

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

FILED  
OFFICE OF THE CLERK OF THE CITY OF OAKLAND

2011 FEB 29 AM 11:49

**TO:** Office of the City Administrator  
**ATTN:** Dan Lindheim  
**FROM:** Walter S. Cohen, Community & Economic Development Agency  
Sabrina Landreth, Budget Director  
**DATE:** March 3, 2011  
**RE:** A Series Of City And Agency Ordinances And Resolutions Transferring Assets  
And Funds As Follows:

**An Emergency Ordinance Authorizing The Sale Of Various City Properties To  
The Redevelopment Agency For Future Redevelopment, And Authorizing The  
Leaseback Of The Properties By The City For Interim City Uses**

**An Agency Resolution Authorizing The Purchase Of Various Properties From The  
City Of Oakland For Future Redevelopment, And Authorizing The Leaseback Of  
The Properties To The City For Interim City Uses**

**A Resolution Authorizing The Purchase Of Various Properties From The  
Redevelopment Agency**

**An Agency Resolution Authorizing The Sale Of Various Properties To The City Of  
Oakland**

**A Resolution Authorizing The Assumption Of Various Commercial Loans From  
The Redevelopment Agency**

**An Agency Resolution Authorizing The Assignment Of Various Commercial  
Loans To The City Of Oakland**

**A Resolution Authorizing A Funding Agreement With The Redevelopment  
Agency Of The City Of Oakland To Provide For Agency Funding Of City Public  
Improvements And Other Redevelopment Projects And Programs**

**An Agency Resolution Authorizing A Funding Agreement With The City Of  
Oakland To Fund City Public Improvements And Other Redevelopment  
Projects And Programs**

**Agency Resolution Amending Resolution No. 01-85 To Increase The Agency's  
Fiscal Year 2010-11 Voluntary Five Percent Contribution To The Low And  
Moderate Income Housing Fund For The Coliseum Redevelopment Project Area  
By \$10,000,000 In Order To Provide Funding For The Development Of Housing  
At The Lion Creek Crossing V Development**

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Item: \_\_\_\_\_  
Special Concurrent Meeting of the City Council  
And Oakland Redevelopment Agency  
March 3, 2011

## SUMMARY

The Governor's proposed state budget for 2011-12 proposes an elimination of redevelopment agencies. Specifically, the Governor proposes to (1) suspend the operations of the state's 425 redevelopment agencies, as of the effective date of the legislation, (2) dissolve the redevelopment agencies as of July 1, 2011, and (3) transfer their revenues (primarily, over \$5 billion of annual property tax revenues) to the state and other local entities. According to the draft legislation, the successor agencies to redevelopment agencies, i.e., the city that created the agency, would use these funds to retire redevelopment debts and preexisting contractual obligations and make other payments described below, under the direction of an appointed oversight board. Any unspent redevelopment housing fund balances will be transferred to the City (or the County Housing Department or local housing authority should the City not elect to receive such funds) to use for low-and moderate-income housing.

In 2011-12, the state would use redevelopment funds to offset \$1.7 billion of state Medi-Cal (\$840 million) and trial court (\$860 million) costs. The remainder would be used by the "successor agencies" to:

1. Pay existing redevelopment debts such as bond debt and existing contractual obligations, estimated by the administration to cost \$2.2 billion;
2. Allocate \$1.1 billion to schools and other local agencies pursuant to current laws that require redevelopment agencies to "pass through" some of their funds to affected local agencies; and
3. Distribute \$210 million to cities, counties, and special districts in proportion to these agencies' current shares of the property tax.

Beginning in 2012-13, any property tax revenues remaining after the successor agencies pay redevelopment debt would be distributed to other local governments in the county. Distributions of these revenues generally would follow provisions in existing law.

Draft bill language was released on February 23rd (see Attachment A). Many of staff's previous questions are addressed in the draft legislation and explained in more detail below.

The draft bill indicates that unencumbered fund balances held by a redevelopment agency on July 1 would be remitted to the county for redistribution to local taxing entities. Also, real property assets would be transferred to the successor agencies; the successor agencies, under the direction of the oversight board, would be required to "expeditiously" dispose of such assets at maximum value, with sales proceeds not needed to wind up the redevelopment agency to be distributed to the taxing entities.

Item: \_\_\_\_\_  
Special Concurrent Meeting of the City Council  
And Oakland Redevelopment Agency  
March 3, 2011

In addition, the Governor's draft legislation prohibits the Agency from entering into any contracts, incurring any obligations or making any commitments to any entity after the effective date of the bill. The Governor has indicated efforts to pass the legislation with an urgency clause to take effect immediately, and before March 10, 2011.

In response to the possible urgency state legislation, staff is proposing a series of Agency and City resolutions that would provide for (1) the transfer of certain real property from the Agency to the City, and from the City to the Agency, (2) the assignment of various commercial loans from the Agency to the City, and (3) funding commitments from the Agency to the City for certain previously approved and budgeted City improvements and programs.

## FISCAL IMPACT

### Future Tax Increment

The Oakland Redevelopment Agency (Agency) projects to receive approximately \$110 million in tax increment revenue in FY 2011-12. Agency annual debt payments total approximately \$48 million, which leaves a balance of approximately \$62 million in tax increment.

The Agency's current use of the \$62 million is broken out as follows:

- \$27 million for City personnel that support the redevelopment program, including \$2.5 million in central service overhead charges that support the General Fund. Under the Governor's proposal, the City would need to cut the staff currently charging to Redevelopment, 171.24 FTE in 12 agencies throughout the City of Oakland. This includes staff implementing projects and programs in CEDA, Public Works and Police, as well as staff in all the general departments that administer the City such as the Mayor, Council, Administrator, Clerk, Attorney and Finance;
- \$13.5 million for Low/Mod-Housing set-aside programs and projects, net of debt and personnel costs;
- \$15.5 million for AB 1290 pass-throughs. The City receives approximately \$5 million of AB 1290 pass-through, while the remainder goes to other entities such as the County. The Governor's proposal maintains the AB 1290 pass-throughs.
- \$6 million for Operations & Maintenance, including contracts for the Agency's fiscal systems (Oracle and Sun Server), annual audits, property tax analysis, as well as projects and programs funded directly from tax increment, including all the activity in West Oakland where the Agency has not yet bonded.

Going forward, the total gross loss to Oakland (Agency and City) under the proposal would be approximately \$47 million in the first year of the Governor's proposal (2011-12). The estimated

amount the City would receive from the “return” of the property tax to the City in the first year would be nominal, approximately \$1 to \$2 million. The City would continue to receive the \$5 million in pass-through revenue in 2011-12. In 2011-12, the estimated total net loss to Oakland would be approximately \$40 million. Of note, the revenue to the City would be offset by the lost contributions by the Agency to Central Service Overhead (CSO).

In each year thereafter, the estimated property tax revenue that would be returned to the City (net of CSO) could be around \$18 million, for a net loss of approximately \$24 million per year after the first year.

### Current Cash & Other Assets

The draft legislation addresses currently held cash and assets of the Agency and how those funds would be treated if the proposal is adopted. Only funds for projects and programs with legally enforceable obligations would be maintained. Any “unencumbered” funds would be transferred to the County for distribution to the local taxing entities. For Oakland this represents approximately \$40 million in unreserved fund balances, as well as potentially \$100 million in previously allocated tax increment funds. Additionally, the Agency also estimates approximately \$100 million of bond proceeds are not encumbered or tied to legally enforceable obligations and would therefore be used to defease the bonds based on the current proposal.

#### 1. Property and Loan Assets

In order to encumber some of these funds, staff is requesting authorization to sell various City-owned properties to the Agency for an estimated \$50 million. The City and Agency would enter into an enforceable purchase and sale agreement immediately, with the transfer of the properties occurring prior to the dissolution of the Agency. The Agency would be authorized to lease back any of these properties to the City pending future redevelopment if the property is needed for interim City use. The list of properties is summarized in the chart below.

ADDRESS	SQUARE FOOTAGE OF LAND/ BUILDING	REDEVELOPMENT AREA	FUNDING SOURCE
1449 Miller Avenue (old Library)	12,423 land 8,660 bldg	Central City East	Taxable Bonds
1000 Oak Street (Kaiser Auditorium)	98,690 land 137,000 bldg	Central District Central City East	Reserves; Taxable Bonds
600 Washington (Vacant Courts) 620 Washington (Police Admin Bldg)	59,883 land 108,000 bldg (OPD) 72,000 bldg (Courts)	Central District	Reserves; Taxable Bonds
66 <sup>th</sup> & Oakport (Vacant Lot)	25,000	Coliseum	Taxable Bonds
66 <sup>th</sup> & Oakport (Vacant Lot)	40,000	Coliseum	Taxable Bonds
1270 93 <sup>rd</sup> Avenue (Old FS #20)	13,608 land 3,200 bldg	Coliseum	Taxable Bonds
615 High Street (Vacant Com Bldg)	14,571 land 7,992 bldg	Coliseum	Taxable Bonds
3801 East 8 <sup>th</sup> Street (Parking Lot)	30,557 land	Coliseum	Taxable Bonds

Secondly, the draft legislation stipulates that any property held by the Agency would be transferred to the successor agency and liquidated expeditiously and for the maximum value. All proceeds would then to be distributed to the local taxing entities.

In order to maximize the benefit to Oakland and continue the City's efforts to promote redevelopment, staff is recommending all Agency assets be sold to the City for \$1 each, per provisions in state law that authorize cities to acquire redevelopment agency properties with or without consideration. The City can then determine the highest and best redevelopment use of these assets. The City and Agency would enter into an enforceable purchase and sale agreement immediately, with the transfer of the properties occurring prior to the dissolution of the Agency.

Among the assets of the Redevelopment Agency are a number of commercial development loans. The Agency uses the City's Commercial Lending section to administer these and other loans. In order to facilitate the ongoing and future loans from these revolving funds, staff is recommending legislation that would assign these loans and the funds available from the loan programs to the City for \$1 each. There are also a number of development loans from the Central District that will be repaid after the plan life is completed. The Agency is assigning

these loans to the City to use the proceeds for a redevelopment purpose after the Central District is completed. A list of these loans is attached as an exhibit to the proposed legislation.

## 2. Low and Moderate Income Housing Funding

Additionally, staff is recommending that \$10,000,000 in Coliseum redevelopment project area non-housing funds be transferred to the Low and Moderate Income Housing Fund (LMIHF). The City has received an \$8.5 million Transit-Oriented Development (TOD) grant from the State for the Lion Creek Crossings (LCC) and Coliseum BART Station Transit Village developments. The grant requires that a total of 200 units be built in those projects. It now appears that affordable housing subsidies of up to \$10,000,000 may be required to make the housing development financially feasible. However, the Agency's LMIHF does not have sufficient funds to finance this requirement.

Staff proposes that the Agency modify resolution 01-85, adopted in 2001, which established an annual 5 percent voluntary contribution to the LMIHF above and beyond the statutory 20 percent set-aside. The proposed modification would specify that for FY 2010-11, the Agency is increasing the 5% set-aside for the Coliseum redevelopment project area by \$10,000,000. Depositing these funds into the LMIHF now will ensure that those funds are available in the future to meet the obligation to develop 200 housing units, thereby preserving the TOD grant.

The Governor's proposal would transfer all housing funds to a new "housing entity," which could be the City, but otherwise allows those funds to be spent for eligible housing purposes, such as financing the development of affordable housing at LCC and the Coliseum BART Station Transit Village. If the funds are not transferred to the LMIHF, there is substantial risk that those funds would not be available in the future. This could jeopardize overall development at and near the transit village.

## 3. Funding Agreement

Finally, staff is recommending the approval of a funding agreement between the City and Agency to provide for Agency funding of various previously approved and budgeted City projects and programs totaling approximately \$780 million. The funding agreement would provide for advance Agency payments to the City for a portion of this funding.

## KEY ISSUES AND IMPACTS

As described above, as of July 1, any unencumbered funds or funding for projects and programs that are not tied to a legally enforceable obligation would be forfeited to the County for distribution to local taxing entities. All legally enforceable obligations would be administered by

the “successor agency”, which would be the City, unless the City elects not to accept this role. The task of the successor agency would be to wind up the affairs of the Redevelopment Agency under the direction of an oversight board that would be composed of seven members – mostly appointed by County officials, and only one of which would be from the City. Among other things, the successor agency would have to prepare a schedule of outstanding contractual obligations for approval by the oversight board. The schedule would identify the funding source, i.e. bond proceeds, reserve balances, etc.

There is a modest allowance for administrative costs, which the proposal defines as a minimum of \$250,000 or 5 percent in 2011-12 and 3 percent thereafter of the “property tax allocated to the successor agency”, which staff interprets to mean property tax allocated for the purposes of fulfilling existing legal obligations. Based on the current estimate of \$48 million, this would be \$2.4 million in 2011-12 and \$1.4 million annually thereafter. The administrative budget would be subject to approval by the oversight board.

The bill language defines “approved development project” as one where construction, site remediation, design, or environmental assessment work or property acquisition is required by the former redevelopment agency pursuant to an enforceable obligation between the former redevelopment agency and parties other than the entities that created the redevelopment agency (i.e., the City), and either (1) substantial performance under the applicable agreements had taken place prior to the effective date of the act adding this part or (2) the oversight board determines that it would be beneficial for the taxing entities or the communities to continue the project even though there had not been substantial performance under the applicable agreements. This is distinguished from “retained development projects”, which cities can elect to continue using a separate funding source. The former is required to be overseen by the “successor agency” and included in the administrative budget; the latter is not.

The proposed bill does not include language for alternative funding for redevelopment as the Governor indicated in the initial budget proposal, which was to pass constitutional amendment to allow local voters to approve tax increases and general obligation bonds for redevelopment purposes by a 55 percent majority.

## **BIG EIGHT ALTERNATIVE PROPOSAL**

The Mayors of eight of the “big ten” redevelopment agencies (including Oakland) submitted an alternative proposal to the State (see Attachment B) that would allow for an additional pass-through of five percent to the state of gross tax increment (less existing pass-through payments) beginning in 2011-12. This would allow the state to bond for the \$1.7 billion needed for the state budget. Additionally, the proposal would create a new “Tier 2” pass through of 15 percent beginning in 2018-19 using 2008-09 as the base year. Participating agencies would have the life

Item: \_\_\_\_\_  
Special Concurrent Meeting of the City Council  
And Oakland Redevelopment Agency  
March 3, 2011

of project areas extended for ten years. The proposal included various reforms supporting transparency, as well as stricter regulation for the use of Low-Mod Housing funds.

## PROJECTS & PROGRAMS

The impact to Oakland from eliminating redevelopment agencies would be severe. For example:

- **Transportation-oriented Development.** The Agency will not be able to support sustainable development by implementing planned and on-going transit-oriented developments in the Central District, Broadway/MacArthur, West Oakland and Coliseum Redevelopment Areas, which are critical for the implementation of SB 375.
- **Public Facilities.** Termination of funding for public facility improvements to parks, libraries, cultural facilities, parking garages, the Scotlan Convention Center and recreational facilities.
- **Streetscape Improvements.** Termination of funding for streetscape improvements will remove a significant tool for improving the City's aging infrastructure and jeopardize outside funding commitments that have been made for these projects (ACTIA).
- **Public Safety.** The Agency will be unable to assist in providing enhanced security measures in retail, residential and industrial areas.
- **Oakland Army Base.** Termination of the Oakland Army Base redevelopment project, which will impact the Port of Oakland's competitiveness with other ports on the West Coast and the Agency's ability to support by providing incubator space for new technologies.
- **Business Assistance.** Termination of programs assisting businesses, such as the small business loan programs, and the tenant and façade improvement programs will likely stifle the recent renaissance of downtown entertainment venues and restaurants.
- **Broadway Shuttle.** The Agency will no longer support the new Broadway Shuttle, which could lead to the elimination of this new service.
- **Compliance with Existing Development Agreements.** The Agency would no longer be able to monitor on-going development agreements for the City Center Project, the Key System Building Rehabilitation project, and various other projects throughout the redevelopment areas.



- **City Planning Efforts.** The Agency will not be able to support planning efforts, such as the Lake Merritt Station Area Specific Plan and the Broadway/Valdez Area Specific Plan.
- **Victory Court.** The Agency will not be able to support any City efforts to retain the Oakland A's.
- **Economic Development.** Since Agency funds are a primary source for improving City infrastructure, providing support to local businesses and offering incentives to developer to invest in Oakland, the elimination of the Agency will take away the City's most potent economic development tool, and negatively impact Oakland's efforts to promote growth after the greatest economic downturn since the Great Recession.
- **Public Participation in Economic Development.** The abolition of the Agency will eliminate Project Area Committees, which are important vehicles for public participation in the City's economic development activities.
- **City Employment Programs.** The elimination of Agency programs will significantly reduce the number of projects that require compliance with the City's employment programs, thus taking away an important source of local job creation.
- **Public Art.** The abolition of the Agency would eliminate its Public Art Program which authorizes the allocation of 1.5 percent of Agency capital construction project funding for the commissioning of public artwork. This would greatly diminish the City's ability to support local artists and enhance public spaces with public art.
- **Properties held for Resale.** The Agency holds significant properties for resale. These range from vacant properties to active public facilities which often do not generate significant cash flow. Since the City would have to take over maintenance and operation of these properties with no funding support from the Agency, it would put further strain on the City's General Fund.
- **Brownfields.** The Agency is a significant actor in the clean-up of contaminated properties throughout its 10 redevelopment areas. The Polanco Act and Agency funding have enabled the City to make progress in turning Brownfields into Greenfields. The elimination of the Agency would present a major set-back in these efforts.
- **Historic Preservation.** The Agency has been a significant financial supporter of historic preservation efforts throughout the City. Without Agency participation in the restoration

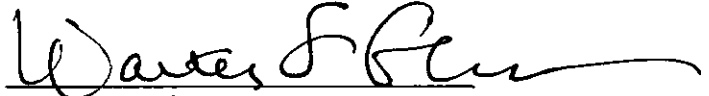
of the City's historic buildings, these will deteriorate further and provide a disincentive for private investment.

- **Housing.** Twenty-five percent of the gross tax increment received by the Agency is deposited into the Low and Moderate Income Housing Fund. This is by far the City's largest source of funding for affordable housing. Over the past 10 years, the Agency has allocated over \$200 million to affordable housing activities, with 1,900 units of housing completed and 1,200 in the pipeline, as well as assisting 500 hundred low income families to become homeowners. If redevelopment agencies are abolished, the City would lose this funding, with the following consequences: termination of the City's Mortgage Assistance Program (MAP) for first-time homebuyers; termination of programs for housing rehabilitation in the Central City East and West Oakland redevelopment areas; reduction of annual Notice of Funding Availability (NOFA) funds for affordable housing by over 75 percent; the Agency might not be able to meet its obligation to fund the development of affordable housing at the MacArthur BART transit-oriented development; the City/Agency might be required to repay State grants for Infill Infrastructure and Transit Oriented Development if the required affordable housing units cannot be built. In addition, since Low/Mod funds are the principal funding source for development and preservation of affordable housing, this could lead to the collapse of the affordable housing industry. Not only would new production be curtailed, but without revenue from developer fees earned on new projects, nonprofits could be unable to maintain solvency and would be unable to perform asset and property management functions.

**ACTION REQUESTED OF THE CITY COUNCIL/AGENCY**

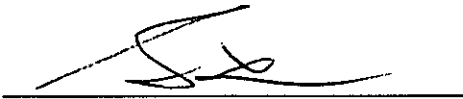
Staff requests that the City Council and Redevelopment Agency adopt the attached legislation.

Respectfully submitted,



Walter S. Cohen

Community & Economic Development Agency



Sabrina Landreth

Budget Director

**FORWARDED TO THE  
CITY COUNCIL:**



Office of the Agency Administrator

Item: \_\_\_\_\_  
Special Concurrent Meeting of the City Council  
And Oakland Redevelopment Agency  
March 3, 2011

## **Attachment A**

**Redevelopment Agency Dissolution and Succession**

**THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:**

**SECTION 1.** The Legislature finds and declares all of the following:

- (a) The economy and the residents of this state are slowly recovering from the worst recession since the Great Depression.
- (b) State and local governments are still facing incredibly significant declines in revenues and increased need for core governmental services.
- (c) Local governments across this state continue to confront difficult choices and have had to reduce fire and police protection among other services.
- (d) Schools have faced reductions in funding that have caused school districts to increase class size, layoff teachers as well as make other hurtful cuts.
- (e) Redevelopment agencies have expanded over the years in California. The expansion of redevelopment agencies has increasingly shifted property taxes away from services provided schools, counties, special districts, and cities.
- (f) Redevelopment agencies take in approximately twelve percent all of the property taxes collected across California.
- (g) it is estimated that under current law, redevelopment agencies will divert \$5 billion in property tax revenue from other taxing agencies in fiscal year 2011-12.
- (h) These difficult times demand that a reexamination of resources and priorities be undertaken. This reexamination demonstrates that the state's investment in local economic development and redevelopment agencies is less critical than providing for police and fire protection and is less critical than preventing additional harm to public education.
- (i) Therefore, the Legislature finds that the existence of redevelopment agencies which redirect property tax dollars from core services and does so without a vote of the people must cease. The Legislature further finds that these existing tax dollars must be returned to schools, fire districts, and the other local entities from which they have been diverted.
- (j) The Legislature has all legislative power not explicitly restricted to it. The Constitution does not explicitly state that redevelopment agencies must exist and, unlike other entities such as counties, does not limit the Legislature's control over that existence. Redevelopment agencies were created by statute and can therefore be eliminated by statute.
- (k) It is the intent of the Legislature to do the following in this act:
  - (1) Bar existing redevelopment agencies from incurring new obligations that would divert any more money from core functions and dissolve all existing redevelopment. It is the intent of the Legislature that the greatest amount of funding be realized from these actions to fund core governmental services.

(2) Beginning with 2012-13 fiscal year, allocate these funds according to the existing property tax allocation, except for enterprise special districts, to make the funds available for cities, counties, special districts, school and community college districts to provide core governmental services. As a result of these actions, it is estimated that, by fiscal year 2012-13, these local entities will receive \$1.9 billion per year in new resources to use for their core priorities.

(3) Require a successor entity to settle the affairs of the redevelopment agencies.

(4) Require the protection of contractual rights by successor agencies, which will be required to retire redevelopment agency debts in accord with existing payment schedules. No existing contractual obligations will be impaired.

SEC 2. Section 33500 of the Health and Safety Code is amended to read:

33500. (a) Notwithstanding any other provision of law, including Section 33501, an action may be brought to review the validity of the adoption or amendment of a redevelopment plan at any time within 90 days after the date of the adoption of the ordinance adopting or amending the plan, if the adoption of the ordinance occurred prior to January 1, 2011.

(b) Notwithstanding any other provision of law, including Section 33501, an action may be brought to review the validity of any findings or determinations by the agency or the legislative body at any time within 90 days after the date on which the agency or the legislative body made those findings or determinations, if the finding or determinations occurred prior to January 1, 2011.

(c) Notwithstanding any other provision of law, including Section 33501, an action may be brought to review the validity of the adoption or amendment of a redevelopment plan at any time within three years after the date of the adoption of the ordinance adopting or amending the plan, if the adoption of the ordinance occurred after January 1, 2011.

(d) Notwithstanding any other provision of law, including Section 33501, an action may be brought to review the validity of any findings or determinations by the agency or the legislative body at any time within three years after the date on which the agency or the legislative body made those findings or determinations, if the finding or determinations occurred after January 1, 2011.

SEC. 3 Section 33501 of the Health and Safety Code is amended to read:

33501. (a) An action may be brought pursuant to Chapter 9 (commencing with Section 860) of Title 10 of Part 2 of the Code of Civil Procedure to determine the validity of bonds and the redevelopment plan to be financed or refinanced, in whole or in part, by the bonds, or to determine the validity of a redevelopment plan not financed by bonds, including without limiting the generality of the foregoing, the legality and validity of all proceedings theretofore taken for or in any way connected with the establishment of the agency, its authority to transact business and exercise its powers, the designation of the survey area, the selection of the project area, the formulation of the preliminary plan, the validity of the finding and determination that the project area is predominantly urbanized, and the validity of the adoption of the redevelopment plan, and also including the legality and validity of all proceedings theretofore taken and (as provided in the bond resolution) proposed to be taken for the authorization, issuance, sale, and delivery of the bonds, and for the payment of the principal thereof and interest thereon.

