

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

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OFFICE OF THE CITY CLERK
OAKLAND

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TO: Office of the Agency Administrator
ATTN: Dan Lindheim
FROM: Community and Economic Development Agency
DATE: December 1, 2009

RE: **Informational Report Presenting the Redevelopment Agency's Fiscal Year 2008-2009 Annual Reports on Blight, Housing Activity, Loans, Property, and Time Limits in Accordance with the Reporting Requirements of the California Community Redevelopment Law**

SUMMARY

As part of the Redevelopment Agency of the City of Oakland ("Agency") presentation of the Comprehensive Annual Financial Report (CAFR) and the Oakland Redevelopment Agency Single Audit Report, the Agency is presenting the attached reports that are included in the Report to the State of California for Fiscal Year 2008-2009, to the City Council: Blight, Housing Activity, Loans, Property and Time Limits for the following 10 Redevelopment areas: Acorn, Broadway/MacArthur/San Pablo, Central City East, Central District, Coliseum, Oak Center, Oak Knoll, Oakland Army Base, Stanford/Adeline and West Oakland.

FISCAL IMPACT

This is an informational report only. The attached Agency reports comply with the annual reporting requirements of the Community Redevelopment Law of the State of California, Health and Safety Code Sections 33080 and 33080.1 that are discussed in the background section of this report.

BACKGROUND

The California Community Redevelopment Law, Health and Safety Code Section 33080, requires every redevelopment agency to present annual reports to the legislative body (i.e., the City Council) on activities that are included in the Report to the State of California for Fiscal Year 2008-2009 to alleviate blight, and activities affecting housing and displacement within six months after the close of the fiscal year. Additionally, Section 33080.1 requires every redevelopment agency to present annual reports on property, project time limits, and all defaulted loans for the previous year.

The reports contain preliminary numbers as the audit of the Agency for fiscal year 2008-2009 has not been completed at this time. If available, it is our intent to provide the version with the audited numbers when this agenda report is presented.

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KEY ISSUES AND IMPACTS

The **Blight Report** (*Attachment A*), included in the Report to the State of California for Fiscal Year 2008-2009, summarizes the Agency's progress in each of the 10 Redevelopment Areas, including specific actions and expenditures, in alleviating blight in Fiscal Year 2008-2009. Within the 10 redevelopment project areas, fiscal year 2008-2009 activities included transit village, mixed-use, commercial and residential developments, community spaces, neighborhood project initiatives, supplying loans, grants and subsidies via façade and tenant improvement programs, opportunity sites, acquiring and/or rehabilitating blighted, vacant and underutilized properties and identifying additional opportunities for improvements in housing, neighborhood-serving retail, and infrastructure, and public improvements to infrastructure including, lighting, streetscape, and public facility upgrades.

Acorn Blight Alleviating Activities

- Jack London Gateway Shopping Center: In Spring 2006, the Agency funded \$4.9 million for the East Bay Asian Local Development Corporation ("EBALDC") to develop a 61-unit senior rental housing complex in an underutilized section of the Center's parking lot. The project started construction January 31, 2008, and celebrated its grand opening on September 2, 2009. Jack London Gateway Associates ("JLG Assoc.") split the space into a smaller 13,000 sq ft "grocery space" and an 11,000 sq ft general retail space, then leased the non-grocery space to Citi Trends, a value priced family apparel retailer with over 350 stores in twenty-two states.

Broadway/MacArthur/San Pablo Blight Alleviating Activities

- MacArthur Transit Village: The project will offer a mix of high-density residential units (both market-rate and below-market rate), neighborhood serving retail, and community space. The Agency executed an Exclusive Negotiating Agreement with the development team, MacArthur Transit Community Partners, LLC and BART, in November 2004. In fiscal year 2008-2009, the Agency negotiated and approved an Owner Participation Agreement with the Development team outlining the redevelopment financial contribution to the deal.
- MLK Transit Oriented Development: The Agency is working with the MacArthur BART Citizens Planning Committee to develop transit oriented development projects on the west side of the MacArthur BART Station. In January 2006, the Agency entered into a Disposition and Development Agreement with a developer, Cotter and Coyle, LLC, to purchase an Agency-owned property in this area for a 74-unit for-sale housing development project that includes development of an adjacent site. The project received its planning entitlements in September 2006 and construction was completed on the first 30-unit phase in March 2009. The second phase of the project is fully entitled but construction is currently on hold given the current housing market conditions.

- Commercial Façade and Tenant Improvement Programs: The Agency has established a Commercial Façade Improvement program and a Tenant Improvement program that offer matching grants and free architectural assistance up to \$5,000 to participating property owners and businesses. To date, 26 façade improvement projects have been completed, 12 are in the design/construction bidding phase, and 3 tenant improvement projects are in the design/construction bidding phase.
- 40th Street Pedestrian Improvements: The Agency received a grant from the Caltrans Environmental Justice Program to create a plan to improve pedestrian access to the MacArthur BART Station from the west side of the station. Construction started on the project in January 2008 and was completed in July 2009.
- Neighborhood Project Initiative Program: The Agency adopted a Neighborhood Project Initiative program in the Broadway/MacArthur/San Pablo Area in February 2006. The program offers capital grants of up to \$75,000 for small-scale neighborhood improvement projects within the project area. To date the program has funded 20 projects within the project area. Funded projects include median landscaping upgrades on 40th Street and West MacArthur Boulevard, facility upgrades at Mosswood Park and the Golden Gate Recreation Center that include murals, flowering street planters, street furnishings and new street trees.
- San Pablo Pedestrian Streetlights Project: During fiscal year 2008-2009, the Agency completed the construction documents, bid and awarded the construction contract for the installation of 70 new pedestrian street lights on San Pablo Avenue. Construction began on the project in July 2009.
- Rebuilding Together Oakland: The Redevelopment Agency provided a \$50,000 grant to Rebuilding Together Oakland in April 2009 to rehabilitate 5 homes owned by low-income senior citizens within the project area. The repairs were done entirely through volunteer labor.
- Broadway/Valdez Specific Plan: In 2008, the Redevelopment Agency contributed funds for the preparation of a specific plan to analyze retail and housing opportunities for the reuse of key properties in the Broadway Auto Row portion of the redevelopment area. Work on the specific plan began in fiscal year 2008-2009 and is projected to be completed in June 2010.

