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ORSA COUNSEL

OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

RESOLUTION NO. 2018 008

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

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

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

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

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

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

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

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

BY SUCCESSOR AGENCY, OAKLAND, CALIFORNIA, APR 17, 2018

PASSED BY THE FOLLOWING VOTE:

AYES- ~~XXXXXXXXXX~~, CAMPBELL WASHINGTON, GALLO, GIBSON McELHANEY,
GUILLEN, KALB, KAPLAN, and CHAIRPERSON ~~XXXXX~~ - 10

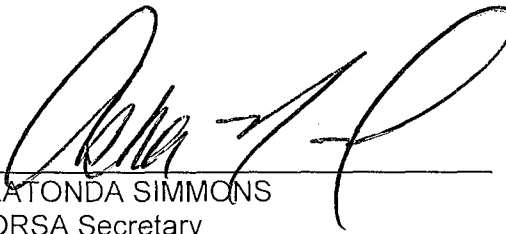
NOES- 0

ABSENT- 0

ABSTENTION- 0

Excused - Brooks, Reid

ATTEST:



LATONDA SIMMONS
ORSA Secretary

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

EXHIBIT A

**West Oakland Redevelopment Project
Five-Year Implementation Plan**

2018-2023

Prepared by Oakland Redevelopment Successor Agency

Adopted on _____

I. INTRODUCTION

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

Dissolution of Redevelopment Agency

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

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

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

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

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

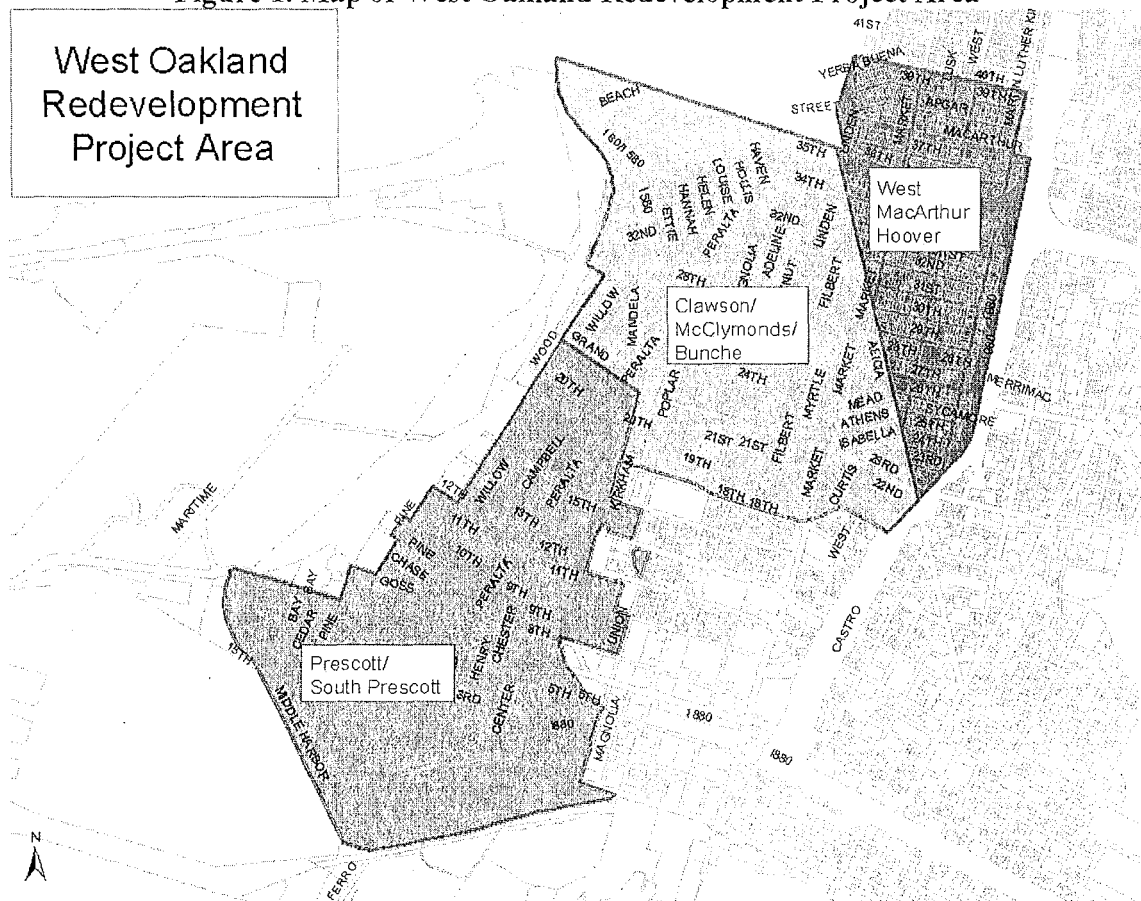
The Housing Component describes various CRL requirements regarding low- and moderate-income housing, such as housing preservation and production requirements. Regarding such activities, ORSA can only satisfy existing contractual obligations listed in its Recognized Obligation Payment Schedule (ROPS)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

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

II. BACKGROUND

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

Figure 1. Map of West Oakland Redevelopment Project Area



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

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

III. GOALS AND OBJECTIVES FOR THE PROJECT AREA

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

A. Housing

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

B. Land Use

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

C. Infrastructure

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

D. Social Services

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

E. Public Safety

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

F. Economic Development

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

G. Environmental

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

H. Community Outreach/Equitable Development

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

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

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

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

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

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

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

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

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

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

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

A. Facade and Tenant Improvement Programs

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

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

B. West Oakland Specific Plan

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

C. 7th Street Streetscape Project

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

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

D. MLK & Peralta Streetscape Project

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

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

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

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

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

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

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

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

ORSA and the City, to the extent possible, will focus on the following strategies to eliminate blight in the West Oakland Redevelopment Project Area:

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

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

VI. TIME LIMITS

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

Table 2. Project Area Time Limit Expirations

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

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

A. Implementation Plan Requirements

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

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

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

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

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

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

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

Table 3

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

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

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

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

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

2. Replacement Housing Obligation

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

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

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

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

4. Additional Requirements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. Estimated Number of Units Required for Housing Production Obligation

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

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

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

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

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

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

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

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

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

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

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

b. *Estimated Housing Fund Revenues and Expenditures*

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

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

c. Anticipated Housing Program Activities

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

d. Allocation of Housing Funds over Previous Implementation Period

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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