(b) Notwithstanding subdivision (a), an action to determine the validity of a redevelopment plan, or amendment to a redevelopment plan that was adopted prior to January 1, 2011, may be brought within 90 days after the date of the adoption of the ordinance adopting or amending the plan.

(c) Any action that is commenced on or after January 1, 2011 which is brought pursuant to Chapter 9 (commencing with Section 860) of Title 10 of Part 2 of the Code of Civil Procedure to determine the validity or legality of any issue, document, or action described in subdivision (a) may be brought within three years after the date of the triggering event.

(d) For the purposes of protecting the interests of the state, the Attorney General and the Department of Finance are interested persons pursuant to Section 863 of the Code of Civil Procedure in any action brought with respect to the validity of an ordinance adopting or amending a redevelopment plan pursuant to this section.

(e) For purposes of contesting the inclusion in a project area of lands that are enforceably restricted, as that term is defined in Sections 422 and 422.5 of the Revenue and Taxation Code, or lands that are in agricultural use, as defined in subdivision (b) of Section 51201 of the Government Code, the Department of Conservation, the county agricultural commissioner, the county farm bureau, the California Farm Bureau Federation, and agricultural entities and general farm organizations that provide a written request for notice, are interested persons pursuant to Section 863 of the Code of Civil Procedure, in any action brought with respect to the validity of an ordinance adopting or amending a redevelopment plan pursuant to this section.

SEC. 4. Section 33604 of the Health and Safety Code is repealed.

SEC. 5. Part 1.8 of Division 24 of the Health and Safety Code is added to read:

#### Restrictions on Redevelopment Agencies Operations

##### Chapter 1 Suspension of Agency Activities and Prohibition on Creation of New Debts

Section 34161 Notwithstanding Part 1 (commencing with Section 33000), Part 1.5 (commencing with Section 34000), Part 1.6 (commencing with Section 34050), and Part 1.7 (commencing with Section 34100), or any other law, commencing on the effective date of this part, no agency shall incur new or expand existing monetary or legal obligations except as provided in this part. All of the provisions of this part shall take effect and be operative on the effective date of the act adding this part.

Section 34162 (a) Notwithstanding Part 1 (commencing with Section 33000), Part 1.5 (commencing with Section 34000), Part 1.6 (commencing with Section 34050), and Part 1.7 (commencing with Section 34100), or any other law, commencing on the effective date of this Act, an agency shall be unauthorized, and shall not take action, to incur indebtedness, including, but not limited to, all of the following:

(1) Issue or sell bonds, for any purpose, regardless of the source of repayment of such bonds. As used in this section, "bonds", includes but is not limited to any bonds, notes, bond anticipation notes, interim certificates, debentures, certificates of participation, refunding bonds, or other obligations issued by an agency pursuant to the Part 1 (commencing with Section 33000), and Section 53583 of the Government Code, pursuant to any charter city authority, or any revenue bond law,

(2) Incur indebtedness payable from any of the following prohibited sources of repayment, which include, but are not limited to, income and revenues of an agency's redevelopment projects, taxes allocated to the agency, taxes imposed by the agency pursuant to Section 7280.5 of the Revenue and Taxation Code, assessments imposed by the agency, loan repayments made to the agency pursuant to Section 33746, fees or charges imposed by the agency, other revenues of the agency, and any contributions or other financial assistance from the state or federal government.

(3) Refund, restructure or refinance indebtedness or obligations that existed as of January 1, 2011, including but, not limited to, all of the following:

(A) Refunding bonds previously issued by the agency or by another political subdivision of the state, including, but not limited to those issued by a city, a housing authority or a nonprofit corporation acting on behalf of a city or a housing authority.

(B) Exercise the right of optional redemption or of any of its outstanding bonds or elect to purchase any of its own outstanding bonds.

(4) Take out or accept loans or advances, for any purpose, from the state or the federal government or any other public agency or any private lending institution or from any other source. For purposes of this section, "loans" include, but, are not limited to, agreements with the community or any other entity for the purpose of refinancing a redevelopment project and moneys advanced to the agency by the community or any other entity for the expenses of redevelopment planning, expenses for dissemination of redevelopment information, other administrative expenses and overhead of the agency.

(b) Any actions taken that conflict with this section are void ab initio and shall have no force or affect.

(c) Notwithstanding subdivision (a), the agency may issue refunding bonds Emergency Refunding Bonds, only where all of the following conditions are met:

(1) The issuance of Emergency Refunding Bonds is the only means available to the agency to avoid a default on outstanding agency bonds

(2) The county treasurer has approved the issuance of Emergency Refunding Bonds

(3) Emergency Refunding Bonds are issued only to provide funds for any single debt service payment that is due prior to June 30, 2011 and that is more than 20 percent larger than a level debt service payment would be for that bond.

(4) The principal amount of outstanding agency bonds is not increased.

Section 34163. (a) Notwithstanding Part 1 (commencing with Section 33000), Part 1.5 (commencing with Section 34000), Part 1.6 (commencing with Section 34050), and Part 1.7 (commencing with Section 34100), or any other law, commencing on the effective date of this part, an agency shall not have the authority to, and shall not, do any of the following:



(1) Make loans or advances or grant or enter into agreement to provide funds or provide financial assistance of any sort to any entity or person for any purpose.

(2) Enter into contracts with, incur obligations or make commitments to any entity (whether governmental, tribal, or private) or any individual or groups of individuals for any purpose, including, but not limited to, loan agreements, pass-through agreements, regulatory agreements, services contracts, leases, disposition and development agreements, joint exercise of powers agreements, contracts for the purchase of capital equipment, agreements for redevelopment activities, including, but not limited to agreements for, planning, design, redesign, development, demolition, alteration, construction, reconstruction, rehabilitation, site remediation, site development or improvement, removal of graffiti, land clearance and seismic retrofits.

(3) Amend or modify existing agreements, obligations or commitments with any entity, for any purpose, including, but not limited to, all of the following:

(A) Renewing or extending term of leases or other agreements, except that the agency may extend lease space for their own use to a date not to exceed six months after the effective date of this Act and for a rate no more than five percent above the rate the agency currently pays on a monthly basis.

(B) Modifying terms and conditions of existing agreements, obligations or commitments.

(C) Transfer funds out of the Low and Moderate Income Housing Fund, except to meet the minimum housing-related obligations that existed as of January 1, 2011.

(4) Dispose of assets by sale, long-term lease, gift, grant, exchange, transfer, assignment or otherwise, for any purpose, including, but not limited to, all of the following:

(A) Assets including, but not limited to real property, deeds of trust and mortgages held by the agency, moneys, accounts receivable, contract rights, proceeds of insurance claims, grant proceeds, settlement payments and rights to receive rents any other rights to payment of whatever kind.

(B) Real property including but not limited to land, land under water and waterfront property, buildings, structures, fixtures, and improvements on the land, any property appurtenant to or used in connection with the land, every estate, interest, privilege, easement, franchise, and right in land, including rights-of-way, terms for years, and liens, charges, or encumbrances by way of judgment, mortgage, or otherwise and the indebtedness secured by such liens.

(5) Accept financial or other assistance from the state or federal government or any public or private source if such acceptance necessitates or is conditioned upon the agency incurring indebtedness as that term is described in this part.

Section 34164. (a) Notwithstanding Part 1 (commencing with Section 33000), Part 1.5 (commencing with Section 34000), Part 1.6 (commencing with Section 34050), and Part 1.7 (commencing with Section 34100), or any other law, commencing on the effective date of this

part, an agency shall lack the authority to, and shall not, engage in any of the following redevelopment activities:

- (1) Prepare, approve, adopt, amend, or merge a redevelopment plan, including, but not limited to, modifying, extending or otherwise changing the time limits on the effectiveness of a redevelopment plan.
- (2) Create, designate, merge, expand or otherwise change the boundaries of a project area.
- (3) Designate a new survey area or modify, extend or otherwise change the boundaries of an existing survey area.
- (4) Approve or direct or cause the approval of any program, project or expenditure where such approval is not required by law.
- (5) Prepare, formulate amend or otherwise modify a preliminary plan or cause the preparation, formulation, modification or amendment of a preliminary plan.
- (6) Prepare, formulate amend or otherwise modify an implementation plan or cause the preparation, formulation, modification or amendment of an implementation plan.
- (7) Prepare, formulate amend or otherwise modify a relocation plan or cause the preparation, formulation, modification or amendment of a relocation plan where such approval is not required by law.
- (8) Prepare, formulate amend or otherwise modify a redevelopment housing plan or cause the preparation, formulation, modification or amendment of a redevelopment housing plan.
- (9) Direct or cause the development, rehabilitation or construction of housing units within the community, unless required to do so by an Enforceable Obligation.
- (10) Making or modifying a declaration or finding of blight, blighted areas, or slum and blighted residential areas.
- (11) Make any new findings or declarations that any areas of blight cannot be remedied or redeveloped by private enterprise alone.
- (12) Provide or commit to provide relocation assistance, except where the provision of such relocation assistance is required by law.
- (13) Provide or commit to provide financial assistance.

Section 34165. Notwithstanding Part 1 (commencing with Section 33000), Part 1.5 (commencing with Section 34000), Part 1.6 (commencing with Section 34050), and Part 1.7 (commencing with Section 34100), or any other law, commencing on the effective date of this part, an agency shall lack the authority to, and shall not, do any of the following:

- (a) Enter into new partnerships, become a member in a joint powers authority, form a joint powers authority, create new entities or become a member of any entity of which it is not

currently a member nor take on nor agree to any new duties or obligations as a member or otherwise of any entity to which the agency belongs to or is in any way associated with.

(b) Impose new assessments pursuant to Section 7280.5 of the Revenue and Taxation Code.

(c) Bring an action pursuant to Chapter 9 (commencing with Section 860) of Title 10 of Part 2 of the Code of Civil Procedure to determine the validity of any issuance or proposed issuance of revenue bonds under this chapter and the legality and validity of all proceedings previously taken or proposed in a resolution of an agency to be taken for the authorization, issuance, sale, and delivery of the revenue bonds and for the payment of the principal thereof and interest thereon.

(c) Begin any condemnation proceeding or begin the process to acquire real property by eminent domain.

(e) Prepare or have prepared a draft environmental impact report. This subdivision does not alter or eliminate any requirements of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code.

Section 34166. No legislative body or local governmental entity has any statutory authority to create or otherwise establish a new redevelopment agency or community development commission. No chartered city or chartered county may exercise the powers granted in Part 1 (commencing with Section 33000) to create or otherwise establish a redevelopment agency.

Section 34167. (a) This part is intended to preserve, to the maximum extent possible, the revenues and assets of the redevelopment agencies so that those assets and revenues that are not needed to pay for enforceable obligations may be used by local governments to fund core governmental services such as police, fire protection and schools. It is the intent of the Legislature that redevelopment agencies take no actions that would further deplete the corpus of the agencies' funds regardless of their original source. All provisions of this part should be read as broadly as possible to support this intent and to restrict the expenditure of funds to the fullest extent possible.

(b) For purposes of this part "agency" means a redevelopment agency created or formed pursuant to Part I (commencing with Section 33000) or its predecessor or a community development commission created or formed pursuant to part 1.7 (commencing with Section 34100) or its predecessor.

(c) (1) For purposes of this part, "enforceable obligation" means any of the following:

(A) Bonds, as defined by Section 33602 and bonds issued pursuant to Section 58383 of the Government Code, including the required debt service, reserve set-asides and any other payments required under the indenture or similar documents governing the issuance of the outstanding bonds of the redevelopment agency.

(B) Loans of monies borrowed by the redevelopment agency for a lawful purpose.

(C) Payments required by the federal government, pre-existing obligations to the State or obligations imposed by state law, other than pass through payments that are made by the county auditor-controller pursuant to section 34183, or legally enforceable payments required in connection with the agencies' employees, including, but not limited, to pension payments and unemployment payments.

(D) Judgments or settlements entered by a competent court of law or binding arbitration decisions against the former redevelopment agency, other than passthrough payments that are made by the county auditor-controller pursuant to section 34183,. Along with the successor agency, the oversight board shall have the authority and standing to appeal any judgment or to set aside any settlement or arbitration decision.

(E) Any legally binding and enforceable agreement or contract that is not otherwise void as violating the debt limit or public policy.

(F) Contracts or agreements necessary for the administration or operation of the redevelopment agency, to the extent permitted by this part, including, but not limited to, agreements purchase or rent office space, equipment and supplies and to pay related expenses pursuant to Section 33127 and for carrying insurance pursuant to section 33134.

(d) To the extent that any provision of Part 1 (commencing with Section 33000), Part 1.5 (commencing with Section 34000), Part 1.6 (commencing with Section 34050), and Part 1.7 (commencing with Section 34100) conflict with this part the provisions of this part shall control. Further, if any provision in Part 1 (commencing with Section 33000), Part 1.5 (commencing with Section 34000), Part 1.6 (commencing with Section 34050), and Part 1.7 (commencing with Section 34100) provides an authority that this part is restricting or eliminating, the restriction and elimination provisions of this part shall control.

(e) Nothing herein shall be construed to interfere with an agency's authority to (1) make payments due, (2) enforce existing covenants and obligations or (3) perform its obligations, all pursuant to enforceable obligations as defined in this section.

Section 34168. (a) Notwithstanding any other law, any action contesting the validity of this part or Part 1.85 (commencing with Section 34170) or challenging acts taken pursuant to these parts shall be brought in the Superior Court of the County of Sacramento.

(b) If any provision of this part or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this part which can be given effect without the invalid provision or application, and to this end, the provisions of this part are severable.

## Chapter 2 Redevelopment Agency Responsibilities

Section 34169. Until successor agencies are empowered pursuant to Part 1.85, redevelopment agencies shall do all of the following:

- (a) Continue to make all scheduled payments for enforceable obligations as defined in subdivision (c) of Section 34167.
- (b) Perform obligations required pursuant to any enforceable obligations, including, but not limited to, observing covenants for continuing disclosure obligations and those aimed at preserving the tax-exempt status of interest payable on any outstanding agency bonds.
- (c) Set aside or maintain reserves in the amount required by indentures, trust indentures or similar documents governing the issuance of outstanding redevelopment agency bonds
- (d) Preserve all assets, minimize all liabilities and preserve all records of the redevelopment agency.
- (e) Cooperate with the successor agencies and provide all records and information necessary or desirable for audits, making of payments required by enforceable obligations and performance of enforceable obligations by the successor agencies.
- (6) Take all reasonable measures to avoid triggering an event of default under any enforceable obligations as such term is defined in subdivision (c) of Section 34167.

SEC. 6. Part 1.85 (commencing with Section 34170) is added to Division 24 of the Health and Safety Code, to read:

Part 1.85 Dissolution of Redevelopment Agencies and Designation of Successor Agencies

Chapter 1 Effective Date, Creation of Funds, and Definition of Terms

Section 34170. (a) Unless otherwise specified, all provisions of this part shall take effect on July 1, 2011.

(b) If any provision of this part or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this part which can be given effect without the invalid provision or application, and to this end, the provisions of this part are severable.

Section 34170.5 (a) The following funds are hereby created:

(1) The "Public Health and Safety Fund" is hereby created in each county that contains a redevelopment agency, for administration by the county auditor-controller or such other entity as provided in section 34182.

(2) A "Redevelopment Obligation Retirement Fund" is hereby created in the treasury of each successor agency.

(3) A "Redevelopment Property Tax Trust Fund" is hereby created for the property tax revenues related to each former redevelopment agency, in each county, for administration by the county auditor-controller.

34171. The following terms shall have the following meanings:

(a) "Administrative budget" means the budget for administrative costs of the successor agencies as provided in section 34177.

(b) "Administrative cost allowance" means an amount that, subject to the approval of the oversight board, is payable from property tax increment revenues equal to the greater of five percent of the property tax allocated to the successor agency for the 2011-12 fiscal year and three percent of the property tax allocated to the successor agency for each fiscal year thereafter, or \$250,000 for any fiscal year. However, the allowance amount shall exclude any administrative costs that can be paid from bond proceeds or from sources other than property tax.

(c) "Approved development project" means a project where construction, site remediation, design, or environmental assessment work or property acquisition is required by the former redevelopment agency pursuant to an enforceable obligation between the former redevelopment agency and parties other than the entities that created the redevelopment agency and either (1) substantial performance under the applicable agreements had taken place prior to the effective date of the act adding this part or (2) the oversight board determines that it would be beneficial for the taxing entities or the communities to continue the project even though there had not been substantial performance under the applicable agreements. An approved development project does not include an agreement for any of the following: planning, financing services, site search, or other staff or consulting activities in preparation for redevelopment work.

(d) "Designated local authority" shall mean a public entity formed pursuant to subdivision (d) of Section 34173.

(e) "Enforceable obligation" means any of the following:

(1) Bonds, as defined by Section 33602 and bonds issued pursuant to Section 58383 of the Government Code, including the required debt service, reserve set-asides and any other payments required under the indenture or similar documents governing the issuance of the outstanding bonds of the former redevelopment agency.

(2) Loans of moneys borrowed by the redevelopment agency for a lawful purpose.

(3) Payments required by the federal government, pre-existing obligations to the state or obligations imposed by state law, other than passthrough payments that are made by the county auditor-controller pursuant to section 34183, or legally enforceable payments required in connection with the agencies' employees, including, but not limited, to pension payments and unemployment payments.

(4) Judgments or settlements entered by a competent court of law or binding arbitration decisions against the former redevelopment agency, other than pass through payments that are made by the county auditor-controller pursuant to section 34183,. Along with the successor agency, the oversight board shall have the authority and standing to appeal any judgment or to set aside any settlement or arbitration decision.

(5) Any legally binding and enforceable agreement or contract that is not otherwise void as violating the debt limit or public policy. However, nothing in this act shall prohibit either the successor agency, with the approval or at the direction of the board, or the oversight board itself from terminating any existing agreements or contracts and providing any necessary and required compensation or remediation for such termination.

(6) Contracts or agreements necessary for the administration or operation of the successor agency, in accordance with this part, including, but not limited to, agreements purchase or rent office space, equipment and supplies and to pay related expenses pursuant to section 33127 and for carrying insurance pursuant to Section 33134.

(f) "Oversight board" shall mean each entity established pursuant to Section 34179.

(g) "Recognized obligation" means an obligation listed in the Recognized Obligation Payment Schedule.

(h) "Recognized Obligation Payment Schedule" means the document setting forth the minimum payment amounts and due dates of payments required by enforceable obligations for each half-year fiscal period as provided in subdivision (m) of Section 34177(13).

(i) "Retained development project" is a project planned by the redevelopment agency prior to dissolution that the city, county, or city and county that created the redevelopment agency wishes to continue to develop, utilizing its own funds, but which the successor agency would otherwise be directed by the oversight board to terminate due to its failure to qualify as an approved development project.

(j) "Successor agency" means the county, city, or city and county that authorized the creation of each redevelopment agency or another entity as provided in Section 34173.

(k) "Taxing entities" means cities, counties, cities and counties, special districts, school districts, community college districts, and county offices of education that receive passthrough payments and distributions of property taxes pursuant to the provisions of this part.

## Chapter 2. Effect of Redevelopment Agency Dissolution

Section 34172. (a) All redevelopment agencies and community development agencies created under Part 1 (commencing with Section 33000), Part 1.5 (commencing with Section 34000), Part 1.6 (commencing with Section 34050), and Part 1.7 (commencing with Section 34100) that were in existence on the effective date of this part are hereby dissolved and shall no longer exist as a public body, corporate or politic.

(b) All authority to transact business or exercise powers previously granted under Part 1 (commencing with Section 33000) are hereby withdrawn from the former redevelopment agencies.

Solely for purposes Section 16 of Article XVI of the California Constitution, the Redevelopment Property Tax Trust Fund shall be deemed to be a special fund of the redevelopment agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness, whether

funded, refunded, assumed or otherwise incurred by the redevelopment agency to finance or refinance in whole or in part, the redevelopment projects of each redevelopment agency dissolved pursuant to this part.

Section 34173. (a) Successor agencies, as defined in this part, are hereby designated as successor entities to the former redevelopment agencies.

(b) Except for those provisions of the community redevelopment law that are repealed, restricted, or revised pursuant the act adding this part, all authority, rights, powers, duties and obligations previously vested with the former redevelopment agencies, under the Community Redevelopment Law, are hereby vested in the successor agencies.

(c) Where the redevelopment agency was in the form of a joint powers authority, and where the joint powers agreement governing the formation of the joint powers authority addresses the allocation of assets and liabilities upon dissolution of the joint powers authority, then each of the entities that created the former redevelopment agency may be a successor agency within the meaning of this part and each shall have a share of assets and liabilities based on the provisions of the joint powers agreement.

Where the redevelopment agency was in the form of a joint powers authority, and where the joint powers agreement governing the formation of the joint powers authority does not address the allocation of assets and liabilities upon dissolution of the joint powers authority, then each of the entities that created the former redevelopment agency may be a successor agency within the meaning of this part, a proportionate share of the assets and liabilities shall be based on the assessed value in the project areas within each entity's jurisdiction, as determined by county assessor, in its jurisdiction as compared to the assessed value within the boundaries of the project areas of the former redevelopment agency.

(d) (1) A city, county, city and county or the entities forming a joint powers authority that authorized the creation of each redevelopment agency may elect not to serve as a successor agency under this part. A city, county, city and county or any member of a joint powers authority that elects not to serve as a successor agency under this part must file a copy of a duly authorized resolution of its governing board to that effect with the county auditor-controller no later than June 1, 2011.

(2) (A) If a city, county, city and county or any member of a joint powers authority that authorized the creation of the redevelopment agency elects not to serve as a successor agency under this part, it shall not receive any property tax allocation from the funds disbursed from the Redevelopment Property Tax Trust Fund pursuant to paragraph (5) of subdivision (a) and paragraph (4) of subdivision (e) of Section 34183. Instead, that share of property tax shall be allocated to the first local agency in the county that elects to become the successor agency by submitting to the county auditor-controller a duly adopted resolution of its governing body to that effect.

(B) The determination of the first local agency that elects to become the successor agency shall be made by the county auditor-controller based on the earliest receipt by it of a copy of a duly



adopted resolution of the local agency's governing board authorizing such an election. As used in this section, "local agency" means any city, county, city and county or special district in the county of the former redevelopment agency.

(3) If no local agency elects to serve as a successor agency for a dissolved redevelopment agency, a public body, referred to herein as a "designated local authority" shall be immediately formed, pursuant to this part, in such county and shall be vested with all the powers and duties of a successor agency as described in this part. The Governor of the state shall appoint three residents of the county to serve as the governing board of such authority. Such designated local authority shall serve as successor agency until a local agency elects to become the successor agency in accordance with this section.

Section 34174. (a) Solely for the purposes of Section 16 of Article XVI of the California Constitution, commencing on the effective date of this part, all agency loans, advances or indebtedness, and interest thereon, shall be deemed extinguished and paid; provided, however, that nothing herein is intended to absolve the successor agency of payment or other obligations due or imposed pursuant to the enforceable obligations; and provided further, that nothing herein is intended to be construed as an action or circumstance that may give rise to an event of default under any of the documents governing the enforceable obligations.

(b) Nothing in this part, including, but not limited to, the dissolution of the redevelopment agencies the designation of successor agencies and the transfer of redevelopment agency assets and properties, shall be construed as a voluntary or involuntary insolvency of any redevelopment agency for purposes of the indenture, trust indenture, or similar document governing its outstanding bonds.

Section 34175. (a) Any legally binding obligations that were entered into with a pledge of tax increment shall continue to have the revenues that were formerly tax increment and which are deposited into the Redevelopment Obligation Retirement Fund. It is intended that such pledges and payment streams continue to be protected under law and that the cessation of the agency shall not effect either the pledge, the legal existence of that pledge, nor the stream of revenue available to make good on that pledge.