Central City East Blight Alleviating Activities

- Tenant Improvement Program (TIP): The TIP offers up to \$45,000 of matching grants for tenant improvements, and up to \$5,000 for design services per property in the CCE Project Area. In fiscal year 2008-2009, 4 TIP projects were completed with a total of \$165,000 expended for these projects.
- Commercial Façade Improvement Program (FIP): The FIP offers matching grants of up to \$30,000 for eligible façade improvements and free architectural assistance of up to \$5,000 to participating property owners and businesses. The FIP is available to commercial businesses and property owners along the major commercial corridors in the CCE Redevelopment Area. In fiscal year 2008-2009, 6 FIP projects were completed with a total of \$138,130 expended for these projects.
- Streetscapes Improvement Program (SIP): Staff issued taxable and tax-exempt bonds to assist in the funding of public and private projects. The amount provided for tax-exempt bonds is \$14.1 million which is targeted to fund the design and construction of streetscape projects. There are currently 8 major streetscape projects underway - MacArthur Boulevard (73rd Avenue to the San Leandro border), 23rd Avenue between East 12th and Foothill Boulevard, Foothill/Fruitvale between 29th Avenue and High Street, Foothill Seminary (Foothill Boulevard from Mason to Seminary Avenue, 14th Avenue, 5th Avenue, East 18th and Melrose Bancroft - now known as Foothill/High/Melrose - FHM). In fiscal year 2008-2009, design and engineering work was completed in 5 of the targeted areas.
- Homeownership Rehabilitation Program (HRP): The program provides loan funds of up to \$75,000 for exterior work on homes owned and occupied by low to moderate income households and grants of up to \$5,000 for design services per property owner. It is designed to enhance the curb appeal of individual homes, as well as the neighborhoods where the homes are located. The HRP works in coordination with the City's existing city-wide housing rehabilitation programs. There are 9 HRP projects that have been completed for a total amount of \$540,143 in fiscal year 2008-2009.
- Community Facilities Improvement Program: The Community Facilities Program promotes further investment in the neighborhoods. In fiscal year 2008-2009, CCE contributed \$10 million in bond funds for the construction of Fire Station No. 18. \$800,000 was provided for the exterior renovation of Fremont pool. \$350,000 was used to conduct a feasibility study for the Eastmont Branch Library and improvements to Elmhurst and Melrose Branch Libraries. CCE funds of \$250,000 and \$750,000, respectively, were used to repave the existing basketball court, replace tot lot surfacing, replace limited play equipment at Cesar Chavez Park and to develop a conceptual park improvement plan for Josie de la Cruz Park.
- The Opportunity Sites Program: In fiscal year 2008-2009, \$7 million of taxable bond proceeds was used for land acquisition and site infrastructure improvements to stimulate in-

fill development throughout the CCE Project Area. Six properties were acquired and staff is now working with multiple property owners to address the development of their sites.

Central District Blight Alleviating Activities

- Streetscape Improvements: In the summer of 2008, construction was completed on the "Revive Chinatown Pedestrian Improvements Project". The Broadway Streetscape Improvements Project, Phase II and III (12th to 20th Street) was completed in October of 2008. The Telegraph Phase I Streetscape Improvements Project (West-side of Telegraph from 18th to 20th Streets) and the Broadway/ West Grand Project (Broadway from 21st to West Grand Avenue) were completed in spring of 2009. The Old Oakland (Washington 7th to 9th Streets) Streetscape Improvement Project and the Latham-Telegraph Streetscape Project (Latham Square to 20th and Telegraph) are on hold pending implementation of the Basement Backfill and Repair Program (BBRP). The BBRP was developed to provide grants and loans to property owners for the required structural repair and backfill of basements under the sidewalks in the program's target areas (i.e. Old Oakland and Latham-Telegraph.) Additionally, the Agency has initiated the new Bay Area Rapid Transit (BART) 17th Street Gateway Project, which includes a redesign of BART's 17th Street entrance in order to improve the appearance and functionality of this BART entry point. This project will not start construction until the fall/winter of 2010.
- Fox Theater: In July of 2008, the Agency loaned an additional \$7.45 million to the project. Construction began in December of 2006 and was completed in December of 2008 with issuance of the temporary certificate of occupancy. The Oakland School for the Arts opened in January 2009 and Fox Theater opened in February 2009.
- Downtown Façade Program: In fiscal year 2008-2009, 76 façade projects completed or started construction (64 completed and 12 in construction.). These projects represent \$1,574,631 in grant money that was either paid or encumbered. The grant money is leveraging \$6,534,550 in total exterior improvements.
- Downtown Tenant Improvement Program: In fiscal year 2008-2009, 50 Tenant Improvement projects were completed or under construction (41 completed, 9 under construction). These projects represent \$1,879,150 in grant money that was either paid or encumbered. These funds will help leverage \$13,396,460 in total interior improvements.
- Public Parks and Facilities: The Agency provides funding for certain public parks and facilities in the Project Area to address deferred maintenance and needed capital improvements. During the reporting period, the Agency made available \$2 million to improve the following parks and public facilities: Lincoln Square Park (261-11th Street) design work started in the spring of 2009 and completion is projected for September 2010. Malonga Casquelourd Center for the Arts (1428 Alice Street renovation) began in 2008 and has not been completed. Jefferson Square Park (618 Jefferson Street) project construction

start is scheduled for March 2010, with construction completion estimated for June 2010. The Chinese Garden Park (7th and Harrison Streets) design is complete and construction is estimated to begin in Winter 2009.

- **10K Housing:** (develop housing for 10,000 new residents or approximately 6,000 new units since 1999). The Agency was directly involved in five projects and in a marketing campaign to encourage private development. As of April 2009, 4,057 units were completed, 535 units are in construction, 2,236 units have planning approvals and 3,928 units are in planning. These 10,756 units exceed the 10K goal of 6,000 units: Fox Courts (80 units of affordable rental housing and 4,000 square feet of space dedicated to child care and children's art education programs) construction started on August 29, 2007, and was completed on June 30, 2009. The building is currently 100 percent leased. Uptown Apartments' (665 residential units and 9,000 square feet of retail) construction started in October of 2005 and the project was completed in December of 2008. Uptown – Parcel 4. The City Council approved a Disposition and Development Agreement (DDA) with Forest City for the development of a mid-rise residential project with 175 – 200 units, and 20,000 square feet of retail. Recently, the City Council authorized an amendment to the DDA to extend the date to purchase the Property by thirty-six (36) months until July 31, 2011. Request for Proposals (RFP) issued November 2003, Disposition and Development Agreement (DDA) approved July 2004, demolition began in January 2005 and construction started in March 2005. There have been substantial delays in construction. At this time, a new developer has taken over the Citywalk. (252 residential units and 3,000 square feet of retail) with the intent to convert the project to rental housing. The new project completion date is December 31, 2011.

Coliseum Blight Alleviating Activities

- **Streetscape Improvements:** Streetscape improvements to the Coliseum Transit Hub, a \$6 million project, were completed in 2008 and the utility undergrounding is expected to be completed by December 2009. The Doolittle Drive and Airport Access Road Streetscape Improvements are part of the Airport Gateway Streetscape Project, a joint initiative between the Cities of Oakland and San Leandro, the Port of Oakland and the Alameda County Transportation Authority. Improvements were completed in May 2008. The Railroad Avenue Streetscape Improvements Phase I, between 85th Avenue and Louisiana Street, was completed in February 2006. CEDA engineers completed the final design for Phase II between Louisiana Street and 98th Avenue, with construction commencing in fiscal year 2009-2010. The BART Oakland Airport Connector (OAC) Project has been recommended for \$70,000,000 in American Reinvestment and Recovery Act of 2009 regional transportation funding and is currently out to bid. If the project bids are successful the OAC project is proposed to be built from 2011-2013. The Agency contributed \$650,000 to complement a \$2.8M grant from the Metropolitan Transportation Commission for the Fruitvale Alive Streetscape Improvements linking I-580 to I-880 that will increase intermodal transit, address pedestrian safety and improve pedestrian connections between transit nodes and commercial centers. The 66th Avenue Streetscape Project design is

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complete, with construction to begin in the fall of 2010. Funding for the project includes: \$1,230,000 in Metropolitan Transportation Commission (MTC) Housing Incentive Program awards, \$387,115 Transportation for Clean Air grant, and \$1,188,000 of Agency investment.

