
(Low & Moderate Housing - continued)					

OAKLAND REDEVELOPMENT AGENCY

LOAN REPORT

Fiscal Year: 2006-2007

CUSTOMER NAME	Balance 6/30/06	Additions 7/01/06-6/30/2007	Payt's/Credits 7/01/06-6/30/2007	Allow. For Doubtful Accts	Net Amount
(Low & Moderate Housing - continued)					
Oaks Associates, Inc.	50,000				50,000
OCHI & Westside EDC- Faith Hsng.-7th St.	269,584				269,584
OISC Safe Haven	10,000				10,000
Palm Court Homeowners	784,325				784,325
RCD'S 68th and Foothill	361,000				361,000
Resource for Com. Hsng - Drachma Housing	1,483,000				1,483,000
Resources for Community Development	362,375				362,375
Santana Rehab	670,923				670,923
Sausal Creek Townhomes	1,730,146	555,227			2,285,373
Seven Directions, Inc.		676,345			676,345
Sister Thea Bowman Manor	987,084	12,916			1,000,000
Slim Jenkins (Bridge, OCHI)	95,000				95,000
South Lake Apartments Prjt./Christian Chrch	445,300				445,300
SSUC-Las Bougainvillea	77,022				77,022
Various Borrowers	33,550,877			(33,550,877)	-
Total Low & Moderate Housing	83,953,000	18,296,055	(3,361,890)	(33,550,877)	65,336,287
Nonmajor Governmental Funds					
Acorn					
Bridge West	1,043,158			(1,043,158)	-
Jack London Gateway	419,286				419,286
Slim Jenkins	60,000	30,189			90,189
Subtotal	1,522,444	30,189		(1,043,158)	509,475
Other Projects					
Casa Velasco Associates	442,000				442,000
Grove Park, LLC		630,000			630,000
OBDC - Broadway Corridor	272,342		(198,924)		73,418
Subtotal	714,342	630,000	(198,924)		1,145,418
Total Nonmajor	2,236,786	660,189	(198,924)	(1,043,158)	1,654,894
GRAND TOTAL	\$ 97,755,833	\$ 45,590,932	\$ (11,043,908)	\$ (34,721,676)	\$ 97,581,181