(b) All assets, properties, contracts, leases, books and records, buildings, and equipment of the former redevelopment agency are transferred on July 1, 2011 to the control of the successor agency, for administration pursuant to the provisions of this part. This includes all cash or cash equivalents and amounts owed to the redevelopment agency as of July 1, 2011.

Section 34176. (a) The county or city that authorized the creation of a redevelopment agency may elect to retain the housing assets and functions previously performed by the redevelopment agency. If a county or city elects to retain the responsibility for performing housing functions previously performed by an redevelopment agency, all rights, powers, assets, liabilities, duties, and obligations associated with the housing activities of the agency, along with any amounts in the Low and Moderate Income Housing Fund shall be transferred to such city, or county, or city and county.

(b) If a county, or city, or city and county does not elect to retain the responsibility for performing housing functions previously performed by a redevelopment agency, all rights, powers, assets, liabilities, duties and obligations along with any amounts in the Low and Moderate Income Housing Fund, shall be transferred as follows:

(1) Where there is no local housing authority in the territorial jurisdiction of the former redevelopment agency, to the Department of Housing and Community Development.

(2) Where there is one local housing authority in the territorial jurisdiction of the former redevelopment agency, to that local housing authority.

(3) Where there is more than one local housing authority in the territorial jurisdiction of the former redevelopment agency, to the local housing authority selected by the city, or county, or city and county that authorized the creation of the redevelopment agency.

(c) Commencing on the effective date of this part, the entity assuming the housing functions formerly performed by the redevelopment agency, may enforce affordability covenants and perform related activities pursuant to applicable provisions of the Community Redevelopment Law, including, but not limited to Section 33418.

### Chapter 3 Successor Agencies

Section 34177. (a) Successor agencies are required to do all of the following:

(a) Continue to make payments due for enforceable obligations.

(1) Commencing on January 1, 2012, only those payments listed in the Recognized Obligation Payment Schedule may be made by the successor agency from the funds specified in the Recognized Obligation Payment Schedule.

(2) Nothing herein is to be construed as preventing a successor agency, with the prior approval of the oversight board, as described in Section 34179, from making payments from sources other than those listed in the Recognized Obligation Payment Schedule.

(3) For fiscal year 2011-12, a successor agency shall have no authority and is hereby prohibited from accelerating payment or making any lump sum payments that are intended to prepay loans unless such accelerated repayments were required prior to the effective date of this part.

(b) Set aside or maintain reserves in the amount required by indentures, trust indentures or similar documents governing the issuance of outstanding redevelopment agency bonds.

(c) Perform obligations required pursuant to any enforceable obligations.

(d) Remit unencumbered balances of redevelopment agency funds to the county auditor-controller for distribution to the taxing entities. In making such a distribution, the county auditor-controller shall utilize the same methodology for allocation and distribution of property tax revenues provided in Section 34188.

(e) Dispose of assets and properties of the former redevelopment agency as directed by the oversight board. Such disposal is to be done expeditiously and in a manner aimed at maximizing value. Proceeds from asset sales and related funds that are no longer needed for to wind up the affairs of the agency, as determined by the oversight board, shall be transferred to the county auditor-controller for distribution as property tax proceeds under Section 34188.

(f) Negotiate compensation agreements with other taxing entities for any retained development projects.

(g) Enforce all former redevelopment agency rights for the benefit of the taxing entities, including, but not limited to, continuing to collect loans, rents, and other revenues that were due to the redevelopment agency.

(h) Effectuate transfer of housing functions and funds to the appropriate entity designated pursuant to Section 34176.

(i) Wind up the affairs of the redevelopment agency in pursuant to the provisions of part and the direction of oversight board.

(j) Continue to oversee development activities for approved development projects including continuing to oversee development of properties until the contracted work has been completed or the contractual obligations of the former redevelopment agency can be transferred to other parties. Bond proceeds must be used for the purposes for which bonds were sold unless the purposes can no longer be achieved, in which case, the proceeds may be used to defease the bonds.

(k) Prepare a proposed administrative budget and submit it to the oversight board for its approval. The proposed administrative budget shall include all of the following:

(1) Estimated amounts for successor agency administrative costs for the upcoming six-month fiscal period; and

(2) Proposed sources of payment for the costs identified in paragraph (1).

(3) (A) Proposals for arrangements for administrative and operations services provided by such city, county, or other entity.

(B) Costs for staff employed by the city, or county, or city and county to continue redevelopment activities associated with retained development projects shall be excluded from the administrative budget.

(l) Provide administrative cost estimates, from its approved administrative budget that are to be paid from property tax allocations, to the county auditor-controller for each six month fiscal period.

(m) (1) Before each six-month fiscal period, prepare a Recognized Obligation Payment Schedule in accordance with the requirements of this paragraph. For each recognized

obligation, the Recognized Obligation Payment Schedule shall identify one or more of the following sources of payment:

(A) Low and Moderate Income Housing Fund.

(B) Bond proceeds.

(C) Reserve balances.

(D) Administrative cost allowance.

(E) Only to the extent no other funding source is available or when payment from current property tax revenues is required by an enforceable obligation, or the provisions of this part, the Redevelopment Property Tax Trust Fund.

(F) Other sources approved by the oversight board in accordance with this part.

(2) A Recognized Obligation Payment Schedule shall not be deemed valid unless all of the following conditions have been met:

(A) A draft Recognized Obligation Payment Schedule is prepared by the successor agency for the Enforceable Obligations of the former redevelopment agency. For the 2011-12 fiscal year, the initial draft shall project the dates and amounts of scheduled payments for each enforceable obligation for the remainder of the time period during which the redevelopment agency would have been authorized to obligate tax increment, and must be reviewed and certified, as to its accuracy, by an external auditor.

(B) The certified schedule is submitted to and duly approved by the oversight board.

(3) A copy of the approved Recognized Obligation Payment Schedule is submitted to the county auditor-controller and both the Controller's office and the Department of Finance.

(3) The schedule shall be forward looking to the next six months. The first schedule shall be transmitted to the Controller's office and the Department of Finance by December 1, 2011 for the January 1, 2012 through June 30, 2012, inclusive, period. Former redevelopment agency obligation payments due prior to that will be made from revenues received in the spring of 2011 property tax distribution, and balances transferred to the successor agency.

Section 34178. (a)

A successor agency shall have the power, but not the obligation, to employ any of the former employees or officers of the redevelopment agency, or other staff, as necessary to conduct the required duties associated with making payments due for enforceable obligations, for enforcing rights and performing duties under enforceable obligations and overseeing work associated with approved development projects.

(c) Former redevelopment agency employees or officers may not be compensated at a rate in excess of the level of total compensation received in calendar year 2010 unless approved by the oversight board.

## Chapter 4. Oversight Boards

Section 34179. (a) Each successor agency shall have an oversight board composed of 7 members. Members shall be selected as follows:

- (1) One member may be selected by the county board of supervisors.
- (2) One member may be selected by the city council for the city that formed the redevelopment agency.
- (3) One member may be selected by the largest non-enterprise special district, by property tax share, with territory in the territorial jurisdiction of the former redevelopment agency.
- (4) One member may be appointed by the county superintendent of education to represent schools.
- (5) One member may be appointed by the county superintendent of education to represent community college districts.
- (6) Additionally the county and the county superintendent of education may each appoint one member from the public, for a total of two members.
- (7) If the county or a joint powers agency formed the redevelopment agency, then the largest city by acreage in the territorial jurisdiction of the former redevelopment agency may select one member. If there are no cities with territory in a project area of the redevelopment agency, the county superintendent of schools may appoint an additional member to represent the public.
- (8) If there are no non-enterprise special districts in the territorial jurisdiction of the former redevelopment agency, then the county may appoint one additional member to represent the public.
- (9) The Governor may appoint individuals to fill any oversight board member position that has not been filled by July 15, 2011 or any member positions that remains vacant for more than 60 days.

(b) The oversight board may direct the staff of the successor agency in furtherance of their duties and responsibilities under this part and the successor agency shall provide for all of the expenses of meetings and other necessary expenses of the board. Board members shall serve without compensation or reimbursement for expenses.

(c) Board members shall have personal immunity from suit for their actions taken within the scope of their responsibilities as oversight board members.

(d) A quorum of the oversight board shall be a majority of members present at a meeting. The oversight board shall be deemed to be a local entity for purposes of the Ralph M. Brown Act, the California Public Records Act and the Political Reform Act of 1974.

Section 34180. All of the following successor agency actions shall first be approved by the oversight board:

(a) The establishment of new repayment terms for outstanding loans where such terms have not been specified prior to the date of this part.

(b) (1) Issuance of refunding bonds by successor agency, pursuant to authority granted to successor agencies under this part.

(2) Successor Agencies may refund outstanding bonds or other debt of the former redevelopment agency in order to provide for savings or to finance debt service spikes; provided, however, that no additional debt is created and debt service is not accelerated.

(c) Set aside of amounts in reserves as required by indentures, trust indentures or similar documents governing the issuance of outstanding redevelopment agency bonds.

(d) Merging of project areas.

(e) Continuing the acceptance of federal or state grants or other forms of financial assistance from either public or private sources where such assistance is conditioned upon the provision of matching funds, by the successor entity as successor to the former redevelopment agency, in an amount greater than five percent.

(f) (1) For a city, county or city and county acting under its own auspices, approval to have certain projects be deemed retained development projects under this part.

(2) If the successor agency wishes to retain any properties or other assets for future redevelopment activities, funded from its own funds and under its own auspices, it must reach a compensation agreement with the other taxing entities to provide payments to them in proportion to their shares of the property tax, as determined pursuant to section 34188, for the value of the property retained.

(3) If no other agreement is reached on valuation of such retained assets, the value will be the fair market value as of the 2011 property tax lien date as determined by the county assessor.

(g) Establishment of the Recognized Obligation Payment Schedule.

(h) Approval of a request by the successor agency to hold portions of the moneys of the Low and Moderate Income Housing Funds in reserve in order to provide cash to fund recognized obligations.

(i) Approval of a request by the successor agency to enter into an agreement with the city, county or city and county that formed the redevelopment agency that it is succeeding.

Section 34181. The oversight board shall direct the successor agency to do all of the following:

(a) Dispose of all assets and properties of the former redevelopment agency except for assets and properties deemed part of approved development projects. Such disposal is to be done expeditiously and in a manner aimed at maximizing value.

(b) Cease performance in connection with and terminate all existing agreements that do not qualify as enforceable obligations.

(c) Transfer housing responsibilities and all rights, powers, duties and obligations along with any amounts on deposit in the Low and Moderate Income Housing Fund to the appropriate entity pursuant to Section 34176.

(4) Negotiate compensation agreements with other taxing entities for retained development projects.

#### Chapter 5. Duties of County Auditor-Controllers

Section 34182. (a) (1) The county auditor-controller shall conduct or cause to be conducted a financial audit of each redevelopment agency in the county, to be completed by October 1, 2011.

(2) The purpose of the audits shall be to establish each redevelopment agency's assets and liabilities, to document and determine each redevelopment agency's passthrough payment obligations to other taxing agencies, and to document and determine both the amount and the terms of any indebtedness incurred by the redevelopment agency and certify the initial Recognized Obligation Payment Schedule.

(3) The county auditor-controller may charge the Redevelopment Property Tax Trust Fund for any costs incurred by the county auditor-controller pursuant to this part.

(b) By October 15, 2011, the county auditor-controller shall provide the Controller's office a copy of all audits performed pursuant to this subdivision. The county auditor controller shall maintain a copy of all documentation and working papers for use by the Controller.

(c)(1) The county auditor-controller shall determine the amount of property tax increment that would have been allocated to each redevelopment agency in the county, using current assessed values, pursuant to statutory formulas or contractual agreements with other taxing agencies, as of the effective date of this section, and deposit that amount in the Redevelopment Property Tax Trust Fund.

(2) Each county auditor-controller shall administer the Redevelopment Property Tax Trust Fund for the benefit of the holders of former redevelopment agency debt, the beneficiaries of the Public Health and Safety Fund, and the taxing entities that receive pass-through payments and distributions of property taxes pursuant to this part.

(3) In connection with the allocation by the county auditor-controller of funds deposited in the Redevelopment Property Tax Trust Fund, in compliance with this part, the county auditor-controller shall prepare estimates of amounts to be distributed, and provide such estimates to, both the entities receiving the distributions, and the Department of Finance, no later than November 1, and May 1, of each year.

(4) Each county auditor-controller shall disburse proceeds of asset sales or reserve balances, which have been received from the successor entities pursuant to Sections 34177 and 34187, to the taxing entities. In making such a distribution, the county auditor-controller shall utilize the

same methodology for allocation and distribution of property tax revenues provided in section 34188.

(d) By August 1, 2012 the county auditor-controller shall report the following information to the Controller's office and the Director of Finance:

(1) The sum remitted to the Redevelopment Property Tax Trust Fund related to each former redevelopment agency.

(2) The sums remitted to each agency under paragraph (1) of subdivision (a) of section 34183.

(3) The sum remitted in each county to the Public Health and Safety Fund.

(4) The sums remitted to each successor agency pursuant to paragraph (3) of subdivision (a) of Section 34183.

(5) The sums paid to each successor agency pursuant to paragraph (4) of subdivision (a) of Section 34183.

(6) The sums paid to each city, county, special district, and the total amount allocated for schools and community colleges pursuant to paragraph (5) of subdivision (a) of Section 34183

(7) Any amounts reallocated pursuant to subdivision (b) of Section 34183.

(e) A county auditor-controller may charge the Redevelopment Property Tax Trust Fund for their costs of administering the provisions of this part. .

Section 34183. (a) For fiscal year 2011-12, the county auditor-controller shall allocate moneys in each Redevelopment Property Tax Trust Fund as follows:

(1) First, the county auditor-controller shall remit from the Redevelopment Property Tax Trust Fund to each local agency, school or community college district an amount of property tax equal to what would have been received under Section 33670, 33401, 33607, 33607.5, 33607.7, 33676 or pursuant to any passthrough agreement between a redevelopment agency and a taxing jurisdiction that was entered into prior to January 1, 1994 that would be in force in 2011-12 but for the operation of this law in the 2011-12 fiscal year if the redevelopment agency would have been in existence but for the operation of this law. These allocations shall occur no later than December 31, 2011 and June 1, 2012.

(2) (A) Second, to the Public Health and Safety Fund. As a condition of receipt of funds pursuant to this paragraph, paragraph (4) and (5) of subdivision (e), the county auditor-controller shall transfer grants of funds from the Redevelopment Property Tax Trust Fund to the Public Health and Safety Fund in an amount not to exceed one billion, seven hundred million dollars (\$1,700,000,000) on a statewide basis specified by the Director of the Department of Finance from the amounts deposited in the Redevelopment Property Tax Trust Fund comprised of the revenues that would otherwise have been allocated to each redevelopment agency, but for the operation of this part. The Director shall use the 2008-09 Report of Financial Transactions of Redevelopment Agencies to estimate an amount for each redevelopment agency that may be



available for the Public Health and Safety Fund after needs for enforceable obligations and passthrough amounts are taken into account. These transfers shall occur on January 2, 2012 and June 1, 2012 or any later date specified by Director of Finance.

(B) The county board of supervisors may elect that the county auditor-controller not administer the Public Health and Safety Fund. In the event that the county elects not to administer the Public Health and Safety Fund, it shall notify the Director of the Department of Finance no later than September 1, 2011 whereupon the Director of the Department of Finance shall designate another entity to perform such administration functions. In such circumstance, all references relating to the administration of the Public Health and Safety Fund by the county auditor-controller for that county shall be construed as references to the entity designated by the Director of Finance.

(C) If a county does not accept responsibility for administration of the Public Health and Safety Fund, any other local agency in the county may by submitting a copy of a duly adopted resolution of its governing board, elect to perform such duties and that agency shall receive the county share of any property tax allocable under paragraph (4) and (5) of subdivision (e). In the event of multiple submissions, the Director of Finance may designate an entity from amongst those entities electing entities to be responsible for the administration of the Public Health and Safety Fund in that county.

(D) These grants to the Public Health and Safety Fund may be adjusted by the Director as additional information regarding the availability and demands upon money in each Redevelopment Property Tax Trust Fund becomes available. Funds in the Public Health and Safety Fund shall be used in amounts and for those purposes as directed by the Director of the Department of Finance, exclusively to reimburse the state for the costs of providing health care or trial court services in the county, until those monies are exhausted. These transfers shall occur no later than 15 days after the Department provides the information necessary for the payment.

(E) Entities of state government, including the Administrative Office of the Courts, that are responsible for the functions funded with monies transferred pursuant to this subdivision shall keep records, as required by the Department of Finance, of expenditures made in the county pursuant to that paragraph, and shall provide to the Department of Finance any information required by the Department with respect to those expenditures.

(3) Third, on January 2, 2012 and June 1, 2012, to successor agencies for payments listed in the Recognized Obligation Payment Schedule for the six-month fiscal period beginning January 1 or July 1, 2012, in following priority order:

(A) Debt service payments scheduled to be made for tax allocation bonds.

(B) Payments scheduled to be made on revenue bonds, but only to the extent the revenues pledged for them are insufficient to make the payments and only where the agency's tax increment revenues were also pledged for the repayment of such bonds.

(C) Payments scheduled for other debts and obligations listed in the Recognized Obligation Payment Schedule that are required to be paid from former tax increment revenue.

(4) Fourth, on January 2, 2012 and June 1, 2012, to each successor agency for the administrative cost allowance as defined in Section 34171 for administrative costs set forth in an approved administrative budget for those payments required to be paid from former tax increment revenues.

(5) Fifth, on January 2, 2012, and June 1, 2012, any moneys remaining in the Redevelopment Tax Trust Fund after the payments and transfers authorized by paragraphs (1) through (4), inclusive, shall be distributed to cities, counties, and non-enterprise special districts in accordance with Section 34188. If a successor agency is other than the agency that formed a redevelopment agency, the share that would have been allocated to that agency shall instead be allocated to the agency that is the successor agency. If a local agency other than the county auditor-controller has accepted responsibility for administering the Public Health and Safety Fund in a county, the county share shall be allocated to that local agency.

(b) If the successor agency reports, no later than December 1, 2011 and May 1, 2012, to county auditor-controller that the total amount available to the successor agency from the Redevelopment Property Tax Trust Fund allocation to that successor agency's Redevelopment Obligation Retirement Fund, from other funds transferred from the each redevelopment agency, and from funds that have or will become available through asset sales and all redevelopment operations are insufficient to fund the payments required by subdivision (a) in the next six month fiscal period, the county auditor-controller shall notify the State Controller and the Department of Finance no later than December 10, 2011 and May 10, 2012. The county auditor shall verify whether the successor agency will have sufficient funds from which to service debts according to the schedule and shall report the findings to the state Controller. If the State Controller concurs that there are insufficient funds to pay required debt service, the amount of such deficiency shall be deducted first from the amount remaining to be distributed to taxing entities pursuant to paragraph (5), and if that amount is exhausted, from amounts available for distribution for administrative costs in paragraph (4) and third from amounts available for allocation to the Public Health and Safety Fund. If an agency, pursuant to the provisions of sections 33492.15, 33492.72, 33607.5, 33671.5, 33681.15 or 33688, made pass through payment obligations subordinate to debt service payments required for enforceable obligations, funds for servicing bond debt may be deducted from the amounts for pass-through payments under paragraph (1), as provided in those sections, if the amounts remaining to be distributed to taxing entities pursuant to paragraph (5), the amounts available for distribution for administrative costs in paragraph (4) and the amounts available for allocation to the Public Health and Safety Fund have all been exhausted.

(c) The county treasurer may loan any funds from the county treasury that are necessary to ensure prompt payments of redevelopment agency debts.

(d) The State Controller may recover its costs of audit and oversight required under this part from the Redevelopment Property Tax Trust fund by presenting an invoice there for to the county auditor-controller who shall set aside sufficient funds for and disburse such claimed

amounts prior to making the next distributions to the taxing jurisdictions pursuant to section 34188. Subject to the approval of the Director of Finance, the budget of the State Controller may be augmented to reflect such reimbursement, pursuant to Section 28.00 of the Budget Act.

(e) For fiscal years 2012-13 and following, the county auditor-controller shall allocate moneys in each Redevelopment Property Tax Trust Fund as follows:

(1) First, the county auditor-controller shall remit from the Redevelopment Property Tax Trust Fund to each school or community college district an amount of property tax equal to what would have been received by that district, using current assessed values, under Sections 33670, 33401, 33607, 33607.5, 33607.7, 33676, as those sections read on January 1, 2011, or pursuant to any passthrough agreement between a redevelopment agency and a taxing jurisdiction that was entered into prior to January 1, 1994 that would be in force in but for the operation of this part, if the redevelopment agency would have been in existence but for the operation of this part. These allocations shall occur no later than December 31 and June 1.

(2) Second, on June 1 and January 2, to successor agencies for purposes for payments listed in the Recognized Obligation Payment Schedule for the six month fiscal period beginning on the next July 1 or January 1, in the following order of priority:

(A) Debt service payments scheduled to be made for tax allocation bonds.

(B) Payments scheduled to be made on revenue bonds, but only to the extent the revenues pledged for them are insufficient to make the payments and the agency's tax increment revenues were also pledged.

(C) Payments scheduled for other debts and obligations listed in the Recognized Obligation Payment Schedule.

(3) Third, on June 1 and January 2, to each successor agency for administrative costs, provided that no more than three percent of the amount provided pursuant to paragraph (2) may be allocated.

(4) Fourth, on June 1 and January 2, any moneys remaining in the Redevelopment Tax Trust Fund after the payments and transfers authorized by the preceding paragraphs shall be distributed to cities, counties, non-enterprise special districts and schools and community colleges pursuant to Section 34188. If a successor agency is other than the agency that formed a redevelopment agency, the share that would have been allocated to that agency shall instead be allocated to the agency that is the successor agency. If a local agency other than the county auditor-controller has accepted responsibility for administering the Public Health and Safety Fund in a county, the county share shall be allocated to that local agency.

(f) In years after fiscal year 2011-12, if the successor agency reports to the county auditor-controller to the county auditor-controller, no later than December 1 or May 1 that the total amount available to the successor agency from the Redevelopment Property Tax Trust Fund allocation to that successor agency's Redevelopment Obligation Retirement Fund, from other funds transferred from the each redevelopment agency, and from funds that have or will

become available through asset sales and all redevelopment operations is insufficient to fund the payments required by this section in the next six-month fiscal period, the county auditor-controller shall notify the State Controller and the Department of Finance no later than ten days later. The county auditor shall verify whether the successor agency will have sufficient funds from which to service debts according to the schedule and shall report the findings to the Controller. If the Controller concurs that there are insufficient funds to pay required debt service, the amount of such deficiency shall be deducted first from the amount remaining to be distributed to taxing entities pursuant to paragraph (4), and if that amount is exhausted, from amounts available for distribution for administrative costs in paragraph (3). If an agency, pursuant to the provisions of Section 33492.15, 33492.72, 33607.5, 33671.5, 33681.15 or 33688, made passthrough payment obligations subordinate to debt service payments required for enforceable obligations, funds for servicing bond debt may be deducted from the amounts for pass-through payments under paragraph (1), as provided under those sections, if the amounts remaining to be distributed to taxing entities pursuant to paragraph (4) and the amounts available for distribution for administrative costs in paragraph (3) have all been exhausted.

Section 34185. The county auditor-controller shall transfer from the Redevelopment Property Tax Trust Fund established for deposit of revenues associated with each former redevelopment agency into the Redevelopment Obligation Retirement Fund for each successor agency an amount of property taxes equal to that specified in the Recognized Obligation Payment Schedule as payable from the Redevelopment Property Tax Trust Fund.

Section 34186. Differences between actual payments and past estimated obligations on recognized obligation payment schedules must be reported in subsequent recognized obligation payment schedules and shall adjust the amount to be allocated to the Redevelopment Obligation Retirement Fund. These estimates and accounts are subject to audit by county auditor-controllers and the Controller.