- 81st Avenue Branch Public Library: The Agency is contributing \$4 million toward the construction of this \$14.3 million public library in East Oakland. Construction began in June 2008 and is scheduled to be completed in fiscal year 2009-2010.
- Lion Creek Crossings Mixed Income Housing Development: The Oakland Housing Authority using \$34.5 million of HUD HOPE VI funding and a \$4 million Agency contribution, in partnership with the East Bay Asian Local Development Corporation (EBALDC) and Related Companies of California, is developing a mixed-income housing project on 20 acres located at San Leandro Street between 66th and 69th Avenues. To date, 370 affordable rental units in Phases I, II, and III have been completed. The entire five-phase, 470 unit project, including 442 units of affordable rental housing, 28 units for home buyers, two new streets, a City park and the restoration of a portion of Lion Creek, is scheduled to be completed by December 2011.
- Coliseum BART Station Transit Village: – The City and BART, working with the Oakland Economic Development Corporation / MacFarlane Costa Housing Partners, an affiliate of MacFarlane Partners, together with Lion Creek Crossings Phase IV, was awarded \$8.5 million in Proposition 1C Transit Oriented Development funding from the California Department of Housing and Community Development (HCD) in 2008. Oakland awaits resolution of the State of California Pooled Bond Investment Board backlog and looks forward to receiving a grant agreement from State HCD.
- Coliseum Commercial Security and Security Enhancement Program: The program, in coordination with the Central City East redevelopment area, is providing walking and bike patrols along commercial corridors in the two project areas. In addition, the Security Enhancement Program funds overtime costs for extra police patrols in the commercial/industrial areas on nights and weekends.
- Neighborhood Project Initiative (NPI): The Neighborhood Project Initiative (NPI) is intended to further blight reduction and beautification efforts in redevelopment areas through the funding of small-scale, community-initiated public/private improvement and infrastructure projects that currently have no other funding source. For fiscal years 2008-09 the amount of funding was increased to \$240,000.
- Improvements to Neighborhood Parks: Through the NPI program, upgrades to various parks throughout the Coliseum Redevelopment Area include new lighting, a new play area, new restrooms, a picnic area, lawn, a jogging path with exercise stations and other paths for Officer William “Willie” Wilkins Memorial Park (formerly Elmhurst Plaza Park) and a new restroom structure and utility connection as well as handicap accessible pathways for

Sobrante Park. Seating and plaza improvements were also made to Fruitvale Plaza Park at 35th Avenue.

Oak Center Blight Alleviating Activities

- The Oak Center Redevelopment Project Area was designated as a Historic Preservation Area by the Oakland City Council in 2003. Using Agency funds, the project consisted of signage, markers, archways and lighting that delineate this district for visitors and residents. Construction began in fall of 2007 and was completed in January of 2008. In fiscal year 2008-2009, deFremery Park was returned to the community as a popular recreational asset after the construction of a skate park and the improvements to the badly cracked and deteriorated tennis courts. Funding was allocated to paint the exterior, and rehabilitate the roof of the deFremery House, which is on the National Register of Historic Places, and serves as a community center for the neighborhood. The project is currently in the planning phase.

Oak Knoll Blight Alleviating Activities

- In fiscal year 2008-2009, Oak Knoll Project Area activities included hazardous materials abatement work performed by SunCal on more than 90 abandoned buildings within most of the site; and the Agency performed vegetation management work on its 5.45 acre parcel and is in the process of having the 18 abandoned and blighted housing units on its site abated and demolished. However, SunCal Oak Knoll, LLC filed for bankruptcy in November 2008 shortly after the Lehman Brothers' bankruptcy filing. Staff is working with the trustee and his representatives to release funding to mitigate blight and maintain and secure the property until it is purchased.

Oakland Army Base Blight Alleviating Activities

- Master Development of 118-acre site: A master developer that was identified by the Agency through a Request for Proposals (RFP) process to develop 118 acres of the Agency's Gateway Development Area at the former Oakland Army Base (OARB) submitted a proposal to develop a modern logistics center, which would help improve the Port of Oakland's functioning, as well as build R&D flex-office, Class A office, and project-serving retail. The proposed development is expected to maximize the job generating capacity of the OARB, and lead to quality jobs in key industries such as trade and logistics and green technology. The Agency is preparing to execute a 360-day Exclusive Negotiating Agreement with the master developer. The current schedule anticipates that the master developer will complete planning, entitlements, and CEQA certification by October 2010. Site preparation would begin in early 2011. Construction would be phased, with the first buildings set to open in 2012.

- North Gateway Area Development: The Agency is negotiating with two recycling firms to relocate out of West Oakland onto 16.5 acres of the North Gateway Area of the Oakland Army Base Sub-District. The relocation would enable the recyclers to consolidate their operations and free up land in West Oakland for uses more compatible with the residential neighborhoods.
- Central Gateway Area Development: The Agency prepared a grading and fill plan for the Central Gateway Area of the Oakland Army Base Sub-District. The plan is the basis for a current RFP for contractors to bid for placement of approximately 140,000 cubic yards of engineered fill and demolition of three vacant and dilapidated buildings in the Central Gateway. The activity will prepare the site for future development.
- Wood Street Zoning District: The Agency worked with four developers to facilitate the development of approximately 1,300 units of housing (including affordable housing) on a 29-acre site. One project, Pacific Cannery Lofts, a 163 unit condominium project, was completed in 2008. Two projects, Zephyr Gate, a 130 unit condominium project; and Ironhorse at Central Station, a 99 unit affordable housing project, are nearing completion. Zephyr Gate is expected to complete construction by the end of 2009 and Ironhorse by March 2010. HFH Ltd. completed soil remediation of its parcel and leased the property to PG&E short term. PG&E is using the property as a base of operations for making upgrades in the area.
- 16th Street Train Station: The Agency authorized a \$400,000 predevelopment loan to analyze the feasibility of renovating the historic 16th Street Train Station and developing three parcels attached to the Train Station. The developer has performed initial studies of the site conditions and will be analyzing the financial feasibility of uses such as an event center, vocational training facility, offices, and a museum for the Train Station and attached properties. The completed study is due in fiscal year 2009-2010.
- Maritime/Industrial Development: The Agency negotiated a lease Disposition and Development Agreement (DDA) with a developer to build a 15-acre maritime-related truck depot that will include truck parking, trailer storage, administrative offices and services, a fueling station, maintenance facilities and scales, and food services. The development of this site within the East Gateway Area of the Oakland Army Base Sub-District will also result in the deconstruction of approximately 421,000 square feet of blighted and mostly abandoned warehouses. The Agency prepared an Initial Study for the truck depot, and expects to have an Addendum to the 2006 Supplemental Environmental Impact Report certified in fiscal year 2009-2010.
- Infrastructure Planning: The Army Base will require extensive infrastructure improvements estimated at roughly \$113,000,000 that will include soil surcharging, utility upgrades, enhancement of existing streets, major traffic mitigations, and construction of new roads. The Agency prepared a Sanitary Sewer Assessment in

conjunction with a preliminary infrastructure improvement plan to position the site for funding opportunities as they become available.

Stanford/Adeline Blight Alleviating Activities

- All Stanford-Adeline Project Area funding that is not being used to service debt is being used for the Low and Moderate Income Housing Program that is discussed in the Acorn Housing Activity section of this report.

West Oakland Blight Alleviating Activities

- West Oakland Transit Village: Staff worked with 7th Street Partners to explore development options since the Exclusive Negotiating Agreement's expiration in 2007, and assisted another local developer, 1396 Fifth Street, LLC, in the preparation of an application for State Proposition 1C transit-Oriented Development. During fiscal 2008-2009, staff worked to get a West Oakland Project Area Committee recommendation and Agency Board approval to make an offer to purchase 1396 Fifth Street (the "Red Star" site) from the local developer and owner, "1396 Fifth Street, LLC." The owners did not accept the City's offer of \$2.81 million and it was instead sold to Global Premier Development who made a higher offer. Staff also worked to get Agency Board approval to co-apply with a local developer, "Capital Stone Group", for the 2nd round of Prop 1C funding, located at 1357 Fifth Street.
- Commercial Façade Improvement and Tenant Improvement Programs: The Agency approved additional funding of \$250,000 for the West Oakland Façade and Tenant Improvement Programs in December 2008. Staff worked with 15 projects and completed 5 projects during fiscal year 2008-2009. The WOPAC approved allocations that received Agency Board approval of \$75,000 each for Brown Sugar Kitchen, a new restaurant located at 2534 Mandela Parkway and PS Print, located at 2861 Mandela Parkway. Staff is working on implementation of these grants which are currently in the design phase.
- Mandela Foods Cooperative: Mandela Foods had its grand opening on June 6, 2009. It is a new locally-owned and operated grocery store that will enhance the supply of fresh and healthy foods for West Oakland. The Agency Board approved an additional commitment of \$58,000 to help cover cost overruns incurred during the rehabilitation of this 7th Street grocery store. This award was in addition to the existing \$200,000 tenant improvement matching grant awarded by the Agency in 2007.
- 7th Street Streetscape Project: The Project Area is on 7th Street, between Union and Peralta Streets, and is intersected by Kirkham Street, Mandela Parkway, Cypress Street, Chester Street, Center Street and Henry Street from north and south. The Blues Walk of Fame will run through to Wood Street in the Historic Commercial section. The design

has been completed and construction of Phase I is scheduled to begin in fiscal year 2009-2010.

- Alliance for West Oakland Development Job Training Program: The West Oakland Project Area Committee approved a grant of \$100,000 to the Alliance for West Oakland Development on April 11, 2007. The grant is for their job training program which trains at-risk West Oakland youth for careers in the construction industry. The Agency Board approved this grant on July 1, 2008. Staff is working on implementation of this grant.
- NPI Neighborhood Project Initiative Program: The Agency approved an allocation of \$200,000 for the West Oakland Neighborhood Project Initiative in March 2008. The program offers capital grants of up to \$50,000 for small-scale neighborhood improvement projects within the Project Area. Staff has worked with the WOPAC to refine the program parameters and has issued a Request for Proposals (RFP), responses to which are due in fiscal year 2009-2010.
- Staff worked with WOPAC to select the 7 projects to be funded through the NPI Program. The Agency Board approved the selected projects in April 2009. Staff is working on implementing 6 of these 7 projects: 2 security cameras; a dog park at Grove Shafter Park; landscaping of the West MacArthur median; seismic retrofitting of Black New World Community Center; and facility upgrades for City Slicker Farms. The seventh project was determined to be ineligible.
- Fitzgerald Community Farm: This project consists of improving two adjacent blighted pocket parks for use as a community garden. The WOPAC approved an allocation of \$100,000 in August, 2007, for a project that will combine the parks and develop a community garden at the site. Agency Board approval was granted on March 31, 2009. The project is managed by the Office of Parks and Recreation. Staff worked with OPR and CitySlicker Farms, the project developer, during fiscal year 2008-2009 to implement the project.
- Rebuilding Together Oakland: The WOPAC approved an allocation of \$50,000 for Rebuilding Together Oakland to renovate homes in the Project Area. Agency approval was granted on April 21st. This project has been completed.
- Grid Alternatives: The WOPAC approved an allocation of \$48,000 for installation of solar panels on at least four homes. Agency approval was granted on June 2, 2009. The Agency staff is working with Grid Alternatives, project developer, to implement the project. Construction will begin approximately 4 – 6 months after the qualified homes have been identified.
- Business Assistance Center: The WOPAC approved a contribution of \$54,000 for the build-out of the Business Assistance Center, the total cost which was \$569,716. Agency

Board approval was granted in April 2009. The Business Assistance Center has been open since July 2009 and its official grand opening is scheduled for October 14, 2009.

Housing Activities

The **Housing Activity Report (Attachment B)** for the Housing and Community Development (HCD) Department of the City of Oakland consists of the following sections that are summarized below. The following activities in housing production were included in the Report to the State of California for Fiscal Year 2008-2009. Schedule HCD-A includes one report for each project area, showing revenue received and deposited into the Low/Mod fund for that project area, along with information about any displacement activity and affordable units expected to be completed within the next two years in that area. Schedule HCD-B is similar to HCD-A and includes displacement and replacement housing obligations outside of any project area as a result of Agency-assisted activity, and any Agency-assisted affordable units expected to be completed within the next two years. Schedule HCD-C is a financial summary of revenue and expenditures for the entire Low and Moderate Income Housing Fund, including amounts committed and reserved for specific Council-approved projects and activities. Schedule HCD-D includes one set of forms for each completed project that provided replacement housing, met the requirements for affordable units within a redevelopment project area, or was assisted with Low/Mod funds or with non-housing Agency funds.

Acorn Housing Activities

- Units Completed
 - Jack London Gateway, 61 units new construction apartments for senior citizens (includes 1 manager's unit)

Central City East Housing Activities

- Rehabilitation of Existing Affordable Housing
 - Hugh Taylor House, currently housing 43 units of for very low income family rental households (includes 1 manager's unit).
- Units Completed
 - Orchards on Foothill, 65 units new construction apartments for senior citizens (includes 1 manager's unit)

Central District Housing Activities

- Units Completed
 - Fox Courts, 80 units new construction apartments
 - The Uptown, Parcel 1, 255 units new construction apartments (70 affordable inclusionary units)

- The Uptown, Parcel 3, 217 units new construction apartments (43 affordable inclusionary units)

Coliseum Housing Activities

- Units Completed
 - Edes Avenue, Phase A, 26 units homeownership
 - Seven Directions, 36 units new construction in a mixed-use building that also houses a health clinic (includes 1 manager's unit)
- Units Underway
 - Edes Avenue, Phase B, 25 units homeownership
 - Saint Joseph's Senior Housing, 78 units new construction apartments for senior citizens (includes 1 manager's unit)
 - Tassafaronga Homeownership, 22 units homeownership
 - Tassafaronga Village Rental, Phase 1, 137 units new construction apartments for families (includes 87 units of public housing replacement)

West Oakland Housing Activities

- Rehabilitation of Existing Affordable Housing
 - Drachma, Inc., current housing 14 scattered-site units for very low income family rental households
 - Slim Jenkins, currently housing 27 units for very low income and 3 units for low income family households.