Section 34187. Whenever a recognized obligation identified in the Recognized Payment Obligation Schedule is paid off or retired, either through early payment or payment at maturity, the county auditor-controller shall distribute to the taxing entities, as provided in the Revenue and Taxation Code, all property tax revenues that the redevelopment agency would have been entitled to receive before enactment of this section.

Section 34188. For all distributions of property tax and other moneys pursuant to this part, each taxing agency for which an allocation is provided shall be proportionate to its share of property tax revenues in the jurisdictional territory of the former redevelopment agency in that fiscal year, except as follows:

(a)(1) For distributions from the Redevelopment Property Tax Trust Fund, the share of each taxing entity shall be applied to the amount of property tax available in the Redevelopment Property Tax Trust Fund after deducting the amount of any distributions under paragraphs (2), (3), and (4) of subdivision (a) of Section 34183 or paragraphs (2) and (3) of subdivision (e) of Section 34183, as applicable.

(2) For each taxing agency, the amounts of any passthrough payments under paragraph (3) of subdivision (a) of Section 34183 or paragraph (1) of subdivision (e) of Section 34183 that it has received, shall be deducted from the amount determined in paragraph (1).

(b) The county shall additionally receive any sums that would otherwise have been provided to enterprise special districts, but for the operation of this part; provided, however that the county shall not receive those sums defined in paragraph (2) of subdivision (c) of Section 97.3 of the Revenue and Taxation Code.

(c) Special districts that have both enterprise and non-enterprise functions shall receive a pro-rated share proportionate to the special district's overall share of the countywide property tax that is received for its non-enterprise functions.

(d) Property tax shares shall be determined based on property tax allocations in effect on the date of distribution, without the revenue exchange amounts allocated pursuant to Section 97.68 of the Revenue and Taxation Code.

(e) The total school and community college share shall be the share of the school and community college property taxes that would have been received by schools and community colleges serving the jurisdictional territory of the former redevelopment agency.

(f) Distribution of the share to schools and community colleges will be made pursuant to Section 100.96 of the Revenue and Taxation Code.

#### Chapter 6. Effect of This Part on the Community Redevelopment Law

Section 34189. (a) Commencing on the effective date of this part, provisions of the Community Redevelopment Law that depend on the use of property tax increment allocable to any taxing jurisdiction other than a city, city and county, or county operating a redevelopment plan under its own auspices shall be inoperative.

(b) No tax increment can be created or pledged for debt except by a city, county, or city and county, operating under its own auspices and only from its share of the property tax.

(c) If a city, county, or city and county, operating under its own auspices pledges any tax increment or other revenues to further the purposes of a redevelopment plan, there will no longer be any pass through of revenues to other taxing jurisdictions

(d) The California Law Revision Commission is required to produce a Community Redevelopment Law cleanup bill for consideration by the Legislature no later than January 1, 2013.

(e) To the extent that any provision of Part 1 (commencing with Section 33000), Part 1.5 (commencing with Section 34000), Part 1.6 (commencing with Section 34050), and Part 1.7 (commencing with Section 34100) conflict with this part, the provisions of this part shall control. Further, if any provision in Part 1 (commencing with Section 33000), Part 1.5 (commencing with Section 34000), Part 1.6 (commencing with Section 34050), and Part 1.7 (commencing with

Section 34100) provides an authority that this part is restricting or eliminating, the restriction and elimination provisions of this part shall control.

(f) It is intended that the provisions of this part shall be read in a manner as to avoid duplication of payments.

SEC. 7. Chapter 7 (commencing with Section 100.96) is added to of Part 0.5 of Division 1 of the Revenue and Taxation Code, to read:

Chapter 7. Additional Revenue Allocations for Education

Section 100.96 of the Revenue and Taxation Code is added to read:

100.96. (a) Notwithstanding any other provision of law, for the 2012-13 fiscal year and each subsequent fiscal year in which revenues are available in a county to be distributed pursuant to subdivision (e) of Health and Safety Code Section 34183, each county auditor shall allocate to all elementary, high school, unified school districts, county offices of education, and community college districts within the county an equal amount per student in attendance, as defined in subdivision (b), from the revenues allocated to school and community college districts in the county pursuant to Sections 31143 and 34188 of the Health and Safety Code.

(b) The Superintendent of Public Instruction shall certify the average daily attendance of the advance apportionment of state aid in the then current fiscal year as the attendance of each school district and county office of education for purposes of this section. The Superintendent of Public Instruction shall certify the appropriate counts of average daily attendance to each county auditor no later than September 15 of each applicable fiscal year. The Chancellor of the California Community Colleges shall certify the full-time equivalent students in attendance at each community college district in each county that is used for apportioning state aid as of September of each year to the county auditor no later than September 15 of each applicable year.

(c) On or before November 15 and April 15, the auditor of each county shall furnish to the Superintendent of Public Instruction the estimated amount of tax receipts pursuant to this section of each school district situated within his or her county. Notwithstanding any other law, funding provided to schools and community colleges pursuant to this section shall not be considered allocated local proceeds of taxes for purposes of Section 8 of Article XVI of the California Constitution.

SEC. 8. No reimbursement is required by this act pursuant to Section 6 of Article XVI of the California Constitution because a local agency or school district has the authority to levy service charges or fees, or assessments sufficient to pay for the program or level of service mandated in this act, within the meaning of Section 17556 of the Government Code.

SEC 9. This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the Constitution and shall go into immediate effect. The facts constituting the necessity are:

In order to meet the current and near-term financial requirements of the state, it is necessary that this act take effect immediately.

**Attachment B**



# MAYORS' REDEVELOPMENT PROPOSAL | 2/18/2011

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## Proposal to Respond to the Governor's Budget Message Concerning Redevelopment

### Summary of Reforms

- (1) Commencing in 2011-12, provide an annual payment equal to 5% of allocated gross tax increment (less existing pass throughs) to the State. The cumulative payment from all agencies is estimated to be \$200 million annually, sufficient to leverage \$1.7 billion plus. Annual surplus from the 5% above the State's debt service (+/- \$50 million) would go to schools and other taxing entities.
- (2) Commencing in 2018-2019, growth in tax increment above the 2008-09 level would be subject to an additional annual pass-through payment of 15% (on top of existing pass-through payments and the new 5% payment to the State). Existing project areas would be extended by ten years to help agencies in meeting these new financial obligations.
- (3) Cities with incremental taxable value in project areas exceeding 20% of the taxable value of the city could not adopt any new project area or expand any existing project area until this percentage was reduced.
- (4) Increased transparency in Agency operations by expanding disclosure requirements to cover substantial expenditures to or for the benefit of a private entity.
- (5) Reduce the time Agencies have to spend affordable housing dollars before they lose them and allow small agencies to pool funds with adjacent agencies

# MAYORS' REDEVELOPMENT PROPOSAL | 2/18/2011

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## Proposal to Respond to the Governor's Budget Message Concerning Redevelopment

### 1) Proposal to Address Contribution to State Budget Crisis

- a) All agencies will be required to pledge an amount equal to 5% of gross allocated tax increment (less existing pass-through payments to local taxing entities), starting in FY 2011-2012. Assuming tax increment is \$5.0 billion and pass-through payments are \$1.0 billion, combined annual pledge would be \$200 million.
- b) State may pledge these funds to securitize a borrowing that could raise \$1.7 billion with a 25% coverage factor (30 years, 7% interest), or use them for any State purpose.
- c) Remaining annual coverage of \$50 million (estimated) would be available for education or any other purpose determined by the State, as would excess occurring as a result of future growth of tax increment.
- d) To assist agencies that do not have funds available to make the full 5% payment based on current financial conditions, agencies may reduce the cash payment to no less than 2% of gross allocated TI during the first three years (after existing pass-throughs), upon giving a separate promissory note to the State for the balance, with interest (above RDA borrowing rates), and negotiated installments of principal paid so that the full amount of the note – principal and interest – is paid by the 7<sup>th</sup> year.
- e) Any agency that could not meet its full 5% obligation would be prohibited from entering into any additional obligations until it had made up any payments to the State, other than obligations for affordable housing from Low-Moderate housing funds.
- f) To support agencies in committing the flow of funds required above, and to assist agencies in completing existing Plans while making this additional payment, Redevelopment Plan limitations for existing Project Areas (Plans approved by the Legislative Body as of June 30, 2011) will be adjusted as follows:
  - i) The current deadlines in existing Plans will be extended for 10 years, without the obligation to make additional blight findings, including:
    - (1) deadline for incurring debt;
    - (2) deadline for collecting tax increment and repaying debt; and
    - (3) period for Plan effectiveness.
  - ii) In addition, the period for collecting tax increment in existing Project Areas will be further extended to 30 years (FY 2042) only for the purposes of funding a Plan's proportionate share of the 5% State pass-through.
- g) Agencies that meet this obligation will not be subject to future State-mandated termination, or to make additional payments to the State except as provided below.

# MAYORS' REDEVELOPMENT PROPOSAL | 2/18/2011

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## 2) Proposal to Reduce the Impact of Tax Increment Allocations on Taxing Entities and Redirect Redevelopment Activities

- a) Commencing after five years forward (2018-19), growth in tax increment above that received in each project area in 2008-09 will be subject to an additional annual pass-through payment to taxing entities (in addition to existing annual pass-through payment requirements and the new 5% annual State payment requirement), of 15% (for an annual pass-through obligation of 35% plus the new 5% annual State payment requirement ), subordinated to the annual payments required for existing obligations in that project area as of the effective date of the legislation. An agency may, with approval of the local legislative body and the county board of supervisors, allocate all or a portion of the county share of the additional 15% pass-through for redevelopment purposes. This new 15% pass-through tier exceeds and replaces the "tier 2" and "tier 3" pass-throughs currently required under the CRL by AB 1290, and applies to new and existing project areas. Any amounts paid pursuant to existing contractual pass-through payments to other taxing entities shall be credited toward this additional 15% pass-through requirement.
- b) Agencies could not adopt any new redevelopment project areas or expand existing redevelopment project areas if the aggregate percentage of incremental assessed value within all redevelopment project areas in the jurisdiction exceeds 20% of the jurisdiction's gross taxable property value until this percentage is reduced. Amendments to the law would provide a mechanism for agencies to terminate existing project areas or portions of project areas prior to their expiration date as a means of reducing the total percentage of the jurisdiction's incremental assessed valuation located within redevelopment project areas.
- c) Additional job-generating authority would be granted to agencies within redevelopment project areas, including tools targeted to direct business assistance for job-creation or retention, such as:
  - (i) Direct loans and loan guarantees;
  - (ii) Equipment and tenant improvement financing;
  - (iii) Payment of local fees;
  - (iv) Participating in small business administration loan programs to leverage such dollars;
  - (v) Assist community colleges and local non-profit providers in targeted job-training programs;
  - (vi) Participating in industry councils and similar organizations.


## 3) Proposal to Address Transparency in Operations

- a) Expand the application of CRL Section 33433 to any transactions involving an expenditure by an agency in excess of \$250,000 to or for benefit of a private entity.

## 4) Proposal to Address the Production of Affordable Housing

- a) Limit the general administrative and planning expenses (not including expenses incurred in connection with any specific affordable housing project or program) to no more than 15% of the actual annual deposits into the low and moderating income housing fund
- b) Cap the percentage of Low and Moderate Income Housing funds used on moderate income housing to no more than 30%, agency-wide, within any 5 year period
- c) Reduce the period an Agency has to encumber annual amounts of tax increment required by law to be deposited in the Low and Moderate Income Housing Fund to 3 years with 120% of any excess surplus transferred to the County or the Department of Housing and Community Development for distribution to eligible projects, inside or outside the territorial jurisdiction of the contributing agency, within 15 miles of the redevelopment project area generating the funds. The additional 20% shall come from agency resources other than low and moderate income deposits. The 3-year period shall be extended for not more than one additional year, to the extent that the agency has formally designated Low and Moderate Income Housing Funds to a specific eligible project or program, and has initiated and is actively taking all steps necessary to implement that project or program.
- d) Allow Agencies with annual housing deposits of less than \$600,000 annually to pool such funds with redevelopment agencies in adjacent communities, or transfer such funds to the County or HCD, for distribution to eligible affordable housing projects, inside or outside the territorial jurisdiction of the contributing agency, within 15 miles of the redevelopment project area that generated the funds
- e) Any excess surplus low and moderate income housing funds distributed to eligible projects located outside the territorial jurisdiction of a contributing Agency pursuant to (c) or (d) above, shall not reduce the Regional Housing Needs Allocation (RHNA) of the municipal jurisdiction in which the Agency is located

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DEPUTY CITY ATTORNEY

## OAKLAND CITY COUNCIL

ORDINANCE NO. \_\_\_\_\_ C.M.S.

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**AN EMERGENCY ORDINANCE AUTHORIZING THE SALE OF  
VARIOUS CITY PROPERTIES TO THE REDEVELOPMENT  
AGENCY FOR FUTURE REDEVELOPMENT, AND  
AUTHORIZING THE LEASEBACK OF THE PROPERTIES BY  
THE CITY FOR INTERIM CITY USES**

**WHEREAS**, the City of Oakland owns various real properties in the City of Oakland, as listed on Exhibit A to this Ordinance (together, the "Properties") located within various redevelopment project areas; and

**WHEREAS**, the City Council has adopted Ordinance Nos. 10142 and 11602 C.M.S., which establish procedures for the sale and lease of City-owned property; and

**WHEREAS**, the Redevelopment Agency desires to purchase the Properties from the City at their fair market value for future redevelopment; and

**WHEREAS**, the City wishes to lease back some of these properties for interim City use pending future redevelopment; and

**WHEREAS**, Health and Safety Code Section 33220 authorizes any public body, upon terms and with or without consideration as it determines, to sell property to a redevelopment agency to promote redevelopment projects, and/or to acquire property interests from a redevelopment agency; and

**WHEREAS**, Section 213 of the City Charter provides that an emergency ordinance declared by the City Council to be necessary for preserving the public peace, health, or safety in an emergency, and containing a statement of the reasons constituting such necessity, may be introduced and adopted at the same meeting if passed by an affirmative vote of a least six Councilmembers; and

**WHEREAS**, urgency legislation proposed by the Governor and now pending before the state legislature would severely limit the ability of redevelopment agencies to purchase property and pursue redevelopment; and

**WHEREAS**, the City is the Lead Agency for this project for purpose of environmental review under the California Environmental Quality Act of 1970 ("CEQA"); and

**WHEREAS**, the requirements of CEQA, the CEQA Guidelines as prescribed by the Secretary for Resources, and the provisions of the Environmental Review Regulations of the City of Oakland have been met because this transaction is exempt from CEQA under section 15312 of the CEQA Guidelines (sale of surplus government property);

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:**

Section 1. Pursuant to Sections 1 and 8 of Ordinance No. 10142 C.M.S., and Sections 4 and 6 of Ordinance No. 11602 C.M.S., it is determined to be in the best interest of the City to sell the Properties by negotiated sale to the Redevelopment Agency, since the Properties are located in redevelopment project areas and the Agency is the agency responsible for promoting redevelopment in Oakland's project areas.

Section 2. The City Council hereby expressly finds and declares that the need to authorize and complete the sale of the Properties immediately constitutes an emergency within the meaning of that term under Charter Section 213. The City Council further finds and determines that the public safety, health, convenience, comfort, prosperity, and general welfare will be furthered by the immediate sale of the Properties. Specifically, the City Council expressly finds and declares that urgent action by the City is needed due to pending urgency state legislation that would severely limit the ability of redevelopment agencies to acquire and pursue redevelopment of the Properties, and the need to pursue redevelopment opportunities on those properties through the Redevelopment Agency in order to address severe blight conditions and spur economic development.

Section 3. The City Council hereby authorizes the conveyance of the Properties to the Redevelopment Agency for their negotiated fair market value, in cash at sale. The Council further authorizes the lease back of any or all of the Properties from the Agency for interim use by the City upon lease terms established by the City Administrator.

Section 4. The City Administrator is authorized to take all action necessary to remove current encumbrances as required to effectuate the purposes of this Ordinance, to negotiate and execute any purchase and sale agreements, grant deeds, leases or other agreements as necessary to convey any

of the Properties to the Redevelopment Agency upon satisfaction of any pre-conveyance conditions imposed by the City Administrator or his designee, and to lease back any of the Properties.

**Section 5.** The City Administrator or his designee is authorized to file a notice of exemption for this action.

**Section 6.** This Ordinance shall be effective immediately upon its adoption by an affirmative vote of six members of the City Council pursuant to Section 213 of the City Charter.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2011

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, SCHAAF AND PRESIDENT REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_

LATONDA SIMMONS  
City Clerk and Clerk of the Council  
of the City of Oakland, California

**AN EMERGENCY ORDINANCE AUTHORIZING THE SALE OF  
VARIOUS CITY PROPERTIES TO THE REDEVELOPMENT  
AGENCY FOR FUTURE REDEVELOPMENT, AND  
AUTHORIZING THE LEASEBACK OF THE PROPERTIES BY  
THE CITY FOR INTERIM CITY USES**

**EXHIBIT A**

**PROPERTIES**

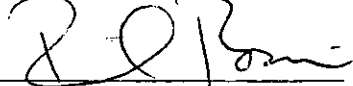


## List of City-Owned Properties:

ADDRESS	APN	SQUARE FOOTAGE OF LAND/ BUILDING	REDEVELOPMENT AREA	FUNDING SOURCE
1449 Miller Avenue (old Library)	020-0153-006-00	12,423 land 8,660 bldg	Central City East	Taxable Bonds
1000 Oak Street (Kaiser Auditorium)	Portion of 0000-0450- 001	98,690 land 137,000 bldg	Central District Central City East	Reserves; Taxable Bonds
600 Washington (Vacant Courts) 620 Washington (Police Admin Bldg)	001-0199-001	59,883 land 108,000 bldg (OPD) 72,000 bldg (Courts)	Central District	Reserves; Taxable Bonds
66 <sup>th</sup> & Oakport (Vacant Lot)	041-3902-005, 041- 3902-006	25,000	Coliseum	Taxable Bonds
66 <sup>th</sup> & Oakport (Vacant Lot)	Abutting APN: 041- 3902-005	40,000	Coliseum	Taxable Bonds
1270 93 <sup>rd</sup> Avenue (Old FS #20)	044 4963 020 02	13,608 land 3,200 bldg	Coliseum	Taxable Bonds
615 High Street (Vacant Com Bldg)	033-2203-002	14,571 land 7,992 bldg	Coliseum	Taxable Bonds
3801 East 8 <sup>th</sup> Street (Parking Lot)	Portion of 033-2250- 018-03	30,557 land	Coliseum	Taxable Bonds

2011 FEB 29 AM 11:49

Approved as to form and legality:

  
Agency Counsel

## REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION NO. \_\_\_\_\_ C.M.S.

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### AN AGENCY RESOLUTION AUTHORIZING THE PURCHASE OF VARIOUS PROPERTIES FROM THE CITY OF OAKLAND FOR FUTURE REDEVELOPMENT, AND AUTHORIZING THE LEASEBACK OF THE PROPERTIES TO THE CITY FOR INTERIM CITY USES

**WHEREAS**, the City of Oakland (the "City") owns various real properties in the City of Oakland, as listed on Exhibit A to this Resolution (together, the "Properties") located within various redevelopment project areas; and

**WHEREAS**, the Redevelopment Agency desires to purchase the Properties from the City at their fair market value for future redevelopment; and

**WHEREAS**, the City wishes to lease back some of these properties for interim City use pending future redevelopment; and

**WHEREAS**, Health and Safety Code Section 33220 authorizes any public body, upon terms and with or without consideration as it determines, to sell property to a redevelopment agency to promote redevelopment projects, and/or to acquire property interests from a redevelopment agency; and

**WHEREAS**, Health and Safety Code Section 33391 authorizes a redevelopment agency to purchase any real property within a survey (project) area or for purposes of redevelopment; and

**WHEREAS**, the City is the Lead Agency for this project for purpose of environmental review under the California Environmental Quality Act of 1970 ("CEQA"), and the Redevelopment Agency is a Responsible Agency; and

**WHEREAS**, the requirements of CEQA, the CEQA Guidelines as prescribed by the Secretary for Resources, and the provisions of the Environmental Review Regulations of the City of Oakland have been met because this transaction is exempt from CEQA under section 15312 of the CEQA Guidelines (sale of surplus government property); now, therefore, be it

**RESOLVED**: That the Redevelopment Agency hereby authorizes the purchase and acceptance of the Properties by the Redevelopment Agency for their negotiated fair market value, in cash at sale, and hereby appropriates funds for that purpose; and be it further

**RESOLVED**: That the Agency further authorizes the lease back of any or all of the Properties to the City by the Agency for interim use by the City upon lease terms established by the Agency Administrator; and be it further

**RESOLVED**: That the Agency Administrator is authorized to negotiate and execute any purchase and sale agreements, grant deeds, leases, or other agreements as necessary to purchase any of the Properties from the City, and to lease back any of the Properties to the City; and be it further

**RESOLVED**: That the Agency hereby appoints the Agency Administrator or his designee as agent of the Redevelopment Agency to take any other actions with respect to these transactions consistent with this Resolution and its basic purpose.

IN AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2011

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, SCHAAF AND  
CHAIRPERSON REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_  
LATONDA SIMMONS  
Secretary of the Redevelopment Agency  
of the City of Oakland

**A RESOLUTION AUTHORIZING THE PURCHASE OF  
VARIOUS PROPERTIES FROM THE CITY OF OAKLAND  
FOR FUTURE REDEVELOPMENT, AND AUTHORIZING  
THE LEASEBACK OF THE PROPERTIES TO THE CITY  
FOR INTERIM CITY USES**

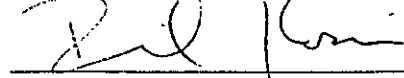
**EXHIBIT A**

**PROPERTIES**

## List of City-Owned Properties:

ADDRESS	APN	SQUARE FOOTAGE OF LAND/ BUILDING	REDEVELOPMENT AREA	FUNDING SOURCE
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1000 Oak Street (Kaiser Auditorium)	Portion of 0000-0450- 001	98,690 land 137,000 bldg	Central District Central City East	Reserves; Taxable Bonds
600 Washington (Vacant Courts) 620 Washington (Police Admin Bldg)	001-0199-001	59,883 land 108,000 bldg (OPD) 72,000 bldg (Courts)	Central District	Reserves; Taxable Bonds
66 <sup>th</sup> & Oakport (Vacant Lot)	041-3902-005, 041- 3902-006	25,000	Coliseum	Taxable Bonds
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1270 93 <sup>rd</sup> Avenue (Old FS #20)	044 4963 020 02	13,608 land 3,200 bldg	Coliseum	Taxable Bonds
615 High Street (Vacant Com Bldg)	033-2203-002	14,571 land 7,992 bldg	Coliseum	Taxable Bonds
3801 East 8 <sup>th</sup> Street (Parking Lot)	Portion of 033-2250- 018-03	30,557 land	Coliseum	Taxable Bonds

2011 FEB 29 AM 11:49



DEPUTY CITY ATTORNEY

## OAKLAND CITY COUNCIL

RESOLUTION No. \_\_\_\_\_ C.M.S.

---

### A RESOLUTION AUTHORIZING THE PURCHASE OF VARIOUS PROPERTIES FROM THE REDEVELOPMENT AGENCY

**WHEREAS**, the Redevelopment Agency of the City of Oakland (the "Agency") owns various real properties in the City of Oakland, as listed on Exhibit A to this Resolution (together, the "Properties") located within various redevelopment project areas; and

**WHEREAS**, the Redevelopment Agency desires to sell the Properties to the City; and

**WHEREAS**, Health and Safety Code Section 33220 authorizes any public body, upon terms and with or without consideration as it determines, to purchase or otherwise acquire property in a redevelopment project area from a redevelopment agency in accordance with the redevelopment plan; and

**WHEREAS**, the City is the Lead Agency for this project for purpose of environmental review under the California Environmental Quality Act of 1970 ("CEQA"); and

**WHEREAS**, the requirements of CEQA, the CEQA Guidelines as prescribed by the Secretary for Resources, and the provisions of the Environmental Review Regulations of the City of Oakland have been met because this transaction is exempt from CEQA under section 15312 of the CEQA Guidelines (sale of surplus government property); now, therefore, be it

**RESOLVED:** That the City Council hereby authorizes the purchase of the Properties by the City from the Redevelopment Agency at a purchase price of \$1 each, subject to existing development agreements, covenants, negotiating agreements, loans, and rights of others who have an interest in the Property, and other agreements, to be used for a redevelopment purpose; and be it further

**RESOLVED:** That the City Administrator is authorized to negotiate and execute any purchase and sale agreements, grant deeds, or other agreements as necessary to purchase any of the Properties from the Redevelopment Agency upon satisfaction of any pre-conveyance conditions imposed by the City Administrator or his designee, and be it further

**RESOLVED:** That the City Council hereby appoints the City Administrator or his designee as agent of the City to take any other actions with respect to these transactions consistent with this Resolution and its basic purpose; and be it further

**RESOLVED:** That the City Administrator or his designee is authorized to file a notice of exemption for this action.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2011

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, SCHAAF AND  
PRESIDENT REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_

LATONDA SIMMONS  
City Clerk and Clerk of the Council  
of the City of Oakland, California

**A RESOLUTION AUTHORIZING THE PURCHASE OF VARIOUS  
PROPERTIES FROM THE REDEVELOPMENT AGENCY**

**EXHIBIT A**

**PROPERTIES**



No.	Parcel Number	Address	Size (sqft)	Description
1	000O-0310-007-07	1707 WOOD ST	10,978	Low/Mod Housing
2	000O-0310-014	WOOD ST	136,103	Low/Mod Housing
3	000O-0507-001-07	WAKE AVE	728,882	Army Base
4	000O-0507-001-10	WAKE AVE	758,743	Army Base
5	000O-0507-001-11	WAKE AVE	4,171,442	Army Base
6	000O-0507-004-01	WAKE AVE	0	Army Base
7	000O-0507-004-04	WAKE AVE	503,785	Army Base
8	000O-0507-005	WAKE AVE	75,010	Army Base
9	000O-0507-008	WAKE AVE	644,506	Army Base
10	001-0201-010	822 WASHINGTON ST	7,580	Central District
11	002-0027-006-03	1260 M L KING JR WAY	140	Central District - City Center West Garage
12	002-0027-006-05	M L KING JR WAY	78,103	Central District - City Center West Garage
13	002-0037-024	901 WASHINGTON ST	0	Central District
14	002-0037-025	901 WASHINGTON ST	0	Central District
15	002-0051-013-01	1111 FRANKLIN ST	0	Central District - UCOP Garage
16	002-0097-038	11TH ST	29,901	Central District
17	002-0097-039	11TH ST	14,603	Central District
18	002-0097-040	11TH ST	10,011	Central District
19	002-0097-045	1327 BROADWAY	18,971	Central District
20	002-0099-004	12TH ST	407	Central District - City Center BART Entry
21	002-0101-001	9TH ST	13,406	Central District - Franklin 88 Garage
22	003-0049-001-12	MARKET ST	109	Oak Center
23	003-0069-006	1529 CLAY ST	6,000	Central District - Touraine Hotel
24	004-0007-001-01	8TH ST	9,385	Acorn (Parking)
25	004-0035-001-02	MAGNOLIA ST	360	Oak Center
26	004-0035-002-07	14TH ST	139	Oak Center
27	004-0035-003-02	1333 ADELINE ST	348	Oak Center
28	004-0037-031-02	UNION ST	1,249	Oak Center - Wade Johnson Park
29	004-0037-032-05	12TH ST	10,080	Oak Center - Wade Johnson Park
30	004-0059-014	POPLAR ST	28,582	Oak Center - Wade Johnson Park
31	004-0059-015	1205 POPLAR ST	4,563	Oak Center - Wade Johnson Park
32	004-0059-016	1316 E 12TH ST	4,216	Oak Center - Wade Johnson Park
33	004-0059-017	1224 KIRKHAM CT	4,295	Oak Center - Wade Johnson Park
34	004-0059-018-02	1228 KIRKHAM CT	1,223	Oak Center - Wade Johnson Park
35	005-0383-002-02	MYRTLE ST	199	Oak Center
36	005-0383-014-03	14TH ST	1,250	Oak Center
37	005-0387-014	1606 CHESTNUT ST	1,509	Oak Center
38	005-0387-015	1608 CHESTNUT ST	1,509	Oak Center
39	008-0620-009-03	524 16TH ST	6,697	Central District (17th St Garage DDA)
40	008-0641-008-05	540 17TH ST	70,567	Central District - Ice Center
41	008-0642-016	521 19TH ST	64,697	Central District - Fox Theater
42	008-0642-018	521 19TH ST	44,347	Central District - 1800 San Pablo
43	008-0648-016-03	2100 TELEGRAPH AVE	72,398	Central District - Telegraph Plaza Garage
44	008-0649-009	490 THOMAS L BERKLEY WAY	10,766	Central District - Sears DDA
45	008-0649-010	2016 TELEGRAPH AVE	9,370	Central District - Sears DDA
46	008-0668-004	2315 VALDEZ ST	17,200	Central District
47	008-0668-009-07	2330 WEBSTER ST	44,866	Central District
48	008-0716-052	1911 TELEGRAPH AVE	76,599	Central District - Uptown DDA
49	008-0716-054	1911 TELEGRAPH AVE	54,868	Central District - Uptown DDA
50	008-0716-056	1911 TELEGRAPH AVE	73,879	Central District - Uptown DDA
51	008-0716-058	1911 TELEGRAPH AVE	45,121	Central District - Uptown Phase II
52	025-0719-007-01	3050 INTERNATIONAL BLVD	23,500	Coliseum
53	025-0720-002-01	DERBY STREET	9,000	Central City East
54	025-0733-008-02	2777 FOOTHILL BLVD	17,818	Central City East
55	025-0733-088-03	2759 FOOTHILL BLVD	4,626	Central City East

No.	Parcel Number		Address	Size (sqft)	Description
56	032-2084-051	3600	FOOTHILL BLVD	10,625	Central City East
57	032-2115-037-01	3566	FOOTHILL BLVD	6,541	Central City East
58	033-2177-021		E. 12TH STREET		Coliseum
59	033-2186-033-01	3229	SAN LEANDRO STREET	25,015	Coliseum
60	033-2187-033-01	3301	SAN LEANDRO STREET		Coliseum
61	033-2197-019		E. 12TH STREET	148,539	Coliseum
62	038-3182-001	5859	FOOTHILL BLVD	2,827	Central City East
63	038-3182-002	2529	SEMINARY AVE	6,276	Central City East
64	038-3182-003	2529	SEMINARY AVE	9,580	Central City East
65	038-3182-005	5844	BANCROFT AVE	3,238	Central City East
66	038-3182-020	5803-33	FOOTHILL BLVD	42,842	Central City East
67	038-3182-021		FOOTHILL BLVD		Central City East
68	038-3182-022		FOOTHILL BLVD		Central City East
69	038-3182-023		FOOTHILL BLVD		Central City East
70	038-3182-024	5835	FOOTHILL BLVD	2,555	Central City East
71	038-3182-025	5847	FOOTHILL BLVD	3,773	Central City East
72	038-3182-026	5851	FOOTHILL BLVD	2,253	Central City East
73	039-3291-020		73rd AVE & FOOTHILL BLVD	53,160	Central City East
74	040-3317-032	7318	INTERNATIONAL BLVD	3,670	Coliseum
75	040-3317-048-13		73RD AVE	1,765	Coliseum
76	040-3319-025		SUNSHINE COURT	3,010	Coliseum
77	040-3319-047-02		SUNSHINE COURT	1,084	Coliseum
78	040-3319-047-03		SUNSHINE COURT	17,182	Coliseum
79	041-3901-004	796	66TH AVE	197,327	Coliseum
80	041-3901-007-03		73RD AVE	35,000	Coliseum
81	041-3901-007-05		73RD AVE		Coliseum
82	041-3901-008		66TH AVE	47,480	Coliseum
83	041-3902-013-05		EDGEWATER DR	1,696	Coliseum
84	041-3902-013-06		EDGEWATER DR	22,359	Coliseum
85	041-4056-004	905	66TH AVE	274,428	Coliseum
86	041-4056-006	915	66TH AVE		Coliseum
87	041-4173-001-03		73RD AVE	13,730	Coliseum
88	041-4173-002-02	728	73RD AVE	15,200	Coliseum
89	041-4173-003-06	710	73RD AVE	22,800	Coliseum
90	041-4212-001		LEONA CREEK DR	9,951	Coliseum
91	041-4212-002		LEONA CREEK DR	217,872	Coliseum
92	041-4212-003		LION WAY	20,772	Coliseum
93	042-4328-001-16	633	HEGENBERGER RD	538,637	Coliseum
94	042-4328-001-24	8000	SOUTH COLISEUM WAY	383,328	Coliseum
95	043A-4644-002-02	2824	82ND AVE	3,034	Central City East
96	043A-4644-009-02	8327	GOLF LINKS RD	20,850	Central City East
97	043A-4644-025-09		GOLF LINKS RD	3,881	Central City East
98	043A-4644-028	8296	MACARTHUR BLVD	6,000	Central City East
99	043A-4651-009-15	8329	GOLF LINKS RD	7,307	Central City East
100	044-5014-005	9418	EDES AVE	17,414	Coliseum
101	044-5014-006-03	606	CLARA ST	8,897	Coliseum
102	047-5576-007-03	10451	MACARTHUR BLVD	23,000	Central City East
103	048-6870-002		BARCELONA ST	205,337	Oak Knoll

2011 FEB 29 AM 11:49

Approved as to form and legality:

  
\_\_\_\_\_  
Agency Counsel

## REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION NO. \_\_\_\_\_ C.M.S.

---

### AN AGENCY RESOLUTION AUTHORIZING THE SALE OF VARIOUS PROPERTIES TO THE CITY OF OAKLAND

**WHEREAS**, the Redevelopment Agency owns various real properties in the City of Oakland, as listed on Exhibit A to this Resolution (together, the "Properties"), located within various redevelopment project areas; and

**WHEREAS**, the City of Oakland desires to purchase the Properties; and

**WHEREAS**, Health and Safety Code Section 33220 authorizes any public body, upon terms and with or without consideration as it determines, to purchase or otherwise acquire property in a redevelopment project area from a redevelopment agency in accordance with the redevelopment plan; and

**WHEREAS**, the City is the Lead Agency for this project for purpose of environmental review under the California Environmental Quality Act of 1970 ("CEQA"); and

**WHEREAS**, the requirements of CEQA, the CEQA Guidelines as prescribed by the Secretary for Resources, and the provisions of the Environmental Review Regulations of the City of Oakland have been met because this transaction is exempt from CEQA under section 15312 of the CEQA Guidelines (sale of surplus government property); now, therefore, be it

**RESOLVED:** That the Redevelopment Agency hereby authorizes the sale of the Properties by the Redevelopment Agency to the City at a purchase price of \$1 each, subject to existing development agreements, covenants, negotiating agreements, loans, and rights of others who have an interest in the Property, and other agreements, to be used for a redevelopment purpose; and be it further

**RESOLVED:** That the Agency Administrator is authorized to negotiate and execute any purchase and sale agreements, grant deeds, or other agreements as necessary to sell any of the Properties to the City upon satisfaction of any preconveyance conditions imposed by the Agency Administrator or his designee, and be it further

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IN AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2011

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, SCHAAF AND  
CHAIRPERSON REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_  
LATONDA SIMMONS  
Secretary of the Redevelopment Agency  
of the City of Oakland

**AN AGENCY RESOLUTION AUTHORIZING THE SALE OF VARIOUS  
PROPERTIES TO THE CITY OF OAKLAND**

**EXHIBIT A**

**PROPERTIES**

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21	002-0101-001	9TH ST	13,406	Central District - Franklin 88 Garage
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39	008-0620-009-03	524 16TH ST	6,697	Central District (17th St Garage DDA)
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41	008-0642-016	521 19TH ST	64,697	Central District - Fox Theater
42	008-0642-018	521 19TH ST	44,347	Central District - 1800 San Pablo
43	008-0648-016-03	2100 TELEGRAPH AVE	72,398	Central District - Telegraph Plaza Garage
44	008-0649-009	490 THOMAS L BERKLEY WAY	10,766	Central District - Sears DDA
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49	008-0716-054	1911 TELEGRAPH AVE	54,868	Central District - Uptown DDA
50	008-0716-056	1911 TELEGRAPH AVE	73,879	Central District - Uptown DDA
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53	025-0720-002-01	DERBY STREET	9,000	Central City East
54	025-0733-008-02	2777 FOOTHILL BLVD	17,818	Central City East
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59	033-2186-033-01	3229 SAN LEANDRO STREET	25,015	Coliseum
60	033-2187-033-01	3301 SAN LEANDRO STREET		Coliseum
61	033-2197-019	E. 12TH STREET	148,539	Coliseum
62	038-3182-001	5859 FOOTHILL BLVD	2,827	Central City East
63	038-3182-002	2529 SEMINARY AVE	6,276	Central City East
64	038-3182-003	2529 SEMINARY AVE	9,580	Central City East
65	038-3182-005	5844 BANCROFT AVE	3,238	Central City East
66	038-3182-020	5803-33 FOOTHILL BLVD	42,842	Central City East
67	038-3182-021	FOOTHILL BLVD		Central City East
68	038-3182-022	FOOTHILL BLVD		Central City East
69	038-3182-023	FOOTHILL BLVD		Central City East
70	038-3182-024	5835 FOOTHILL BLVD	2,555	Central City East
71	038-3182-025	5847 FOOTHILL BLVD	3,773	Central City East
72	038-3182-026	5851 FOOTHILL BLVD	2,253	Central City East
73	039-3291-020	73rd AVE & FOOTHILL BLVD	53,160	Central City East
74	040-3317-032	7318 INTERNATIONAL BLVD	3,670	Coliseum
75	040-3317-048-13	73RD AVE	1,765	Coliseum
76	040-3319-025	SUNSHINE COURT	3,010	Coliseum
77	040-3319-047-02	SUNSHINE COURT	1,084	Coliseum
78	040-3319-047-03	SUNSHINE COURT	17,182	Coliseum
79	041-3901-004	796 66TH AVE	197,327	Coliseum
80	041-3901-007-03	73RD AVE	35,000	Coliseum
81	041-3901-007-05	73RD AVE		Coliseum
82	041-3901-008	66TH AVE	47,480	Coliseum
83	041-3902-013-05	EDGEWATER DR	1,696	Coliseum
84	041-3902-013-06	EDGEWATER DR	22,359	Coliseum
85	041-4056-004	905 66TH AVE	274,428	Coliseum
86	041-4056-006	915 66TH AVE		Coliseum
87	041-4173-001-03	73RD AVE	13,730	Coliseum
88	041-4173-002-02	728 73RD AVE	15,200	Coliseum
89	041-4173-003-06	710 73RD AVE	22,800	Coliseum
90	041-4212-001	LEONA CREEK DR	9,951	Coliseum
91	041-4212-002	LEONA CREEK DR	217,872	Coliseum
92	041-4212-003	LION WAY	20,772	Coliseum
93	042-4328-001-16	633 HEGENBERGER RD	538,837	Coliseum
94	042-4328-001-24	8000 SOUTH COLISEUM WAY	383,328	Coliseum
95	043A-4644-002-02	2824 82ND AVE	3,034	Central City East
96	043A-4644-009-02	8327 GOLF LINKS RD	20,850	Central City East
97	043A-4644-025-09	GOLF LINKS RD	3,881	Central City East
98	043A-4644-028	8296 MACARTHUR BLVD	6,000	Central City East
99	043A-4651-009-15	8329 GOLF LINKS RD	7,307	Central City East
100	044-5014-005	9418 EDES AVE	17,414	Coliseum
101	044-5014-006-03	606 CLARA ST	8,897	Coliseum
102	047-5576-007-03	10451 MACARTHUR BLVD	23,000	Central City East
103	048-6870-002	BARCELONA ST	205,337	Oak Knoll

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2011 FEB 29 AM 11:49

APPROVED AS TO FORM AND LEGALITY



DEPUTY CITY ATTORNEY

## OAKLAND CITY COUNCIL

RESOLUTION No. \_\_\_\_\_ C.M.S.

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### A RESOLUTION AUTHORIZING THE ASSUMPTION OF VARIOUS COMMERCIAL LOANS FROM THE REDEVELOPMENT AGENCY

**WHEREAS**, the Redevelopment Agency has made a number of commercial loans, which remain outstanding, as listed on Exhibit A to this Resolution (together, the "Loans"), related to redevelopment activities within various redevelopment project areas; and

**WHEREAS**, the City of Oakland desires to purchase the Loans; now, therefore, be it

**RESOLVED**: That the City Council hereby authorizes the purchase and assumption of the Loans by the City from the Redevelopment Agency, including attendant security, at a purchase price of \$1 each; and be it further

**RESOLVED**: That the City Administrator is authorized to negotiate and execute any agreements as necessary to accept and assume the Loans; and be it further

**RESOLVED**: That the Council hereby appoints the City Administrator or his designee as agent of the City to take any other actions with respect to these transactions consistent with this Resolution and its basic purpose.



IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2011

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, SCHAAF AND  
PRESIDENT REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_

LATONDA SIMMONS  
City Clerk and Clerk of the Council  
of the City of Oakland, California

A RESOLUTION AUTHORIZING THE ASSUMPTION OF  
VARIOUS COMMERCIAL LOANS FROM THE  
REDEVELOPMENT AGENCY

EXHIBIT A

LOANS

## Redevelopment Agency Commercial Development Loans

### Central District

Bakesale Betty	\$220,794.78
Catered To You	\$10,586.21
Farley's East	\$78,741.41
Frankie's Inc. dba It's a Grind Coffee House	\$18,956.30
Gill Electric Company	\$140,814.24
Just Pet Me, LLC	\$29,533.98
Luka's LLC	\$80,539.72
Pican Oakland Restaurant LLC DBA Pican	\$50,000.00
Shashamane	\$58,197.89
Subtotal Central District Loans	\$688,164.53
Available Balance	\$123,430.00

### Coliseum

The Wing Time Cafe, Inc. DBA Wing Town Cafe	\$72,887.24
BMODD RE1, L.L.C	\$229,309.17
Celeste Enterprises, Inc	\$17,200.00
Dodg Corporation	\$199,596.06
Friendly Cab Company Inc.	\$219,728.45
John Lewis Glass	\$84,989.85
Premier Organics	\$116,335.07
Revolution Foods, Inc	\$144,548.94
Uni Oakland Co., LLC	\$235,083.25
Subtotal Coliseum Loans	\$1,319,678.03
Available Balance	\$460,271.00

### Central City East

Available Balance	\$550,000.00
Subtotal Loans	\$2,007,842.56
Subtotal Available	\$1,133,701.00
TOTAL	\$3,141,543.56

## Redevelopment Agency Development Loans

### Central District

Rotunda (\$4million asigned to 17th St Garage)	\$12,000,000.00
Fox Oakland Theater, Inc. (1/6/2010)	\$39,450,000.00
Oakland School for the Arts	\$2,018,589.65
Friends of Oakland Fox, Inc.	\$1,300,000.00
Fox Theater Master Tenant LLC	\$1,400,000.00
Fox Oakland Theater, Inc. (1/6/2010)	\$2,000,000.00

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2011 FEB 29 AM 11:49

Approved as to form and legality:

  
\_\_\_\_\_  
Agency Counsel

## REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION NO. \_\_\_\_\_ C.M.S.

---

### AN AGENCY RESOLUTION AUTHORIZING THE ASSIGNMENT OF VARIOUS COMMERCIAL LOANS TO THE CITY OF OAKLAND

**WHEREAS**, the Redevelopment Agency has made a number of commercial loans, which remain outstanding, as listed on Exhibit A to this Resolution (together, the "Loans"), related to redevelopment activities within various redevelopment project areas; and

**WHEREAS**, the City of Oakland desires to purchase the Loans; now, therefore, be it

**RESOLVED**: That the Redevelopment Agency hereby authorizes the sale and assignment of the Loans to the City by the Redevelopment Agency, including attendant security, at a purchase price of \$1 each; and be it further

**RESOLVED**: That the Agency Administrator is authorized to negotiate and execute any agreements as necessary to assign and convey the Loans to the City; and be it further

**RESOLVED**: That the Agency hereby appoints the Agency Administrator or his designee as agent of the Agency to take any other actions with respect to these transactions consistent with this Resolution and its basic purpose.