Housing Activities Outside Redevelopment Project Area

- Units Completed
 - Golf Links Road, 3 units homeownership
 - Wang Scattered Sites (1027 62nd Street), 2 units homeownership
- Units Underway
 - Altenheim Phase II, 81 units new construction apartments for senior citizens (includes 1 manager's unit)

The **Loan Report** (*Attachment C* and Table 1) for fiscal year 2008-2009. There were no defaulted loans reported in fiscal year 2008-09.

Table 1

LOAN REPORT
 As of June 30, 2009

	June 30, 2008	July 1, 2008 - June 30, 2009			June 30, 2009	
	Net	New Loans	Payments	Reserved	Ending	
Coliseum	200,000	935,700	(39,873)	(12,899)	-	1,082,928
Central District	33,914,400	10,942,092	(109,019)	-	12,133,827	56,881,300
Low & Moderate Housing	80,046,633	15,699,028	(45,348)	-	33,550,877	129,251,190
Oakland Army Base	-	84,516	-	-	-	84,516
Acorn	509,475	-	-	-	1,043,158	1,552,633
Other Projects	1,758,023	110,844	(172,714)	3,347	-	1,699,500
Grand Total	116,428,531	27,772,180	(366,954)	(9,552)	46,727,861	190,552,067

<u>143,824,205</u>	Total Notes & Loans Per General Ledger
<u>27,395,674</u>	Net Increase(Decrease) Per General Ledger
27,772,180	New Loans
(366,954)	Payments received
(9,552)	Adjustments
<u>27,395,674</u>	Net Increase(Decrease)

The **Property Report** (*Attachment D* and Table 2) summarizes \$130 million in Agency-owned properties in fiscal year 2008-2009.

Table 2

PROPERTY REPORT
Fiscal Year 2008-09

Project Area	Balance 06/30/08 Amount	Acquisition/ Other Debits	Sales/ Other Credits	Balance 06/30/09 Amount
Central District	56,990,683	781,911	-	57,772,594
Coliseum	2,313,653	1,609,271	(184,168)	3,738,757
Oakland Army Base	48,939,425			48,939,425
Total Other Projects	13,492,682	6,155,000	(228,768)	19,418,914
GRAND TOTAL	121,736,443	8,546,182	(412,936)	129,869,690

The **Time Limits Report** (*Attachment E* and Table 3) summarizes the end dates for eminent domain, implementation plans, tax increment, and debt incurrence.

Table 3
Plan Limit Termination Dates
Fiscal Year: 2008-2009

PROJECT AREA	ADOPTION DATE	DEBT INCURRENCE LIMIT DATE	PLAN TERMINATION DATE	TI RECEIPT LIMIT DATE	EMINENT DOMAIN LIMIT DATE[1]
Acorn	11/3/1961	<u>1/1/2004</u> [2]	1/1/2012	1/1/2022	12/16/1998
Broadway/MacArthur/San Pablo	7/25/2000	7/25/2020	<u>7/25/2030</u> [3]	7/25/2045 ³	7/25/2012
Central City East	7/29/2003	7/29/2023	7/29/2033 ³	7/29/2048 ³	7/29/2015
Central District – original project area	6/12/1969	Eliminated on 1/6/2004	6/12/2012	6/12/2022	6/12/2009
Central District – Brush & MLK amendment area	7/24/2001	7/24/2021	7/24/2032	7/24/2047	7/24/2013
Coliseum – original project area	7/25/1995	7/25/2015	7/25/2027	7/25/2042	7/25/2007
Coliseum – Kennedy/ Fruitvale amendment area	7/29/1997	7/28/2017	7/29/2028	7/29/2043	7/25/2007
Oak Center	11/30/1965	1/1/2004 ²	1/1/2012	1/1/2022	12/16/1998
Oak Knoll	7/14/1998	*1/21/2029 20 years from \$100K TI threshold	*1/21/2040 31 years from \$100K TI threshold	*1/21/2055 46 years from \$100K TI threshold	*1/21/2021 12 years from \$100K TI threshold
Oakland Army Base	7/11/2000	6/30/2022	6/30/2033	6/30/2048	6/30/2014
Stanford /Adeline	4/10/1973	1/1/2004 ²	4/10/2016	4/10/2026	12/16/1998
West Oakland	11/18/2003	11/18/2023	11/18/2033 ³	11/18/2048 ³	11/18/2011

[1] This time limit may be extended by plan amendment.

[2] Under SB 211, these debt incurrence limits may be eliminated by ordinance; limited pass-through applies. Debt incurrence limits for low/mod housing were eliminated for Acorn, Oak Center, and Stanford/Adeline in 2006.

[3] The plan termination and TI receipt dates for the Broadway/MacArthur/San Pablo, Central City East, and West Oakland can be extended by one year for 03-04 ERAF payments made.

*According to the General Ledger, Oak Knoll reached the \$100K TI Threshold on 1/21/2009

SUSTAINABLE OPPORTUNITIES

No sustainable opportunities have been identified.

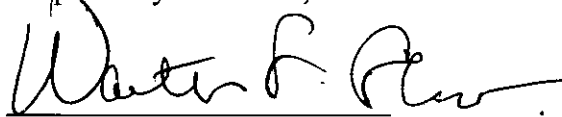
DISABILITY AND SENIOR CITIZEN ACCESS

There are no American with Disabilities Act (ADA) or senior access issues contained in this report.

ACTION REQUESTED OF THE CITY COUNCIL

Staff requests that the City Council accept the following Agency reports for Fiscal Year 2008-2009: Blight (*Attachment A*), Housing Activity (*Attachment B*), Property (*Attachment C*), Loans (*Attachment D*) and Time Limits (*Attachment E*).

Respectfully submitted,



Walter S. Cohen, Director

Community and Economic Development Agency

Reviewed by:

Gregory Hunter, Deputy Director

Economic Development and Redevelopment

Prepared by:

Donna Howell, Administrative Services Manager II
Redevelopment Division, CEDA

APPROVED AND FORWARDED TO THE
FINANCE AND MANAGEMENT COMMITTEE:



Office of the Agency Administrator

Attachments

Item: _____
Finance and Management Committee
December 1, 2009

ATTACHMENT A

CITY OF OAKLAND

Memorandum

TO: State Controller's Office
ATTN: Betty Moya
FROM: Redevelopment Agency of the City of Oakland
DATE: November 6, 2009

RE: Blight Reports

As part of the review of redevelopment activity for FY 2008-09 and in preparation for drafting new 5-Year Implementation Plans for seven redevelopment areas, the Redevelopment Agency has prepared Blight Reports for ten redevelopment areas. These Blight Reports include the latest plans for alleviating blight, either 5-year implementation plans or the implementation portion of the reports to Council for the adoption of recently created redevelopment areas and Redevelopment Agency activities in FY 2008-09 to alleviate this blight. The ten redevelopment areas include:

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

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

Osborn Solitei
Acting Controller

Attachments

ATTACHMENT A

ACORN REDEVELOPMENT PROJECT BLIGHT REPORT 2009

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

The substantial rehabilitation of Acorn has eliminated blight from the 30 year-old public housing project and resulted in an updated, lower density, integrated mixed-income community. Although the original planned redevelopment activities have been completed, redevelopment goals and objectives for the Acorn Project Area still involve acquiring and/or rehabilitating blighted, vacant and underutilized properties and identifying additional opportunities for improvements in housing, neighborhood-serving retail, and infrastructure.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2009-09

Activities to reduce blight within the Acorn Project Area in FY 2008-09 include:

1. Jack London Gateway Shopping Center: In March of 2006, the East Bay Asian Local Development Corporation (EBALDC) obtained a funding commitment from the Redevelopment Agency in the amount of \$4.9 million for a 61-unit senior rental housing complex, located on an underutilized section of the Center's parking lot identified as 900 Market Street. The project started construction January 31, 2008, and celebrated its grand opening on September 2, 2009. Jack London Gateway Associates ("JLG Assoc.") also worked diligently on re-tenanting the "grocery space", but after many tries they have decided to split the space into a smaller 13,000 sqft "grocery space" and an 11,000 sqft general retail space. The Agency agreed to allow the non-grocery use as long as the remaining space was held for a grocery use as required in the Disposition and Development Agreement. JLG Assoc. then leased the non-grocery space to Citi Trends, a value priced family apparel retailer with over 350 stores in twenty-two states.

ATTACHMENT B - BROADWAY/MACARTHUR/SAN PABLO

BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT 5 YEAR IMPLEMENTATION STRATEGY 2004-09

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

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

The Agency will focus on the following strategies to eliminate blight in the Broadway/MacArthur/San Pablo Redevelopment Project Area:

- A. Assist with the development of vacant and underutilized properties through land assembly, environmental assessments and clean-ups, and marketing to developers.
- B. Make public improvements to Project Area infrastructure including, lighting, streetscape, and public facility upgrades.
- C. Supply low cost loans and grants to improve blighted structures and decrease commercial vacancies through programs such as the Façade Improvement Program and the Tenant Improvement Program.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2008-09

Activities to reduce blight within the Broadway/MacArthur/San Pablo Project Area in FY 2008-09 include:

1. MacArthur Transit Village: The Redevelopment Agency is working jointly with BART and the MacArthur BART Citizens Planning Committee to develop a transit village at the MacArthur BART Station on the BART surface parking lot. The project will offer a mix of high-density residential units (both market-rate and below-market rate), neighborhood serving retail, and community space. The Agency selected a development team, MacArthur Transit Community Partners, LLC., in April 2004 for this project and executed an Exclusive Negotiating Agreement with the development team and BART in November 2004. In FY 2008-09, the Redevelopment Agency negotiated and approved an Owner Participation Agreement with the Development team outlining the redevelopment financial contribution to the deal.
2. MLK Transit Oriented Development: The Redevelopment Agency is working with the MacArthur BART Citizens Planning Committee to develop transit oriented development projects on the west side of the MacArthur BART Station. The Agency owned a property in this area, located at 3860 Martin Luther King, Jr. Way. The Agency entered into a Disposition and Development Agreement with a developer, Cotter and Coyle, LLC, to purchase the Agency-owned property

in January 2006 for a 74-unit for-sale housing development project that includes development of an adjacent site. The project received its planning entitlements in September 2006 and construction was completed on the first 30-unit phase in March 2009. The second phase of the project is fully entitled but construction is currently on hold given the current housing market conditions.

3. Commercial Façade and Tenant Improvement Programs: The Redevelopment Agency established a Commercial Façade Improvement program and a Tenant Improvement program in the project area. The Façade Improvement Program and Tenant Improvement Program offer matching grants depending on the square footage of the retail space. In addition, both programs also offer free architectural assistance up to \$5,000 to participating property owners and businesses. The program boundaries include Telegraph Avenue, San Pablo Avenue, Broadway, and West MacArthur Boulevard. To date, 26 façade improvement projects have been completed, and 12 are in the design/construction bidding phase. In addition 3 Tenant Improvement projects have been completed and 5 are currently in the design/construction bidding phase.
4. 40th Street Pedestrian Improvements: The Redevelopment Agency received a grant from the Caltrans Environmental Justice Program to create a plan to improve pedestrian access to the MacArthur BART Station from the west side of the station. The Agency completed the schematic designs for the project in March 2003 and was awarded a federal capital grant to construct a portion of the project in July 2005 through the Regional Bicycle and Pedestrian Program. In addition, to the grant funds, the Redevelopment Agency contributed \$770,000 of redevelopment funds to this project out of the total project budget of \$2.8 million. Construction started on the project in January 2008 and was completed in July 2009.
5. Neighborhood Project Initiative Program: The Redevelopment Agency adopted a Neighborhood Project Initiative program in the Broadway/MacArthur/San Pablo Area in February 2006. The program offers capital grants of up to \$75,000 for small-scale neighborhood improvement projects within the project area. To date the program has funded 20 projects within the project area over 3 rounds of grant awards. Funded projects include median landscaping upgrades on 40th Street and West MacArthur Boulevard, facility upgrades at Mosswood Park and the Golden Gate Recreation Center, murals, flowering street planters, street furnishings and new street trees.
6. San Pablo Pedestrian Streetlights Project: In 2007, the Redevelopment Agency began design work for the installation of 70 new pedestrian street lights on San Pablo Avenue within the Project Area boundaries. During FY 2008-09, the Agency completed the construction documents, bid and awarded the construction contract. Construction began on the project in July 2009.
7. Rebuilding Together Oakland: The Redevelopment Agency provided a \$50,000 grant to Rebuilding Together Oakland in April 2009 to rehabilitate 5 homes within the project area owned by low-income senior citizens. The repairs were

done entirely through volunteer labor. This is the second year the Agency has provided grant funds to this organization.

8. Broadway/Valdez Specific Plan: In 2008, the Redevelopment Agency contributed funds for the preparation of a Specific Plan to analyze retail and housing opportunities for the reuse of key properties in the Broadway Auto Row portion of the redevelopment area. Work on the Specific plan began in FY 2008-09 and is projected to be completed in June 2010.