IN AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2011

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, SCHAAF AND  
CHAIRPERSON REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_  
LATONDA SIMMONS  
Secretary of the Redevelopment Agency  
of the City of Oakland

**AN AGENCY RESOLUTION AUTHORIZING THE ASSIGNMENT OF  
VARIOUS COMMERCIAL LOANS TO THE CITY OF OAKLAND**

**EXHIBIT A**

**LOANS**

Redevelopment Agency Commercial Development Loans

Central District

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Central City East

Available Balance	\$550,000.00
Subtotal Loans	\$2,007,842.56
Subtotal Available	\$1,133,701.00
TOTAL	\$3,141,543.56

Redevelopment Agency Development Loans

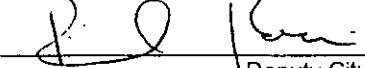
Central District

Rotunda (\$4million assigned to 17th St Garage)	\$12,000,000.00
Fox Oakland Theater, Inc. (1/6/2010)	\$39,450,000.00
Oakland School for the Arts	\$2,018,589.65
Friends of Oakland Fox, Inc.	\$1,300,000.00
Fox Theater Master Tenant LLC	\$1,400,000.00
Fox Oakland Theater, Inc. (1/6/2010)	\$2,000,000.00

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2011 FEB 29 AM 11:50

APPROVED AS TO FORM AND LEGALITY:

  
Deputy City Attorney

## OAKLAND CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_ C.M.S.

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**A RESOLUTION AUTHORIZING A FUNDING AGREEMENT WITH  
THE REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND TO  
PROVIDE FOR AGENCY FUNDING OF CITY PUBLIC  
IMPROVEMENTS AND OTHER REDEVELOPMENT PROJECTS  
AND PROGRAMS**

**WHEREAS**, the California Community Redevelopment Law (Health and Safety Code Section 33000, et seq.) provides for a cooperative relationship between redevelopment agencies and cities; and

**WHEREAS**, Health and Safety Code Sections 33445 and 33679 authorize a redevelopment agency to pay for the acquisition and development costs of publicly-owned buildings, facilities and improvements, if certain findings are made; and

**WHEREAS**, Health and Safety Code Section 33220(e) authorizes a local public agency to enter into an agreement with a redevelopment agency to further redevelopment purposes; and

**WHEREAS**, the City and the Redevelopment Agency of the City of Oakland (the "Agency") have adopted a number of redevelopment projects within the City of Oakland pursuant to the California Community Redevelopment Law, including the Acorn, Broadway/MacArthur/San Pablo, Central City East, Central District, Coliseum, Oak Center, Oak Knoll, Oakland Army Base, Stanford/Adeline, and West Oakland Redevelopment Projects; and

**WHEREAS**, the Agency has established a Low and Moderate Income Housing Fund under the California Community Redevelopment Law; and

**WHEREAS**, the Agency desires to commit to fund the City to undertake redevelopment activities in support of certain projects and programs eligible for redevelopment funding; and

**WHEREAS**, the City and the Agency desire to enter into a master Funding Agreement to provide for Agency funding to the City of the costs of those projects and programs; now, therefore, be it

**RESOLVED:** That the City Council hereby authorizes the City Administrator to negotiate and execute a Funding Agreement with the Redevelopment Agency of the City of Oakland to provide for Redevelopment Agency funding of those projects and programs listed in Exhibit A to this



Resolution, incorporated herein by reference, in not-to-exceed amounts as set forth Exhibit A, in furtherance of the purposes of the Agency under the California Community Redevelopment Law, and such other projects and programs as may be negotiated by the City and Agency; and be it further

**RESOLVED:** That with respect to capital projects that are or will be owned by the City, the City Council hereby consents to Redevelopment Agency funding of said projects, and hereby finds and determines as follows:

- 1) That the acquisition of land and the installation or construction of the projects will be of benefit to the Project Areas by helping to eliminate one or more blight conditions within the City's Redevelopment Project Areas; and
- 2) That due to fiscal constraints on the City's general fund and the high number of capital projects competing for limited City funds, the City's Capital Improvement Program budget is unable to provide funding for the projects, and therefore no other reasonable means of financing the projects are available to the City other than Redevelopment Agency funding; and
- 3) That the use of tax increment funds for the projects is consistent with the implementation plans adopted for each of the City's Redevelopment Project Areas; and be it further

**RESOLVED:** That the City Administrator or his or her designee is authorized to accept funds from the Agency under the Funding Agreement for the projects and programs set forth in Exhibit A, including advance funding by the Agency; and be it further

**RESOLVED:** That the City Administrator or his or her designee is authorized to take other action with respect to the projects and the Funding Agreement consistent with this Resolution and its basic purposes; and be it further

**RESOLVED:** That the Funding Agreement shall be reviewed and approved by the Office of the City Attorney as to form and legality, and copies shall be placed on file with the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2011

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, SCHAAF, AND PRESIDENT REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_  
LATONDA SIMMONS  
City Clerk and Clerk of the Council,  
City of Oakland

**A RESOLUTION AUTHORIZING A FUNDING AGREEMENT WITH THE REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND TO PROVIDE FOR AGENCY FUNDING OF CITY PUBLIC IMPROVEMENTS AND OTHER REDEVELOPMENT PROJECTS AND PROGRAMS**

**EXHIBIT A**

CITY OF OAKLAND REDEVELOPMENT AGENCY  
 FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS

BROADWAY/MACARTHUR/ SAN PABLO REDEVELOPMENT PROJECT AREA			
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION
Total Area Project Budget			
	1,415,013		
1	B/M/SP FAÇADE IMPROVEMENT PROGRAM	171,417	Corridor Revitalization
2	B/M/SP TENANT IMPROVEMENT PROGRAM	216,326	Corridor Revitalization
3	BROADWAY SPECIFIC PLAN/EIR	334,904	Development Project
4	NEIGHBORHOOD PROGRAM INITIATIVE (NPI) AGENCY FUNDS	51,165	Corridor Revitalization
5	COMMUNITY RESTORATION PROGRAM	145,235	Long Term Major Project
6	MOSSWOOD PARK TOT LOT NPI	84,459	Public Facilities
7	MOSSWOOD TEEN CENTER NPI	36,000	Public Facilities
8	PEDESTRIAN SCALE LIGHTS - TELEGRAPH AVE	75,365	Infrastructure
9	SAN PABLO LIGHTS	222,623	Infrastructure
10	40TH ST STREETScape	77,500	Infrastructure
* Highlighted rows indicate projects funded with bond funds			
B/M/SP PROJECT TOTALS		3 Corridor Revitalization, 1 Development Project, 3 Infrastructure Projects, 1 Long Term Major Project, 2 Public Facilities	

CITY OF OAKLAND REDEVELOPMENT AGENCY  
FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS

CENTRAL CITY EAST REDEVELOPMENT PROJECT AREA				
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION	
Total Area Project Budget				
	21,246,012			
1	CCE EAST 18TH STREET STREETSCAPE IMPROVEMENT	60,000	Infrastructure	Streetscape improvement project along E.18th Street with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and traffic calming measures.
2	CCE SUNSHINE COURT	209,470	Infrastructure	Substantially completed infrastructure improvement project consisting of new pavement, sidewalks, curbs, cutters and drainage.
3	FRUITVALE ALIVE CCE STREETSCAPE	97,958	Infrastructure	Streetscape improvement project along Fruitvale Avenue with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and other traffic calming measures.
4	CCE TOUGH ON BLIGHT PROGRAM	150,000	Blight Reduction	CEDA Building Services Division program that conducts pro-active code enforcement sweeps along commercial corridors.
5	CCE COMMERCIAL REVOLVING LOAN PROGRAM	550,000	Corridor Revitalization	Commercial loan program that provides eligible commercial businesses funding for business expansion, and other eligible capital improvements.
6	CCE FOOTHILL/SEMINARY AVENUE STREETSCAPE IMPROVEMENT	280,117	Infrastructure	Streetscape improvement project along Foothill and Seminary Ave with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and additional traffic calming measures.
7	CCE FREMONT POOL ORA	23,602	Public Facilities	Completed public facility project that included exterior improvements and modifications to Fremont pool.
8	CCE INFILL DEVELOPMENT INCENTIVE PROGRAM	200,000	Corridor Revitalization	Grant incentive program designed to encourage infill development along major commercial corridors.
9	CCE PUBLIC SAFETY	125,000	Corridor Revitalization	Commercial security program that funded walking foot patrols on an overtime basis.
10	CCE SUSTAINABILITY PROGRAM	200,000	Corridor Revitalization	Grant incentive program designed to encourage the use of green sustainable building materials and can be used in conjunction with the facade and tenant improvement program.
11	CCE SEISMIC RETROFIT INCENTIVES PROGRAM	215,000	Infrastructure	Seismic grant program which reimburses eligible retrofit expenses to property homeowners.
12	CENTRAL CITY EAST ASSEMBLY & RELOCATION PROGRAM	297,229	Blight Reduction	Program supports real estate commercial acquisition activities throughout the project area.
13	CENTRAL CITY EAST FACADE IMPROVEMENT PROGRAM	629,306	Corridor Revitalization	Grant reimbursement program designed to encourage commercial storefront improvements to eligible business and property owners.
14	CENTRAL CITY EAST HISTORIC PRESERVATION PROGRAM	75,000	Corridor Revitalization	Program designed to encourage the preservation of eligible residential historic properties within the project area.
15	CENTRAL CITY EAST MACARTHUR BLVD STREETSCAPE IMPROVEMENT	2,702,248	Infrastructure	Streetscape improvement project at several major nodes along MacArthur Blvd with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and additional traffic calming measures.
16	CENTRAL CITY EAST PUBLIC/PRIVATE DEVELOPMENT	379,132	Development Project	Program designed to support public/private partnerships throughout the project area.
17	CENTRAL CITY EAST TENANT IMPROVEMENT PROGRAM	655,530	Corridor Revitalization	Grant reimbursement program designed to encourage interior tenant improvements on vacant commercial properties.
18	COMMERCIAL SECURITY- ARMED GUARDS	31,008	Corridor Revitalization	Commercial security program that funded walking foot patrols on an overtime basis.
19	COMMERCIAL SECURITY- CPTED TRNG	15,000	Corridor Revitalization	Public safety commercial corridor program designed to fund Crime Prevention Through Environmental Design surveys for eligible businesses and commercial property owners.
20	DISTRICT 2 TEEN CENTER	200,000	Public Facilities	Initial funding allocation for the creation of a teen center facility within the project area boundaries and Council District 2.
21	DISTRICT 4 TEEN CENTER	500,000	Public Facilities	Funding allocation for the creation of a teen center facility within the project area boundaries and Council District 4.
22	HILLSIDE OPA W. ALVERNAZ PARTNERS	275,000	Blight Reduction	Owner participation agreement between the Agency and major property owner of 94 units in East Oakland.

**CITY OF OAKLAND REDEVELOPMENT AGENCY  
FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS**

CENTRAL CITY EAST REDEVELOPMENT PROJECT AREA				
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION	
23 EASTMONT LIBRARY	37,303	Public Facilities	Public facility project designed to fund Eastmont library initial feasibility analysis.	
24 ENCAMPMENT & DUMP ABATEMENT	10,546	Light Reduction	PWA program that conducts minor fencing improvements and clean-up activities to Agency owned properties throughout the project areas.	
25 CCE ESTUARY PLAN	136,097	Development Project	Major specific planning and land use effort along entire CCE waterfront area boundaries.	
26 MERCH PROMO PRG	20,000	Corridor Revitalization	Program designed to encourage business and economic activities along major commercial corridors.	
27 NPI & REBUILDING OAKLAND TOGETHER	197,710	Corridor Revitalization	Neighborhood Project initiative grant program designed to encourage beautification efforts along commercial corridors. Rebuilding Together Oakland sponsorship for rehabilitating existing homeowner projects.	
28 CENTRAL CITY EAST 23RD AVE *	2,768,088	Infrastructure	Streetscape improvement project along 23rd Avenue with new pedestrian amenities such as sidewalks, landscaping, lighting, crosswalks, bulb-outs and traffic calming measures.	
29 CENTRAL CITY EAST F 18TH *	1,915,217	Infrastructure	Streetscape improvement project along E. 18th Street between Lakeshore Ave and Park Blvd with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and traffic calming measures.	
30 CENTRAL CITY EAST EAST LKE 14TH AVE *	1,000,000	Infrastructure	Streetscape improvement project along 14th Avenue with new pedestrian amenities such as sidewalks, landscaping, lighting, crosswalks, and bulb-outs.	
31 CCE FOOTHILL L FRUITVALE *	3,417,620	Infrastructure	Streetscape improvement project along Foothill Blvd from Rutherford to High Street with new pedestrian amenities such as landscaping, crosswalks, public art, and bulb-outs.	
32 CCE FOOTHILL L SEMINARY *	3,025,941	Infrastructure	Streetscape improvement project along Foothill and Seminary Ave with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and additional traffic calming measures.	
33 CCE MACARTHUR BLVD STREETSCAPE IMPROVEMENT *	500,000	Infrastructure	Streetscape improvement project at several major nodes along MacArthur Blvd with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and additional traffic calming measures.	
34 CHAVEZ ORA PROJECT *	123,855	Public Facilities	Initial funding allocation for master plan design work for park improvement project.	
35 DE LA CRUZ FRUITVALE FLD *	117,365	Public Facilities	Initial funding allocation for capital improvements at Josie De La Cruz Park.	
36 MELROSE LIBRARY WINDOW REPLACEMENT *	105,669	Public Facilities	Completed public facility project that replaced fenestration systems on a historic library in East Oakland.	
* Highlighted rows indicate projects funded with bond funds				
AGENCY OWNED CENTRAL CITY EAST SITES				
Site Budget Totals (Purchase)				
\$9.5 million				
1	Foothill and Seminary Parcels	\$4M	Agency Property	A total of eleven contiguous parcels bounded by Foothill, Seminary and Bancroft Avenues.
2	73rd Ave and Foothill Blvd	\$2.3M	Agency Property	1.3 acre site on corner of Foothill and 73rd Avenue
3	3566 and 3600 Foothill Blvd	\$1.1M	Agency Property	Corner parcels at 36th and Foothill Blvd.
4	8296 MacArthur Blvd	\$200K	Agency Property	9,000 sf parcel containing a residential property.
5	10451 MacArthur Blvd	\$737K	Agency Property	23,000 sf vacant level parcel.
6	2759 Foothill Blvd	\$140K	Agency Property	4,600 sf parcel adjacent to 2777 Foothill Blvd.
7	2777 Foothill Blvd	\$1M	Agency Property	17,800 sf vacant level parcel adjacent to 2759 Foothill Blvd.
8	Derby Parking Lot	\$150K	Agency Property	9,000 sf surface parking lot across from Melrose Ford site.
COLISEUM LONG-TERM MAJOR PROJECTS				
Major Project Budget Totals				
\$85 million				

**CITY OF OAKLAND REDEVELOPMENT AGENCY  
FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS**

CENTRAL CITY EAST REDEVELOPMENT PROJECT AREA				
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION	
1	Oak 2 Ninth	\$20M	Long Term Major Project	3,100 unit master planned development along the Oakland Estuary.
2	Baseball Stadium	\$50M	Long Term Major Project	Portions of planned baseball stadium development are within CCE boundaries.
3	Kaiser Convention Center	\$18M	Long Term Major Project	Kaiser Convention Center is on the CCE project area boundary.
CENTRAL CITY EAST TOTAL PROJECTS			8 Agency Property, 4 Blight Reduction, 11 Corridor Revitalization, 2 Development Projects, 12 Infrastructure, 3 Long Term Major Projects, 7 Public Facilities	

**CITY OF OAKLAND REDEVELOPMENT AGENCY  
FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS**

CENTRAL DISTRICT REDEVELOPMENT PROJECT AREA			
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION
Total Area Project Budget			
	322,747,574		
1	1-1/2% PUBLIC ART FUND 9504	1,501,853	Infrastructure
2	DOWNTOWN CAP PROJECT SUPPORT FY01	584,621	Ranning
3	DOWNTOWN CAP PROJECT SUPPORT	1,700,000	
4	OLD OAK/CHINATOWN STREETScape & FACADE FY01	87,825	Planning
5	14 & BROADWAY TRANSIT CENTER	319,000	Infrastructure
6	ORACLE CORP SOFTWARE LICENSE	430,000	N/A
7	SUNFIELD ENA	24,950	Development Project
8	CITY CENTER GARAGE WEST OPER	2,151,000	Public Facilities
9	DOWNTOWN STREETScape IMPL	1,569,594	Infrastructure
10	DOWNTOWN STREETScape MASTERPLAN - 9533	1,053,000	Infrastructure
11	DOWNTOWN STREETScape MASTERPLAN - 9532	10,224,000	Infrastructure
12	1880 BROADWAY UNDERPASS	1,050,000	Infrastructure
13	DOWNTOWN HISTORIC FACADE IMPROVEMENT PROGRAM	5,331,000	Corridor Revitalization
14	FOX THEATRE MASTER PLAN & DEVELOPMENT	15,820	Development Project
15	UPTOWN FOREST CITY RESIDENTIAL	264,732	Development Project
16	17 ST/SAN PABLO PARKING GARAGE	44,631	Development Project
17	BASEMENT PROGRAM	2,922,908	Infrastructure
18	DOWNTOWN FACADE IMPROVEMENT PROGRAM	2,315,071	Corridor Revitalization
19	TELEGRAPH PHASE ONE	157,322	Infrastructure
20	BROADWAY PHASE III	16,634	Infrastructure
21	COMMUNITY RESTORATION PROGRAM	197,437	Blight Reduction
22	JEFFERSON SO PUB FAC	16,383	Public Facilities

**CITY OF OAKLAND REDEVELOPMENT AGENCY  
FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS**

CENTRAL DISTRICT REDEVELOPMENT PROJECT AREA			
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION
23 LINCOLN REC CTR ORA PROJECT	296,284	Public Facilities	
24 MALONGA PUB FAC	300,933	Public Facilities	
25 RETAIL/ENTERTAINMENT CATALYST PROJ	12,156,106	Corridor Revitalization	
26 RETAIL/ENTERTAINMENT CATALYST PROJ	104,000	Corridor Revitalization	
27 RETAIL/ENTERTAINMENT CATALYST PROJ - 9532	402,000	Corridor Revitalization	
28 RETAIL ENTERTAINMENT DISTRICT CATALYST PROJECT- TENANT IMPROVEMENTS	10,000,000	Corridor Revitalization	
29 BROADWAY CORRIDOR REV LOAN FUND	483,430	Corridor Revitalization	
30 OAKLAND ICE CENTER	4,389,934	Public Facilities	
31 UC-OFFICE OF THE PRESIDENT	181,606	Public Facilities	
32 1100 BROADWAY	N/A	Development Project	
33 CD PUBLIC FACILITIES (Scotlan)	2,000,000	Development Project	
34 CITY CENTER	N/A	Development Project	
35 TELEGRAPH PLAZA GARAGE	3,300,000	Development Project	
36 23RD & VALDEZ	N/A	Development Project	
37 SCOTLAN CONVENTION CENTER IMPROVEMENTS	4,000,000	Development Project	
38 1800 SAN PABLO	6,400,000	Development Project	
39 VICTORY COURT BALLPARK	150,000,000	Development Project	
40 BROADWAY/ VALDEZ RETAIL STRATEGY	96,747,500	Development Project	
* Highlighted rows indicate projects funded with bond funds			
<b>CENTRAL DISTRICT PROJECT TOTALS</b>		<b>1 Blight Reduction, 5 Infrastructure, 4 Corridor Revitalization, 7 Public Facilities, 13 Development Projects</b>	



CITY OF OAKLAND REDEVELOPMENT AGENCY  
 FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS

COLISEUM REDEVELOPMENT PROJECT AREA				
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION	
Coliseum Area Project Budget			21,499,425	
1	COLISEUM INFILL DEVELOPMENT INCENTIVES PROGRAM	219,961	Corridor Revitalization	Grant incentive program designed to encourage infill development along major commercial corridors.
2	COLISEUM COMPLEX BART AREA	15,144	Development Project	Funding allocation assists with implementing infrastructure improvements within the Coliseum Bart area vicinity.
3	COLISEUM FACADE IMPROVEMENT PROGRAM	134,555	Corridor Revitalization	Grant reimbursement program designed to encourage commercial storefront improvements to eligible business and property owners.
4	COLISEUM RLF	460,271	Corridor Revitalization	Commercial loan program that provides eligible commercial businesses funding for business expansion, and other eligible capital improvements.
5	COLISEUM SEISMIC RETROFIT INCENTIVES PROGRAM	140,000	Infrastructure	Seismic grant program which reimburses eligible retrofit expenses to property homeowners.
6	COLISEUM TEMPORARY PARKING	50,000	Development Project	Funding allocation assists Coliseum Transit Village studies for replacement parking analysis.
7	COLISEUM TEMPORARY STREET LIGHTING	18,236	Infrastructure	Funding allocation assists with temporarily increasing lighting levels at specific locations within the project area.
a	COLISEUM TENANT IMPROVEMENT PRGM	467,907	Corridor Revitalization	Grant reimbursement program designed to encourage interior tenant improvements on vacant commercial properties.
9	COLISEUM BLIGHT ENFORCEMENT	150,000	Blight Reduction	CEDA Building Services Division program that conducts pro-active code enforcement sweeps along commercial corridors.
10	COMMERCIAL SECURITY-CPTED TRNG	15,000	Corridor Revitalization	Public safety commercial corridor program designed to fund Crime Prevention Through Environmental Design surveys for eligible businesses and commercial property owners.
11	ENCAMPMENT & DUMP ABATEMENT	34,448	Blight Reduction	PWA program that conducts minor fencing improvements and clean-up activities to Agency owned properties throughout the project area.
12	ESTUARY PLAN: COLISEUM	868,653	Development Project	Major specific planning and land use effort along entire Coliseum waterfront area boundaries.
13	GRAFFITI ABATEMENT 5 MURALS COLISEUM	150,300	Blight Reduction	Program designed to abate graffiti along major commercial corridors and fund various permanent mural installations throughout the project area.
14	GREEN WORKS DEVELOPMENT PROGRAM	59,323	Corridor Revitalization	Pilot program designed to encourage small community-based green projects throughout the project area.
15	MARTIN LUTHER KING JR. LIBRARY OPERATIONS	50,207	Public Facilities	Public facility renovation improvement project at branch library in East Oakland.
16	RAILROAD AVE PHASE 2 FUND	344,913	Infrastructure	Infrastructure improvement project consisting of new pavement, sidewalks, curbs, gutters and drainage.
17	COL CAPITAL CONTRACT CONTINGENCY	200,000	Infrastructure	Funding allocation assists with contingency costs for capital improvement projects throughout the Coliseum project area.
18	COLISEUM WEDES	539,000	Infrastructure	Streetscape improvement project along South Coliseum Way and Edes Avenue with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and other traffic calming measures.
19	FRUITVALE ALIVE STREETScape	134,248	Infrastructure	Streetscape improvement project along Fruitvale Avenue with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and other traffic calming measures.
20	INTERNATIONAL BLVD STREETScape	1,000,000	Infrastructure	Streetscape improvement project at several major nodes along International Blvd with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and additional traffic calming measures.
21	NEIGHBORHOOD COMMERCIAL REVITALIZATION	80,049	Corridor Revitalization	Grant reimbursement program designed to encourage commercial storefront improvements to eligible business and property owners.
22	NEIGHBORHOOD PROJECT INITIATIVE	14,839	Corridor Revitalization	Neighborhood Project Initiative grant program designed to encourage beautification efforts along commercial corridors.
23	RAILROAD AVE PHASE 2 FUND 9451	100,000	Infrastructure	Infrastructure improvement project consisting of new pavement, sidewalks, curbs, gutters and drainage.

CITY OF OAKLAND REDEVELOPMENT AGENCY  
 FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS

COLISEUM REDEVELOPMENT PROJECT AREA				
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION	
24	SUNSHINE COURT COLISEUM	1,050,000	Infrastructure	Substantially completed infrastructure improvement project consisting of new pavement sidewalks, curbs, gutters and drainage.
25	GENERAL COLISEUM INFRASTRUCTURE & CONTINGENCY	875,000	Infrastructure	Funding allocation assists capital improvement projects throughout the Coliseum project area.
26	COLISEUM TRANSIT VILLAGE INFRASTRUCTURE	1,065,000	Development Project	Project funding allocated for infrastructure improvements related to the Lion Creek Crossing Phase IV and Coliseum Transit Village project.
27	81ST AVENUE LIBRARY	323,614	Public Facilities	Completed public facility branch library project at 81st and Rusdale Ave.
28	COLISEUM SCHOOL SET ASIDE	255,563	Public Facilities	Funding allocation assists with educational related capital improvement projects throughout the Coliseum project area.
29	DISTRICT 5 TEEN CENTER	500,000	Public Facilities	Funding allocation for the creation of a teen center facility within the project area boundaries and Council District 5.
30	66TH AVE STREETSCAPE-PHASE 2 *	100,000	Infrastructure	Streetscape improvement project along 66th Avenue between International Blvd and San Leandro Street with new pedestrian amenities such as sidewalks, landscaping, lighting, crosswalks, and bulb-outs.
31	AIRPORT GATEWAY - AIRPORT ACCESS ROAD *	56,964	Infrastructure	Completed streetscape improvement project at Airport Access Road and Hegenberger.
32	COLISEUM GARDENS HOPE VI INFRASTRUCTURE *	41,530	Infrastructure	Completed infrastructure improvements at OHA's Lion Creek Crossing housing project.
33	COLISEUM TRANSIT HUB STREETSCAPE IMP ORA MATCH *	8,734	Infrastructure	Completed streetscape improvement project at San Leandro Street between 66th and 75th Avenue.
34	FRUITVALE VILLAGE *	27,500	Development Project	Funding allocation assists with Fruitvale Village project miscellaneous expenditures.
35	HEGENBERGER EAST GATEWAY STREETSCAPE *	51,705	Infrastructure	Completed streetscape improvement project at Hegenberger between South Coliseum Way and Baldwin Ct.
36	RAILROAD AVENUE STREET IMPROVEMENT *	22,032	Infrastructure	Funding allocation assists with Railroad Avenue infrastructure project miscellaneous expenditures.
37	AIRPORT CONNECTOR - COUSEUM *	714,842	Development Project	Funding allocation assists Agency with Oakland Airport Connector project miscellaneous expenditures.
38	66TH AVE STREETSCAPE-PH 1 *	890,139	Infrastructure	Streetscape improvement project along 66th Avenue between International Blvd and San Leandro Street with new pedestrian amenities such as sidewalks, landscaping, lighting, crosswalks, and bulb-outs.
39	AIRPORT GATEWAY AIRPORT ACCESS DR STREETSCAPE *	30,000	Infrastructure	Completed streetscape improvement project at Airport Access Road and Hegenberger.
40	AIRPORT GATEWAY DOOLITTLE DR STREETSCAPE *	38,054	Infrastructure	Completed streetscape improvement project at Doolittle Drive between City of San Leandro border and Hegenberger.
41	BROOKFIELD LIBRARY *	114,232	Public Facilities	Public facility branch library project currently under construction for minor improvements.
42	MARTIN LUTHER KING JR. LIBRARY *	297,792	Public Facilities	Public facility project programmed for branch library minor improvements.
43	PHASE 2 RAILROAD AVENUE *	1,296,733	Infrastructure	Infrastructure improvement project consisting of new pavement, sidewalks, curbs, gutters and drainage.
44	SAN LEANDRO ST UTILITY UNDERGROUNDING *	20,323	Infrastructure	Funding allocation assists with implementing utility infrastructure improvements within the Coliseum Bart area vicinity.
45	SOBRANTE PARK RESTROOM *	236,684	Public Facilities	Public facility project programmed for park restroom upgrades and irrigation improvements.
46	SOUTH COLISEUM WAY & EDES STREETSCAPE CONSTRUCTION *	2,237,878	Infrastructure	Streetscape improvement project along South Coliseum Way and Edes Avenue with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and other traffic calming measures.
47	COLISEUM BART TRANSIT VILLAGE INFRASTRUCTURE *	1,000,000	Development Project	Project funding allocated for infrastructure improvements related to the Lion Creek Crossing Phase IV and Coliseum Transit Village project.