ATTACHMENT C - CENTRAL CITY EAST

CENTRAL CITY EAST REDEVELOPMENT PROJECT FIVE-YEAR IMPLEMENTATION PLAN 2008-2013

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

The Central City East (CCE) Redevelopment Project Redevelopment Plan proposes to reduce and/or eliminate the blighting conditions found in the Project Area by focusing on seven key goals and objectives, including:

- A. Stimulate in-fill development and land assembly opportunities on obsolete, underutilized and vacant properties in the Project Area.
- B. Stimulate opportunities for adaptive re-use and preservation of existing building stock in the Project Area.
- C. Attract new businesses and retain existing businesses in the Project Area, providing job training and employment opportunities for Project Area residents.
- D. Improve transportation, open space, parking, and other public facilities and infrastructure throughout the Project Area.
- E. Stimulate home ownership opportunities in the Project Area.
- F. Improve the quality of the residential environment by assisting in new construction, rehabilitation and conservation of living units in the Project Area, including units affordable to low- and moderate-income households.
- G. Revitalize neighborhood commercial areas and strengthen retail in the Project Area.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2008-09

Activities to reduce blight within the CCE Project Area in FY 2008-09 included implementation of a Tenant Improvement Program, Façade Improvement Program, Homeownership Rehabilitation Program, Streetscapes Improvement & Community Facilities Improvement Program, an Opportunity Sites Program, and the Historic Preservation Program. The following provides more detailed information on the programs:

1. Commercial Façade Improvement Program: The Redevelopment Agency has established a Commercial Façade Improvement program in the project area. The program offers matching grants of up to \$30,000 for eligible façade improvements. In addition, the program also offers free architectural assistance of up to \$5,000 to participating property owners and businesses. The program is available to commercial businesses and property owners along the major commercial corridors in the CCE Redevelopment Area. In FY 2008-09 6 FIP projects were completed with a total of \$138,130 expended for these projects.

2. Tenant Improvement Program (TIP): The purpose of the program is to assist property owners and potential tenants in occupying vacant retail spaces in neighborhood commercial areas. The TIP helps to eliminate blighted property by providing financial assistance for improvements to the interior retail space of vacant storefronts. The program offers matching grants on a dollar-for-dollar basis up to \$45,000 for tenant improvements. In addition, the program offers up to \$5,000 for design services per property in the CCE Project Area. In FY 2008-09 4 TIP projects were completed with a total of \$165,000 expended for these projects.

3. Homeownership Rehabilitation Program (HRP): The program provides loan funds of up to \$75,000 for exterior work on homes owned and occupied by low to moderate income households in the CCE Redevelopment Area, and a grant of up to \$5,000 for design services per property owner. It is designed to enhance the curb appeal of individual homes, as well as the neighborhoods where the homes are located. The HRP works in coordination with the City's existing city-wide housing rehabilitation programs. There are 9 HRP projects that have been completed for a total amount of \$540,143 in FY 2008-09.

4. Streetscapes Improvement Program (SIP): The SIP is targeted to 8 areas in the CCE Project Area. In FY 2008-09 design and engineering work was completed in 5 of the targeted areas. The following is a description for each of the areas. In FY 2008-09 staff issued a bond for the implementation of the streetscape program. These bonds, issued as taxable and tax-exempt bonds, will be used to assist in the funding of public and private projects. The amount provided for tax-exempt bonds is \$14.1 million which is targeted to fund the design and construction of streetscape projects. More details regarding the progression of the various projects is presented below:
 - a. MacArthur Boulevard (73rd Avenue to San Leandro border): The above-ground streetscape improvements are being done in conjunction with utility undergrounding. Participants in this effort include Pacific Gas & Electric, AT&T, and Comcast, which will each install their own facilities for their respective services. The streetscape component will include corner bulb-outs, sidewalk expansions, new street trees and tree wells, lighting, and street resurfacing and striping. This project has been split into the three areas listed below. The underground work began in December of 2005.

Central City East funds of \$300,000 were expended to assist with the underground work along MacArthur Boulevard. The underground work is expected to be completed by December 2009. The above ground streetscape work is expected to be completed by 2009/2010. The streetscape work will be implemented in the following three areas:

- Phase 1 / Node 1: 73rd Avenue to 76th Avenue
- Phase 2 / Node 2: 89th Avenue to 90th Avenue
- Phase 3 / Node 3: 106th Avenue to Durant

- b. 23rd Avenue between East 12th Street and Foothill Boulevard: The 95 percent design and engineering documents are complete. A final report, which presents the history and background information about the 23rd Avenue project, was completed in November 2006. The prime firm on the project was PGA design with HQE Civil Engineering, CHS Traffic and Electrical engineering, Mack 5 cost estimators, and PLS Surveys for the surveying. CEDA's design and engineering staff has taken this project from the 35 percent to 100 percent construction documents. Bidding for the construction is expected to be in the Fall of 2009. The project is projected to be completed in September of 2010.
- c. Foothill/Fruitvale between 29th Avenue and High Street with emphasis between 29th and 38th Avenues: The firm of Design, Community & Environment, in collaboration with VSCE, was selected to lead the project planning and design phase. 35 percent design documents and cost estimates for this streetscape project have been completed. To date, four community workshops have been conducted to gather input on the design plan. Following the last review by the City, a report will be distributed outlining the final recommendations. The design work for the next phase of this project is currently underway.
- d. Foothill/Seminary: This project covers areas on Foothill Boulevard from Mason Street to 60th Avenue, and on Seminary Avenue from Bancroft Avenue to Kingsley Circle. The design and engineering documents for the project were completed by Bottomley, Design and Planning in February of 2006. CCE staff is working with CEDA Design and Construction Services to advance conceptual designs to 35 percent design development drawings.
- e. 14th Avenue: This project will provide streetscape improvements on 14th Avenue in the Eastlake/ International Boulevard area, which includes 14th Avenue from East 8th Street to East 19th Street. The firm of Bottomley, Design and Planning has been selected as the consultant to work on the design. To date, all four community and technical advisory committee meetings have been conducted. Phase one plans and costs estimates have been modified according to the budget and input gathered by the design team. Bottomley Design & Planning is now finalizing the 35 percent construction documents for the best alternative.
- f. 5th Avenue: This project area presents unusually complex and interrelated planning, engineering, and design challenges because of the railroad tracks and Interstate 880, and the planned Oak-to-Ninth development. These issues require preliminary planning and analysis before streetscape designs can be developed. CCE staff will work with the Public Works Agency and the Planning Department staff on a study to determine how to increase the area's pedestrian safety and waterfront access, and current and potential future zoning regulations. Ongoing development and infrastructure projects continue to impact the project's design timetable.
- g. East 18th Street: These streetscape improvements are located in the Parkway Theater District on the east side of Lake Merritt. The CCE staff worked with the Measure DD staff on the initial design to link improvements to the East 18th Street area to the Lake Merritt and Athol Park areas. Conceptual design plans have been

completed for the East 18th Street area between Lake Merritt and Park Boulevard. Early project design work started in FY 2005-06. CEDA's engineering and design staff will develop the next phase of the design and construction documents to take the project to 65 percent and 100 percent construction documents. The project is projected to be completed in Fall of 2010.