**CITY OF OAKLAND REDEVELOPMENT AGENCY  
FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS**

COLISEUM REDEVELOPMENT PROJECT AREA				
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION	
48	COLISEUM SPECIFIC PLAN	4,000,000	Development Project	Programmatic EIR required for development of future stadium project
49	GEN COLISEUM INFRASTRUCTURE *	1,000,000	Infrastructure	Funding allocation assists capital improvement infrastructure projects throughout the Coliseum project area.
* Highlighted rows indicate projects funded with bond funds				
AGENCY OWNED COLISEUM SITES				
Site Budget Totals (Purchase)		45.8 million		
49	6775 Oakport Road (Zhong site)	1.5 million	Agency Property	3.625 acre agency owned parcel consisting of a paved parking lot at 6775 Oakport
50	633 Hegenberger Road (Homebase site)	14 million	Agency Property	13.5 acre parcel consisting of level surface lot at 633 Hegenberger.
51	8000 Joe Morgan Way (Malibu site)	3.5 million	Agency Property	4.4 acre vacant parcel co-owned with County at 8000 Joe Morgan Way.
52	710 73rd Ave (Metz site)	500,000	Agency Property	22,600 sf vacant parcel at 710 73rd Avenue.
53	73rd Avenue cul-de-sac parking (Amtrak lot)	500,000	Agency Property	Surface parking lot at end of 73rd Avenue used for AMTRAK passenger parking.
54	73RD AND INTL BLVD.	300,000	Agency Property	Half-acre vacant lot at south-east corner of International and 73rd Avenue.
55	905 66th Avenue (AC Transit site)	7.7 million	Agency Property	6.3 acres of land located at 905 66th Avenue and San Leandro Street
56	769 66th Avenue (RV site)	5.8 million	Agency Property	4.5 acres of land currently leased to RV rental company.
57	66th and Coliseum North parking lot entrance (Sod farm)	1 million	Agency Property	2.7 acre parcel at 66th Avenue and north entry to Coliseum Arena surface parking lot
58	3229 and 3301 San Leandro Street (Sasse property)	1 million	Agency Property	25,000 sf parcels at 3229 and 3301 San Leandro Street
59	806 Clara and 9418 Edes Avenue (Clara and Edes site)	1 million	Agency Property	26,000 sf parcel of vacant land at 806 Clara and 9418 Edes Avenue.
60	3050 International Blvd. (Melrose Ford site)	3 million	Agency Property	28,500 sf showroom building at 3050 International Blvd.
61	Fruitvale BART Parking Lot	6 million	Agency Property	3.41 acre surface parking lot at Fruitvale BART station.
COLISEUM LONG TERM MAJOR PROJECTS				
Major Project Budget Totals		235.5 million		
62	COLISEUM TRANSIT VILLAGE PHASE I	30 million	Long Term Major Projects	1.3 acre parcel at Coliseum BART parking lot identified for Coliseum Transit Village site consisting of 128 units of housing.
63	COLISEUM CITY PROJECT	200 million	Long Term Major Projects	Major sports/entertainment/hotel/commercial mixed use master plan concept for Coliseum stadium and arena site.
64	COLISEUM/HEGENBERGER SPECIFIC PLAN	5 million	Long Term Major Projects	Major specific planning effort for the area surrounding the Coliseum stadium and area along Hegenberger.
COLISEUM LAND ACQ-TAXABLE BOND \$25,918,445				

**CITY OF OAKLAND REDEVELOPMENT AGENCY  
FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS**

COLISEUM REDEVELOPMENT PROJECT AREA			
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION
<b>COLISEUM PROJECT TOTALS</b>		13 Agency Projects, 3 Blight Reduction, 8 Corridor Revitalization, 7 Development Projects, 23 Infrastructure, 3 Long Term Major Projects, 7 Public Facilities	

**CITY OF OAKLAND REDEVELOPMENT AGENCY  
FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS**

OAK KNOLL REDEVELOPMENT PROJECT AREA				
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION	
OAK KNOLL OPERATIONS	603,453	Agency Property/Health and Safety	Ongoing operating funds are required to maintain the Agency's property and to ensure that the entire Oak Knoll site is safe and secure.	
OAKLAND ARMY BASE REDEVELOPMENT PROJECT AREA				
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION	
<b>Total Area Project Budget</b>				
	26,327,827			
1	16TH ST TRAIN STATION REHAB	1,395,396	Development Project and Blight Reduction	The Agency has committed to working with community leaders to restore the historic 16th Street Train Station, including the purchase of the Baggage Wing estimated at \$670,000 and protecting the asset from the elements and vandalism.
2	OARB BAYBRIDGE GATEWAY-ORA	1,942,957	Long Term Major Project	Funding required for internal project development efforts including vetting of infrastructure development planning, construction fund development and overall project management and support. This is a federal obligation.
3	SUN SERVER LEASE AGREEMENT	100,000	Project Development	Administrative tool essential for fiscal management.
4	ARMY BASE JOINT INFRASTRUCTURE DEVELOPMENT PROJECT	16,167,313	Long Term Major Project and Infrastructure	The Agency's Economic Development Conveyance (EDC) with the Department of the Army requires the economic redevelopment of the former Oakland Army Base. All funds acquired and reserved to date are needed to plan and design essential public infrastructure intended to support extensive commercial development on the 161 acres site. This is a federal obligation.
5	GATEWAY DEVELOPMENT AREA SHORELINE PARK	3,000,000	Long Term Major Project	The Agency has a Tidelands Trust obligation to support the development of the Shoreline Park between the Central and West Gateway Areas as a result of its sale of the Knight Yard property to the Port. This is a state obligation.
6	RISK MGMT PLAN SITES ESD	3,722,161	Development Project	The Agency has a legal obligation with the Department of the Army and the State Department of Toxic Substances Control to fulfill the terms of the Remediation Action Plan and Risk Management Program intended to remediate the former Army Base to industrial standards. This is a federal obligation.
<b>Oakland Army Base Project Totals</b>		<b>2 Blight Reduction, 3 Development Project, 3 Long Term Major Project, 1 Infrastructure</b>		

CITY OF OAKLAND REDEVELOPMENT AGENCY  
FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS

WEST OAKLAND REDEVELOPMENT PROJECT AREA			
PROJECT DESCRIPTION	PROJECT BUDGET	PROJECT TYPE	PROJECT DESCRIPTION
Total Area Project Budget			
6,240,522			
1	7th AVE STREETSCAPE	192,090	Infrastructure
2	BROWN SUGAR KITCHEN	75,000	Corridor Revitalization
3	COMMUNITY RESTORATION PROGRAM	120,000	Blight Reduction
4	DISTRICT 3 TEEN CENTER	1,964,266	Public Facilities
5	ENCAMPMENT & DUMP ABATEMENT	70,750	Blight Reduction
6	FITZGERALD & UNION PARK	141,983	Public Facilities
7	NPI - WEST OAKLAND	64,444	Public Facilities
8	NPI 27TH ST MEDIAN LANDSCAPING	18,400	Infrastructure
9	NPI 31ST DEMOLITION PROJECT	45,000	Infrastructure
10	NPI 40TH ST MEANINGFUL	54,566	Infrastructure
11	NPI AQUAPONICS GARDENS	53,500	Public Facilities
12	NPI DOG PARK WEST OAKLAND	29,876	Public Facilities
13	NPI DOGTOWN/HOLLIS ST	57,000	Corridor Revitalization
14	NPI LONGFELLOW SPOT GRNG	12,730	Corridor Revitalization
15	NPI MEADS/ATHENS SAFETY INITIATIVE	29,567	Corridor Revitalization
16	NPI MEDIAN PROJECT	44,896	Infrastructure
17	NPI MELTZER BOYS/GIRLS CLUB	50,000	Public Facilities
18	WEST OAKLAND FACADE IMPROVEMENT PROGRAM	125,000	Corridor Revitalization
19	WEST OAKLAND SEISMIC RETROFIT INCENTIVES PROGRAM	230,500	Blight Reduction
20	WEST OAKLAND TENANT IMPROVEMENT PROGRAM	100,000	Corridor Revitalization
21	WEST OAKLAND TRANSIT VILLAGE	960,951	Development Project
22	PERALTA/ MLK STREETSCAPE	430,000	Infrastructure
23	UTILITY UNDERGROUNDING	100,000	Infrastructure

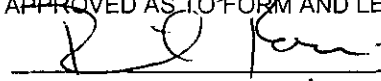
24	STREET TREE MASTER PLAN	40,000	Infrastructure	
25	9TH AND CAMPBELL SITE ACQUISITION	330,000	Development Project	
26	WEST OAKLAND STREETSAPES	500,000	Infrastructure	
27	WEST OAKLAND PUBLIC FACILITIES	500,000	Public Facilities	
WEST OAKLAND PROJECT TOTALS			27	

ACORN REDEVELOPMENT PROJECT AREA			
PROJECT NAME	PROJECT SUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION
1 TENANT IMPROVEMENT AND FAÇADE PROGRAMS	500,000	Corridor Revitalization	
2 JACK LONDON GATEWAY SQUARE LOAN REPAYMENT	1,115,593	Corridor Revitalization	

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2011 FEB 29 AM 11:50

APPROVED AS TO FORM AND LEGALITY:



Agency Counsel

## REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. \_\_\_\_\_ C.M.S.

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### AN AGENCY RESOLUTION AUTHORIZING A FUNDING AGREEMENT WITH THE CITY OF OAKLAND TO FUND CITY PUBLIC IMPROVEMENTS AND OTHER REDEVELOPMENT PROJECTS AND PROGRAMS

**WHEREAS**, the California Community Redevelopment Law (Health and Safety Code Section 33000, et seq.) provides for a cooperative relationship between redevelopment agencies and cities; and

**WHEREAS**, Health and Safety Code Sections 33445 and 33679 authorize a redevelopment agency to pay for the acquisition and development costs of publicly-owned buildings, facilities and improvements, if certain findings are made; and

**WHEREAS**, Health and Safety Code Section 33220(e) authorizes a local public agency to enter into an agreement with a redevelopment agency to further redevelopment purposes; and

**WHEREAS**, the City of Oakland (the "City") and the Redevelopment Agency have adopted a number of redevelopment projects within the City of Oakland pursuant to the California Community Redevelopment Law, including the Acorn, Broadway/MacArthur/San Pablo, Central City East, Central District, Coliseum, Oak Center, Oak Knoll, Oakland Army Base, Stanford/Adeline, and West Oakland Redevelopment Projects; and

**WHEREAS**, the Agency has established a Low and Moderate Income Housing Fund under the California Community Redevelopment Law; and

**WHEREAS**, the Agency desires to commit to fund the City to undertake redevelopment activities in support of certain projects and programs eligible for redevelopment funding; and

**WHEREAS**, the City and the Agency desire to enter into a master Funding Agreement to provide for Agency funding to the City of the costs of those projects and programs; now, therefore, be it

**RESOLVED:** That the Agency hereby authorizes the Agency Administrator to negotiate and execute a Funding Agreement with the City of Oakland to provide for Redevelopment Agency funding of those projects and programs listed in Exhibit A to this Resolution, incorporated herein by reference, in not-to-exceed amounts as set forth Exhibit A, in furtherance of the purposes of the



Agency under the California Community Redevelopment Law, and such other projects and programs as may be negotiated by the City and Agency; and be it further

**RESOLVED:** That with respect to capital projects that are or will be owned by the City, the Agency hereby finds and determines as follows:

- 1) That the acquisition of land and the installation or construction of the projects will be of benefit to the Project Areas by helping to eliminate one or more blight conditions within the City's Redevelopment Project Areas; and
- 2) That due to fiscal constraints on the City's general fund and the high number of capital projects competing for limited City funds, the City's Capital Improvement Program budget is unable to provide funding for the projects, and therefore no other reasonable means of financing the projects are available to the City other than Redevelopment Agency funding; and
- 3) That the use of tax increment funds for the projects is consistent with the implementation plans adopted for each of the City's Redevelopment Project Areas; and be it further

**RESOLVED:** That the Agency Administrator or his or her designee is authorized to transfer funds between the Agency and the City under the Funding Agreement as may be required by the Agreement, including advanced funding by the Agency if required by the Agreement; and be it further

**RESOLVED:** That the Agency Administrator or his or her designee is authorized to take other action with respect to the projects, programs, and the Funding Agreement consistent with this Resolution and its basic purposes; and be it further

**RESOLVED:** That the Funding Agreement shall be reviewed and approved by Agency Counsel as to form and legality, and copies shall be placed on file with the Agency Secretary.

IN AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2011

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, SCHAAF, AND CHAIRPERSON REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_  
LATONDA SIMMONS  
Secretary of the Redevelopment Agency  
of the City of Oakland

**AN AGENCY RESOLUTION AUTHORIZING A FUNDING AGREEMENT  
WITH THE CITY OF OAKLAND TO FUND CITY PUBLIC  
IMPROVEMENTS AND OTHER REDEVELOPMENT PROJECTS AND  
PROGRAMS**

**EXHIBIT A**

CITY OF OAKLAND REDEVELOPMENT AGENCY  
 FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS

BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT AREA			
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION
Total Area Project Budget			
	1,415,013		
1	B/M/SI FAÇADE IMPROVEMENT PROGRAM	171,417	Corridor Revitalization
2	B/M/SP TENANT IMPROVEMENT PROGRAM	216,326	Corridor Revitalization
3	BROADWAY SPECIFIC PLAN/EIR	334,904	Development Project
4	NEIGHBORHOOD PROGRAM INITIATIVE (NPI) AGENCY FUNDS	51,185	Corridor Revitalization
5	COMMUNITY RESTORATION PROGRAM	145,235	Long Term Major Project
6	MOSSWOOD PARK TOT LOT NPI	84,459	Public Facilities
7	MOSSWOOD TEEN CENTER NPI	36,000	Public Facilities
8	PEDESTRIAN SCALE LIGHTS - TELEGRAPH AVE	75,365	Infrastructure
9	SAN PABLO LIGHTS	222,623	Infrastructure
10	40TH ST STREETScape	77,500	Infrastructure
* Highlighted rows indicate projects funded with bond funds			
B/M/SP PROJECT TOTALS		3 Corridor Revitalization, 1 Development Project, 3 Infrastructure Projects, 1 Long Term Major Project, 2 Public Facilities	

CITY OF OAKLAND REDEVELOPMENT AGENCY  
 FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS

CENTRAL CITY EAST REDEVELOPMENT PROJECT AREA				
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION	
Total Area Project Budget				
	21,246,012			
1	CCE EAST 18TH STREET STREETScape IMPROVEMENT	60,000	Infrastructure	Streetscape improvement project along E. 18th Street with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and traffic calming measures.
2	CCE SUNSHINE COURT	209,470	Infrastructure	Substantially completed infrastructure improvement project consisting of new pavement, sidewalks, curbs, gutters and drainage.
3	FRUITVALE ALIVE CCE STREETScape	97,958	Infrastructure	Streetscape improvement project along Fruitvale Avenue with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and other traffic calming measures.
4	CCE TOUGH ON BUGHT PROGRAM	150,000	Blight Reduction	CEDA Building Services Division program that conducts pro-active code enforcement sweeps along commercial corridors.
5	CCE COMMERCIAL REVOLVING LOAN PROGRAM	550,000	Corridor Revitalization	Commercial loan program that provides eligible commercial businesses funding for business expansion, and other eligible capital improvements.
6	CCE FOOTHILL/SEMINARY AVENUE STREETScape IMPROVEMENT	280,117	Infrastructure	Streetscape improvement project along Foothill and Seminary Ave with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and additional traffic calming measures.
7	CCE FREMONT POOL ORA	23,602	Public Facilities	Completed public facility project that included exterior improvements and modifications to Fremont pool.
8	CCE INFILL DEVELOPMENT INCENTIVE PROGRAM	200,000	Corridor Revitalization	Grant incentive program designed to encourage infill development along major commercial corridors.
9	CCE PUBLIC SAFETY	125,000	Corridor Revitalization	Commercial security program that funded walking foot patrols on an overtime basis.
10	CCE SUSTAINABILITY PROGRAM	200,000	Corridor Revitalization	Grant incentive program designed to encourage the use of green sustainable building materials and can be used in conjunction with the facade and tenant improvement program.
11	CCE SEISMIC RETROFIT INCENTIVES PROGRAM	215,000	Infrastructure	Seismic grant program which reimburses eligible retrofit expenses to property homeowners.
12	CENTRAL CITY EAST ASSEMBLY & RELOCATION PROGRAM	297,229	Blight Reduction	Program supports real estate commercial acquisition activities throughout the project area.
13	CENTRAL CITY EAST FACADE IMPROVEMENT PROGRAM	629,306	Corridor Revitalization	Grant reimbursement program designed to encourage commercial storefront improvements to eligible business and property owners.
14	CENTRAL CITY EAST HISTORIC PRESERVATION PROGRAM	75,000	Corridor Revitalization	Program designed to encourage the preservation of eligible residential historic properties within the project area.
15	CENTRAL CITY EAST MACARTHUR BLVD STREETScape IMPROVEMENT	2,702,248	Infrastructure	Streetscape improvement project at several major nodes along MacArthur Blvd with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and additional traffic calming measures.
16	CENTRAL CITY EAST PUBLIC/PRIVATE DEVELOPMENT	379,132	Development Project	Program designed to support public/private partnerships throughout the project area.
17	CENTRAL CITY EAST TENANT IMPROVEMENT PROGRAM	655,530	Corridor Revitalization	Grant reimbursement program designed to encourage interior tenant improvements on vacant commercial properties.
18	COMMERCIAL SECURITY- ARMED GUARDS	31,006	Corridor Revitalization	Commercial security program that funded walking foot patrols on an overtime basis.
19	COMMERCIAL SECURITY- OPTED TRNG	15,000	Corridor Revitalization	Public safety commercial corridor program designed to fund Crime Prevention Through Environmental Design surveys for eligible businesses and commercial property owners.
20	DISTRICT 2 TEEN CENTER	200,000	Public Facilities	Initial funding allocation for the creation of a teen center facility within the project area boundaries and Council District 2.
21	DISTRICT 4 TEEN CENTER	500,000	Public Facilities	Funding allocation for the creation of a teen center facility within the project area boundaries and Council District 4.
22	HILLSIDE OPA W. ALVERNIAZ PARTNERS	275,000	Blight Reduction	Owner participation agreement between the Agency and major property owner of 94 units in East Oakland.

**CITY OF OAKLAND REDEVELOPMENT AGENCY**  
**FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS**

**CENTRAL CITY EAST REDEVELOPMENT PROJECT AREA**

PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION
23 EASTMONT LIBRARY	37,303	Public Facilities	Public facility project designed to fund Eastmont library initial feasibility analysis.
24 ENCAMPMENT & DUMP ABATEMENT	10,548	Blight Reduction	PWA program that conducts minor fencing improvements and clean-up activities to Agency owned properties throughout the project area.
25 CCE ESTUARY PLAN	136,097	Development Project	Major specific planning and land use effort along entire CCE waterfront area boundaries.
26 MERCH PROMO PRG	20,000	Corridor Revitalization	Program designed to encourage business and economic activities along major commercial corridors.
27 NPI & RESULTING OAKLAND TOGETHER	197,710	Corridor Revitalization	Neighborhood Project Initiative grant program designed to encourage beautification efforts along commercial corridors. Rebuilding Together Oakland sponsorship for rehabilitating existing homeowner projects.
28 CENTRAL CITY EAST 23RD AVE *	2,768,088	Infrastructure	Streetscape improvement project along 23rd Avenue with new pedestrian amenities such as sidewalks, landscaping, lighting, crosswalks, bulb-outs and traffic calming measures.
29 CENTRAL CITY EAST E 18TH *	1,915,217	Infrastructure	Streetscape improvement project along E. 18th Street between Lakeshore Ave and Park Blvd with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and traffic calming measures.
30 CENTRAL CITY EAST EASTLIKE 14TH AVE *	1,000,000	Infrastructure	Streetscape improvement project along 14th Avenue with new pedestrian amenities such as sidewalks, landscaping, lighting, crosswalks, and bulb-outs.
31 CCE FOOTHILL FRUITVALE *	3,417,620	Infrastructure	Streetscape improvement project along Foothill Blvd from Rutherford to High Street with new pedestrian amenities such as landscaping, crosswalks, public art, and bulb-outs.
32 CCE FOOTHILL SEMINARY *	3,025,941	Infrastructure	Streetscape improvement project along Foothill and Seminary Ave with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and additional traffic calming measures.
33 CCE MACARTHUR BLVD STREETScape IMPROVEMENT *	500,000	Infrastructure	Streetscape improvement project at several major nodes along MacArthur Blvd with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and additional traffic calming measures.
34 CHAVEZ ORA PROJECT *	123,855	Public Facilities	Initial funding allocation for master plan design work for park improvement project.
35 DE LA CRUZ FRUITVALE FLD *	117,365	Public Facilities	Initial funding allocation for capital improvements at Jose De La Cruz Park.
36 MELROSE LIBRARY WINDOW REPLACEMENT *	105,669	Public Facilities	Completed public facility project that replaced fenestration systems on a historic library in East Oakland.

\* Highlighted rows indicate projects funded with bond funds

**AGENCY OWNED CENTRAL CITY EAST SITES**

Site Budget Totals (Purchase)		\$9.5 million		
1	Foothill and Seminary Parcels	\$4M	Agency Property	A total of eleven contiguous parcels bounded by Foothill, Seminary and Bancroft Avenues.
2	73rd Ave and Foothill Blvd	\$2.3M	Agency Property	1.3 acre site on corner of Foothill and 73rd Avenue
3	3566 and 3600 Foothill Blvd	\$1M	Agency Property	Corner parcels at 36th and Foothill Blvd.
4	8296 MacArthur Blvd	\$200K	Agency Property	6,000 sf parcel containing a residential property.
5	10451 MacArthur Blvd	\$737K	Agency Property	23,000 sf vacant level parcel.
6	2759 Foothill Blvd	\$140K	Agency Property	4,600 sf parcel adjacent to 2777 Foothill Blvd.
7	2777 Foothill Blvd	\$1M	Agency Property	17,800 sf vacant level parcel adjacent to 2759 Foothill Blvd.
8	Derby Parking Lot	\$150K	Agency Property	9,000 sf surface parking lot across from Melrose Ford site.

**COLISEUM LONG TERM MAJOR PROJECTS**

Major Project Budget Totals		\$88 million		
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**CITY OF OAKLAND REDEVELOPMENT AGENCY  
FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS**

CENTRAL CITY EAST REDEVELOPMENT PROJECT AREA			
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION
1	Oak 2 Ninth	\$20M	Long Term Major Project 3,100 unit master planned development along the Oakland Estuary.
2	Baseball Stadium	\$50M	Long Term Major Project Portions of planned baseball stadium development are within CCE boundaries.
3	Kaiser Convention Center	\$18M	Long Term Major Project Kaiser Convention Center is on the CCE project area boundary
CENTRAL CITY EAST TOTAL PROJECTS		8 Agency Property, 4 Blight Reduction, 11 Corridor Revitalization, 2 Development Projects, 12 Infrastructure, 3 Long Term Major Projects, 7 Public Facilities	

CITY OF OAKLAND REDEVELOPMENT AGENCY  
 FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS

CENTRAL DISTRICT REDEVELOPMENT PROJECT AREA			
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION
Total Area Project Budget			
	322,747,574		
1-1/2% PUBLIC ART FUND 9504	1,501,853	Infrastructure	
2 DOWNTOWN CAP PROJECT SUPPORT FY01	584,621	Planning	
3 DOWNTOWN CAP PROJECT SUPPORT	1,700,000		
4 OLD OAK/CHINATOWN STREETScape & FACADE FY01	87,825	Planning	
5 14 & BROADWAY TRANSIT CENTER	319,000	Infrastructure	
6 ORACLE CORP SOFTWARE LICENSE	430,000	N/A	
7 SUNFIELD ENA	24,950	Development Project	
8 CITY CENTER GARAGE WEST OPER	2,151,000	Public Facilities	
9 DOWNTOWN STREETScape IMPL	1,589,594	Infrastructure	
10 DOWNTOWN STREETScape MASTERPLAN - 9533	1,053,000	Infrastructure	
11 DOWNTOWN STREETScape MASTERPLAN - 9532	10,224,000	Infrastructure	
12 I 880 BROADWAY UNDERPASS	1,050,000	Infrastructure	
13 DOWNTOWN HISTORIC FACADE IMPROVEMENT PROGRAM	5,331,000	Corridor Revitalization	
14 FOX THEATRE MASTER PLAN & DEVELOPMENT	15,820	Development Project	
15 UPTOWN FOREST CITY RESIDENTIAL	284,732	Development Project	
16 17 ST/SAN PABLO PARKING GARAGE	44,831	Development Project	
17 BASEMENT PROGRAM	2,922,908	Infrastructure	
18 DOWNTOWN FACADE IMPROVEMENT PROGRAM	2,318,071	Corridor Revitalization	
19 TELEGRAPH PHASE ONE	157,322	Infrastructure	
20 BROADWAY PHASE III	18,834	Infrastructure	
21 COMMUNITY RESTORATION PROGRAM	197,437	Blight Reduction	
22 JEFFERSON SQ PUB FAC	18,383	Public Facilities	

**CITY OF OAKLAND REDEVELOPMENT AGENCY  
FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS**

CENTRAL DISTRICT REDEVELOPMENT PROJECT AREA			
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION
23 LINCOLN REC CTR ORA PROJECT	296,264	Public Facilities	
24 MALONGA PUS FAC	306,933	Public Facilities	
25 RETAIL/ENTERTAINMENT CATALYST PROJ	12,156,106	Corridor Revitalization	
26 RETAIL/ENTERTAINMENT CATALYST PROJ	104,000	Corridor Revitalization	
27 RETAIL/ENTERTAINMENT CATALYST PROJ - 9532	402,000	Corridor Revitalization	
28 RETAIL ENTERTAINMENT DISTRICT CATALYST PROJECT-TENANT IMPROVEMENTS	10,000,000	Corridor Revitalization	
29 BROADWAY CORRIDOR REV LOAN FUND	463,430	Corridor Revitalization	
30 OAKLAND ICE CENTER	4,389,934	Public Facilities	
31 UC-OFFICE OF THE PRESIDENT	181,606	Public Facilities	
32 1100 BROADWAY	N/A	Development Project	
33 CD PUBLIC FACILITIES (Scotlan)	2,000,000	Development Project	
34 CITY CENTER	N/A	Development Project	
35 TELEGRAPH PLAZA GARAGE	3,300,000	Development Project	
36 23RD & VALDEZ	N/A	Development Project	
37 SCOTLAN CONVENTION CENTER IMPROVEMENTS	4,000,000	Development Project	
38 1800 SAN PABLO	6,400,000	Development Project	
39 VICTORY COURT BALLPARK	150,000,000	Development Project	
40 BROADWAY/ VALDEZ RETAIL STRATEGY	96,747,500	Development Project	
* Highlighted rows indicate projects funded with bond funds			
CENTRAL DISTRICT PROJECT TOTALS		1 Blight Reduction, 5 Infrastructure, 4 Corridor Revitalization, 7 Public Facilities, 13 Development Projects	



CITY OF OAKLAND REDEVELOPMENT AGENCY  
FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS

COLISEUM REDEVELOPMENT PROJECT AREA				
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION	
Coliseum Area Project Budget				
	21,499,425			
1	COLISEUM INFILL DEVELOPMENT INCENTIVES PROGRAM	219,961	Corridor Revitalization	Grant incentive program designed to encourage infill development along major commercial corridors.
2	COLISEUM COMPLEX BART AREA	15,144	Development Project	Funding allocation assists with implementing infrastructure improvements within the Coliseum Bart area vicinity.
3	COLISEUM FACADE IMPROVEMENT PROGRAM	134,555	Corridor Revitalization	Grant reimbursement program designed to encourage commercial storefront improvements to eligible business and property owners.
4	COLISEUM RLF	460,271	Corridor Revitalization	Commercial loan program that provides eligible commercial businesses funding for business expansion, and other eligible capital improvements.
5	COLISEUM SEISMIC RETROFIT INCENTIVES PROGRAM	140,000	Infrastructure	Seismic grant program which reimburses eligible retrofit expenses to property homeowners.
6	COLISEUM TEMPORARY PARKING	50,000	Development Project	Funding allocation assists Coliseum Transit Village studies for replacement parking analysis.
7	COLISEUM TEMPORARY STREET LIGHTING	16,238	Infrastructure	Funding allocation assists with temporarily increasing lighting levels at specific locations within the project area.
8	COLISEUM TENANT IMPROVEMENT PRGM	467,907	Corridor Revitalization	Grant reimbursement program designed to encourage interior tenant improvements on vacant commercial properties.
9	COLISEUM BLIGHT ENFORCEMENT	150,000	Blight Reduction	CEDA Building Services Division program that conducts pro-active code enforcement sweeps along commercial corridors.
10	COMMERCIAL SECURITY-CPTED TRNG	15,000	Corridor Revitalization	Public safety commercial corridor program designed to fund Crime Prevention Through Environmental Design surveys for eligible businesses and commercial property owners.
11	ENCAMPMENT & DUMP ABATEMENT	34,448	Blight Reduction	PWA program that conducts minor fencing improvements and clean-up activities to Agency owned properties throughout the project area.
12	ESTUARY PLAN: COLISEUM	666,653	Development Project	Major specific planning and land use effort along a entire Coliseum waterfront area boundaries.
13	GRAFFITI ABATEMENT & MURALS COLISEUM	150,300	Blight Reduction	Program designed to abate graffiti along major commercial corridors and fund various permanent mural installations throughout the project area.
14	GREEN WORKS DEVELOPMENT PROGRAM	59,323	Corridor Revitalization	Pilot program designed to encourage small community-based green projects throughout the project area.
15	MARTIN LUTHER KING JR. LIBRARY OPERATIONS	50,207	Public Facilities	Public facility renovation improvement project at branch library in East Oakland.
16	RAILROAD AVE PHASE 2 FUND	344,913	Infrastructure	Infrastructure improvement project consisting of new pavement, sidewalks, curbs, gutters and drainage.
17	COL CAPITAL CONTRACT CONTINGENCY	200,000	Infrastructure	Funding allocation assists with contingency costs for capital improvement projects throughout the Coliseum project area.
18	COLISEUM/WEDES	539,000	Infrastructure	Streetscape improvement project along South Coliseum Way and Edes Avenue with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and other traffic calming measures.
19	FRUITVALE ALIVE STREETScape	134,248	Infrastructure	Streetscape improvement project along Fruitvale Avenue with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and other traffic calming measures.
20	INTERNATIONAL BLVD STREETScape	1,000,000	Infrastructure	Streetscape improvement project at several major nodes along International Blvd with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and additional traffic calming measures.
21	NEIGHBORHOOD COMMERCIAL REVITALIZATION	80,049	Corridor Revitalization	Grant reimbursement program designed to encourage commercial storefront improvements to eligible business and property owners.
22	NEIGHBORHOOD PROJECT INITIATIVE	14,889	Corridor Revitalization	Neighborhood Project Initiative grant program designed to encourage beautification efforts along commercial corridors.
23	RAILROAD AVE PHASE 2 FUND 9451	100,000	Infrastructure	Infrastructure improvement project consisting of new pavement, sidewalks, curbs, gutters and drainage.

CITY OF OAKLAND REDEVELOPMENT AGENCY  
 FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS

COLISEUM REDEVELOPMENT PROJECT AREA				
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION	
24	SUNSHINE COURT COLISEUM	1,050,000	Infrastructure	Substantially completed infrastructure improvement project consisting of new pavement, sidewalks, curbs, gutters and drainage.
25	GENERAL COLISEUM INFRASTRUCTURE & CONTINGENCY	875,000	Infrastructure	Funding allocation assists capital improvement projects throughout the Coliseum project area.
26	COLISEUM TRANSIT VILLAGE INFRASTRUCTURE	1,065,000	Development Project	Project funding allocated for infrastructure improvements related to the Lion Creek Crossing Phase IV and Coliseum Transit Village project.
27	81ST AVENUE LIBRARY	323,614	Public Facilities	Completed public facility branch library project at 81st and Rusdale Ave.
28	COLISEUM SCHOOL SET ASIDE	255,563	Public Facilities	Funding allocation assists with educational related capital improvement projects throughout the Coliseum project area.
23	DISTRICT 5 TEEN CENTER	500,000	Public Facilities	Funding allocation for the creation of a teen center facility within the project area boundaries and Council District 5.
30	66TH AVE STREETScape-PHASE 2 *	100,000	Infrastructure	Streetscape improvement project along 66th Avenue between International Blvd and San Leandro Street with new pedestrian amenities such as sidewalks, landscaping, lighting, crosswalks, and bulb-outs.
31	AIRPORT GATEWAY - AIRPORT ACCESS ROAD *	56,964	Infrastructure	Completed streetscape improvement project at Airport Access Road and Hegenberger.
32	COLISEUM GARDENS HOPE VI INFRASTRUCTURE *	41,530	Infrastructure	Completed infrastructure improvements at OHA's Lion Creek Crossing housing project.
33	COLISEUM TRANSIT HUB STREETScape IMP ORA MATCH *	6,734	Infrastructure	Completed streetscape improvement project at San Leandro Street between 66th and 75th Avenue.
34	FRUITVALE VILLAGE *	27,500	Development Project	Funding allocation assists with Fruitvale Village project miscellaneous expenditures.
35	HEGENBERGER EAST GATEWAY STREETScape *	51,705	Infrastructure	Completed streetscape improvement project at Hegenberger between South Coliseum Way and Baldwin Ct.
36	RAILROAD AVENUE STREET IMPROVEMENT *	22,032	Infrastructure	Funding allocation assists with Railroad Avenue infrastructure project miscellaneous expenditures.
37	AIRPORT CONNECTOR - COLISEUM *	714,842	Development Project	Funding allocation assists Agency with Oakland Airport Connector project miscellaneous expenditures.
38	66TH AVE STREETScape-PH 1 *	890,139	Infrastructure	Streetscape improvement project along 66th Avenue between International Blvd and San Leandro Street with new pedestrian amenities such as sidewalks, landscaping, lighting, crosswalks, and bulb-outs.
39	AIRPORT GATEWAY AIRPORT ACCESS DR STREETScape *	30,000	Infrastructure	Completed streetscape improvement project at Airport Access Road and Hegenberger.
40	AIRPORT GATEWAY DOOLITTLE DR STREETScape *	38,054	Infrastructure	Completed streetscape improvement project at Doolittle Drive between City of San Leandro border and Hegenberger.
41	BROOKFIELD LIBRARY *	114,232	Public Facilities	Public facility branch library project currently under construction for minor improvements.
42	MARTIN LUTHER KING JR. LIBRARY *	297,792	Public Facilities	Public facility project programmed for branch library minor improvements.
43	PHASE 2 RAILROAD AVENUE *	1,296,733	Infrastructure	Infrastructure improvement project consisting of new pavement, sidewalks, curbs, gutters and drainage.
44	SAN LEANDRO ST UTILITY UNDERGROUNDING *	20,323	Infrastructure	Funding allocation assists with implementing utility infrastructure improvements within the Coliseum Ban area vicinity.
45	SOBRANTE PARK RESTROOM *	236,664	Public Facilities	Public facility project programmed for park restroom upgrades and irrigation improvements.
46	SOUTH COLISEUM WAY & EDES STREETScape CONSTRUCTION *	2,237,878	Infrastructure	Streetscape improvement project along South Coliseum Way and Edes Avenue with new pedestrian amenities such as landscaping, crosswalks, bulb-outs and other traffic calming measures.
47	COLISEUM BART TRANSIT VILLAGE INFRASTRUCTURE *	1,000,000	Development Project	Project funding allocated for infrastructure improvements related to the Lion Creek Crossing Phase IV and Coliseum Transit Village project.

**CITY OF OAKLAND REDEVELOPMENT AGENCY  
FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS**

COLISEUM REDEVELOPMENT PROJECT AREA				
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION	
48	COLISEUM SPECIFIC PLAN	4,000,000	Development Project	Programmatic EIR required for development of future stadium project
49	GEN COLISEUM INFRASTRUCTURE *	1,000,000	Infrastructure	Funding allocation assists capital improvement infrastructure projects throughout the Coliseum project area.
* Highlighted rows indicate projects funded with bond funds				
AGENCY OWNED COLISEUM SITES				
Site Budget Totals (Purchase)				
45.8 million				
49	6775 Oakport Road (Zhone site)	1.5 million	Agency Property	3.625 acre agency owned parcel consisting of a paved parking lot at 6775 Oakport
50	633 Hegenberger Road (Homebase site)	14 million	Agency Property	13.5 acre parcel consisting of level surface lot at 633 Hegenberger.
51	8000 Joe Morgan Way (Malibu site)	3.5 million	Agency Property	4.4 acre vacant parcel co-owned with County at 8000 Joe Morgan Way.
52	710 73rd Ave (Metz site)	500,000	Agency Property	22,600 sf vacant parcel at 710 73rd Avenue.
53	73rd Avenue cul-de-sac parking (Amtrak lot)	500,000	Agency Property	Surface parking lot at end of 73rd Avenue used for AMTRAK passenger parking.
54	73RD AND INTL. BLVD.	300,000	Agency Property	Half-acre vacant lot at south-east corner of International and 73rd Avenue.
55	905 66th Avenue (AC Transit site)	7.7 million	Agency Property	6.3 acres of land located at 905 66th Avenue and San Leandro Street.
56	769 66th Avenue (RV site)	5.8 million	Agency Property	4.5 acres of land currently leased to RV rental company.
57	66th and Coliseum North parking lot entrance (Sod farm)	1 million	Agency Property	2.7 acre parcel at 66th Avenue and north entry to Coliseum Arena surface parking lot.
58	3229 and 3301 San Leandro Street (Sasse property)	1 million	Agency Property	25,000 sf parcels at 3229 and 3301 San Leandro Street.
59	606 Clara and 9418 Edes Avenue (Clara and Edes site)	1 million	Agency Property	25,000 sf parcel of vacant land at 606 Clara and 9418 Edes Avenue.
60	3050 International Blvd. (Melrose Ford site)	3 million	Agency Property	28,500 sf showroom building at 3050 International Blvd.
61	Fruitvale BART Parking Lot	6 million	Agency Property	3.41 acre surface parking lot at Fruitvale BART station.
COLISEUM LONG TERM MAJOR PROJECTS				
Major Project Budget Totals				
235.5 million				
62	COLISEUM TRANSIT VILLAGE PHASE I	30 million	Long Term Major Projects	1.3 acre parcel at Coliseum BART parking lot identified for Coliseum Transit Village site consisting of 128 units of housing.
63	COLISEUM CITY PROJECT	200 million	Long Term Major Projects	Major sports/entertainment/hotel/commercial mixed use master plan concept for Coliseum stadium and arena site.
64	COLISEUM/HEGENBERGER SPECIFIC PLAN	5 million	Long Term Major Projects	Major specific planning effort for the area surrounding the Coliseum stadium and area along Hegenberger.
COLISEUM LAND ACQ-TAXABLE BOND 325,918,445				

CITY OF OAKLAND REDEVELOPMENT AGENCY  
 FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS

COLISEUM REDEVELOPMENT PROJECT AREA			
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION
COLISEUM PROJECT TOTALS		13 Agency Projects, 3 Blight Reduction, 8 Corridor Revitalization, 7 Development Projects, 23 Infrastructure, 3 Long Term Major Projects, 7 Public Facilities	

**CITY OF OAKLAND REDEVELOPMENT AGENCY  
FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS**

OAK KNOLL REDEVELOPMENT PROJECT AREA				
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION	
OAK KNOLL OPERATIONS	803,453	Agency Property/Health and Safety	Ongoing operating funds are required to maintain the Agency's property and to ensure that the entire Oak Knoll site is safe and secure.	
OAKLAND ARMY BASE REDEVELOPMENT PROJECT AREA				
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION	
<b>Total Area Project Budget</b>				
25,327,827				
1	18TH ST TRAIN STATION REHAB	1,355,358	Development Project and Blight Reduction	The Agency has committed to working with community leaders to restore the historic 18th Street Train Station, including the purchase of the Boonagge Wine estimated at \$870,000 and protecting the asset from the elements and vandalism.
2	OAK BAYBRIDGE GATEWAY-ORA	1,942,957	Long Term Major Project	Funding required for internal project development efforts including vetting of infrastructure development planning, construction fund development and overall project management and support. This is a federal obligation.
3	SUN SERVER LEASE AGREEMENT	100,000	Project Development	Administrative tool essential for fiscal management.
4	ARMY BASE JOINT INFRASTRUCTURE DEVELOPMENT PROJECT	16,167,313	Long Term Major Project and Infrastructure	The Agency's Economic Development Conveyance (EDC) with the Department of the Army requires the economic redevelopment of the former Oakland Army Base. All funds acquired and reserved to date are needed to plan and design essential public infrastructure intended to support extensive commercial development on the 181 acre site. This is a federal obligation.
5	GATEWAY DEVELOPMENT AREA SHORELINE PARK	3,000,000	Long Term Major Project	The Agency has a Tidelands Trust obligation to support the development of the Shoreline Park between the Central and West Gateway Areas as a result of its sale of the Knight-Yee property to the Port. This is a state obligation.
6	RISK MGMT PLAN SITES ESD	3,722,161	Development Project	The Agency has a legal obligation with the Department of the Army and the State Department of Toxic Substances Control to fulfill the terms of the Remediation Action Plan and Risk Management Program intended to remediate the former Army Base to industrial standards. This is a federal obligation.
<b>Oakland Army Base Project Totals</b>			<b>2 Blight Reduction, 3 Development Project, 3 Long Term Major Project, 1 Infrastructure</b>	

**CITY OF OAKLAND REDEVELOPMENT AGENCY  
FUNDING LEVELS OF CURRENT AGENCY PROJECTS AND PROGRAMS**

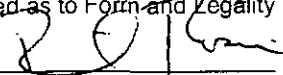
WEST OAKLAND REDEVELOPMENT PROJECT AREA			
PROJECT DESCRIPTION	PROJECT BUDGET	PROJECT TYPE	PROJECT DESCRIPTION
Total Area Project Budget			
	6,240,522		
1	7th AVE STREETSCAPE	192,090	Infrastructure
2	BROWN SUGAR KITCHEN	75,000	Corridor Revitalization
3	COMMUNITY RESTORATION PROGRAM	120,000	Blight Reduction
4	DISTRICT 3 TEEN CENTER	1,964,266	Public Facilities
5	ENCAMPMENT & DUMP ABATEMENT	70,750	Blight Reduction
6	FITZGERALD & UNION PARK	141,983	Public Facilities
7	NPI - WEST OAKLAND	64,444	Public Facilities
8	NPI 27TH ST MEDIAN LANDSCAPING	18,400	Infrastructure
9	NPI 31ST DEMOLITION PROJECT	45,000	Infrastructure
10	NPI 40TH ST MEANINGFUL	54,568	Infrastructure
11	NPI AQUAPONICS GARDENS	53,500	Public Facilities
12	NPI DOG PARK WEST OAKLAND	29,876	Public Facilities
13	NPI OOGTOWN/HOLLIS ST	57,000	Corridor Revitalization
14	NPI LONGFELLOW SPOT GRNG	12,730	Corridor Revitalization
15	NPI MEADS/ATHENS SAFETY INITIATIVE	29,567	Corridor Revitalization
16	NPI MEDIAN PROJECT	44,896	Infrastructure
17	NPI MELTZER BOYS/GIRLS CLUB	50,000	Public Facilities
18	WEST OAKLAND FACADE IMPROVEMENT PROGRAM	125,000	Corridor Revitalization
19	WEST OAKLAND SEISMIC RETROFIT INCENTIVES PROGRAM	230,500	Blight Reduction
20	WEST OAKLAND TENANT IMPROVEMENT PROGRAM	100,000	Corridor Revitalization
21	WEST OAKLAND TRANSIT VILLAGE	950,951	Development Project
22	PERALTA/ MLK STREETSCAPE	430,000	Infrastructure
23	UTILITY UNDERGROUNDING	100,000	Infrastructure

24	STREET TREE MASTER PLAN	40,000	Infrastructure	
25	9TH AND CAMPBELL SITE ACQUISITION	330,000	Development Project	
26	WEST OAKLAND STREETSCAPES	500,000	Infrastructure	
27	WEST OAKLAND PUBLIC FACILITIES	500,000	Public Facilities	
WEST OAKLAND PROJECT TOTALS			27	

ACORN REDEVELOPMENT PROJECT AREA			
PROJECT NAME	PROJECT BUDGET	TYPE OF PROJECT	PROJECT DESCRIPTION
1 TENANT IMPROVEMENT AND FAÇADE PROGRAMS	500,000	Corridor Revitalization	
2 JACK LONDON GATEWAY SQUARE LOAN REPAYMENT	1,115,593	Corridor Revitalization	

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

Approved as to Form and Legality

By:   
Agency Counsel

2011 FEB 29 AM 11:15  
**REDEVELOPMENT AGENCY  
OF THE CITY OF OAKLAND**

Resolution No. \_\_\_\_\_ C.M.S.

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**AGENCY RESOLUTION AMENDING RESOLUTION NO. 01-85 TO INCREASE THE AGENCY'S FISCAL YEAR 2010-11 VOLUNTARY FIVE PERCENT CONTRIBUTION TO THE LOW AND MODERATE INCOME HOUSING FUND FOR THE COLISEUM REDEVELOPMENT PROJECT AREA BY \$10,000,000 IN ORDER TO PROVIDE FUNDING FOR THE DEVELOPMENT OF HOUSING AT THE LION CREEK CROSSING V DEVELOPMENT**

**WHEREAS**, on December 11, 2001, the Redevelopment Agency adopted Resolution Number 01-85 C.M.S. to provide for the deposit annually into the Low and Moderate Income Housing Fund of an additional amount equal to five percent of the gross tax increment revenues from all redevelopment project areas, if certain conditions are met; and

**WHEREAS**, the City of Oakland has been awarded a grant of \$8,485,000 under the State of California's Transit Oriented Development program for the Coliseum BART Station Transit Village; and

**WHEREAS**, as a condition of the grant the City must ensure the development of at least 200 units of housing; and

**WHEREAS**, the East Bay Asian Local Development Corporation is developing 72 of these units at the Lion Creek Crossing IV development; and

**WHEREAS**, completion of the remaining 128 units could require affordable housing subsidies of up to \$10,000,000; and

**WHEREAS**, the Agency's Low and Moderate Income Housing Fund (LMIHF) does not have sufficient funds to provide this assistance; and

**WHEREAS**, funding is available from Coliseum Redevelopment Project Area Funds; and

**WHEREAS**, the Agency desires to transfer \$10,000,000 of such funds to the LMIHF; now, therefore, be it



RESOLVED: That the Redevelopment Agency hereby amends Resolution Number 01-85 C.M.S. to increase the Agency's additional contribution of funds to the LMIHF for FY 2010-11 by \$10,000,000 in order to provide funding for the development of housing at the Lion Creek Crossing V development.

IN AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2011

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, SCHAAF  
AND CHAIRPERSON REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_

LaTonda Simmons  
Secretary of the Redevelopment Agency  
of the City of Oakland, California