- h. Melrose/Bancroft now known as Foothill/High/Melrose (FHM): This project is located in two separate nodes. The first node is located on Foothill Boulevard from High Street to 45th Avenue and on High Street from Bancroft Avenue to Ygnacio Avenue. The second node is located on Foothill Boulevard from Congress Avenue to Cole Street, on Bancroft Avenue from Fairfax to Cole Street, and on Fairfax Avenue from Foothill Boulevard to Bancroft Avenue. The firm Design, Community & Environment was selected to lead the project planning and design phase. A final design was selected and the 35 percent design documents and Master Plan were completed in April 2009.
5. Community Facilities Improvement Program: The Community Facilities Program focuses on the need for new or improved community facilities such as parks, community centers, libraries, open space and cultural facilities. Such facilities can be provided in conjunction with public schools to enrich the educational experience. These projects are intended to encourage further investment in the neighborhoods and make them more desirable places to visit and live. In FY 2008-2009, CCE contributed \$10 million in bond funds for the demolition, expansion, and construction of a new 9,000 to 10,000 square foot fire station, Fire Station No. 18. CCE funds of \$800,000 were provided for the exterior renovation of Fremont pool. This exterior renovation will have a positive impact on the surrounding area. CCE funds of \$350,000 were used to conduct a feasibility study for the Eastmont Branch Library and provide facility and utility improvements to Elmhurst Branch Library and Melrose Branch Library. CCE funds of \$250,000 and \$750,000 respectively were used to repave the existing basketball court, replace tot lot surfacing and replace limited play equipment at Cesar Chavez Park and develop a conceptual park improvement plan for Josie de la Cruz Park.
6. The Opportunity Sites Program: In 2008-09 CEDA staff further developed and worked on the CCE Opportunity Sites Program. The purpose of this program is to address the reuse and development of blighted and underutilized properties in the CCE Project Area. CEDA staff and the Project Area Committee identified the properties that are now targeted by this program. In FY 2008-09, taxable bonds proceeds of approximately \$7 million were used for land acquisition and site infrastructure improvements to stimulate in-fill development throughout the CCE Project Area. Six properties were acquired. Bond proceeds will provide an incentive to encourage private development including property acquisition, retail recruitment, and direct development assistance. The vision for these sites is to develop mixed-use housing or commercial projects that support existing commercial nodes and neighborhoods in the CCE Project Area. Land acquisition would take place in response to property owner, developer or Agency initiated efforts to assemble property needed for the expansion of existing uses or for the creation of sites capable of development for new uses. CEDA staff is now working with multiple property owners to address the development of their sites.

7. Historic Preservation Program: Portions of the CCE Project Area that include significant historic buildings can be made into viable retail, commercial, or residential properties through various Agency-sponsored efforts and Agency assistance. This program will both preserve important resources and eliminate the hazardous conditions in which people live and work by addressing issues such as seismic safety. Furthermore, the preservation of historic buildings provides reuse of valuable properties that may be underutilized or vacant, and preserves the character of an area. In FY 2008-09 CCE funds of \$100,000 were used for the Mills Act, a mitigation measure required for the CCE Redevelopment Plan. This preservation incentive allows a reduction of property tax assessments for historic properties in exchange for a contract to preserve the property. Additionally, CCE funded \$25,000 to pay for the development of an educational program and materials for property owners in the CCE San Antonio Hills for both historic and non-historic properties.
8. The Redevelopment Mural Project: Authorization of this one-year agreement with artists is allowing the Agency to implement blight reduction services in the Coliseum and Central City East project areas by working with property owners and at-risk youth to create murals in order to reduce the amount of graffiti in the neighborhoods. Under this contract, the Agency will pay \$78,000 to cover any artist outreach, training, materials and supplies related to the project. In FY 2008-09 one project was completed.

ATTACHMENT D - CENTRAL DISTRICT REDEVELOPMENT PROJECT

CENTRAL DISTRICT REDEVELOPMENT PROJECT FIVE-YEAR IMPLEMENTATION PLAN 2004-2009

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

The Agency continued to focus its activities on eliminating physical and economic blight conditions in the Project Area by constructing public improvements and facilities, and partnering with the private sector to develop vacant and/or underutilized properties. The Agency, as stated in the goals and objectives of the Implementation Plan continues to encourage private investment in areas designated for commercial and residential uses.

During the reporting period, the Agency primarily focused on two types of activities to eliminate blight in the Central District. These are:

- A. Supply of low cost loans, grants and subsidies via the Façade Program, the Downtown Historic Façade Program and the Downtown Tenant Improvement Program or direct improvements to blighted structures such as the Fox Theater. By eliminating physical deterioration and improving the appearance of retail and commercial buildings and surrounding sites, more patrons will be attracted to the area, which will likely improve retail sales. Such an increase in commercial activity should attract new businesses to the Project Area and result in property tax increases.
- B. Provide infrastructure improvements covering a variety of public works projects ranging from installation of utilities, traffic capacity projects, mass-transit improvements, parking facilities, new streets, under grounding overhead distribution and communication lines, storm drainage and sanitary sewers, bridges and under- or over-crossings, flood control improvements, pedestrian and bicycle friendly areas, traffic calming, freeway noise walls, and many other assorted capital projects. This may also include streetscape projects including constructing new curbs, gutters and sidewalks where they do not exist or where broken curbs, gutters and sidewalks require replacement; planting street trees and shrubs; constructing both decorative and handicapped accessible crosswalks; constructing new medians with landscaping; adding visual and safety improvements to existing medians; installing street furniture, such as trash receptacles and newspaper racks; and improving area lighting by increasing the number of luminaries, increasing the wattage of individual streetlights or adding pedestrian streetlights.

Improving the infrastructure will help to attract development to the Project Area by assuming costs that might otherwise be born by the private sector. This should also help to increase building activity and improve property values. Furthermore, public improvements such as parking structures will support the viability of commercial properties, helping to compensate for individual site deficiencies. Lastly, lighting improvements will create a safer retail environment and

discourage graffiti. The proposed Agency programs for these activities include the Streetscape Master Plan, including Streetscape Improvements in Uptown, Old Oakland/ Chinatown and Lower Broadway, the Broadway Improvement Program and the continued operation and possible new construction of public parking facilities.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2008-09

Activities to reduce blight with in the Central District Project Area in FY 2008-09 include:

1. 10K Housing: (develop housing for 10,000 new residents or approximately 6,000 new units since 1999). The Agency was directly involved in five projects and in a marketing campaign to encourage private development. As of April 2009, 4,057 units were completed, 535 units are in construction, 2,236 units have planning approvals and 3,928 units are in planning. These 10,756 units exceed the 10K goal of 6,000 units.
 - a. Citywalk. (252 residential units and 3,000 square feet of retail) Request for Proposals (RFP) issued November 2003, Disposition and Development Agreement (DDA) approved July 2004, demolition began in January 2005 and construction started in March 2005. There have been substantial delays in construction. At this time, a new developer has taken over the project with the intent to convert the project to rental housing. The new project completion date is December 31, 2011.
 - b. Uptown Apartments. (665 residential units and 9,000 square feet of retail) Construction started in October of 2005 and the project was completed in December of 2008.
 - c. Uptown – Parcel 4. The City Council approved a DDA with Forest City for the development of a mid-rise residential project with 175 – 200 units, and 20,000 square feet of retail. Recently, the City Council authorized an amendment to the DDA to extend the date to purchase the Property by thirty-six (36) months until July 31, 2011.
 - d. Fox Courts (80 units of affordable rental housing and 4,000 square feet of space dedicated to child care and children’s art education programs). The Agency executed a DDA with Resources for Community Development. The project started construction on August 29, 2007, and was completed on June 30, 2009. The building is currently 100 percent leased.
2. Streetscape Improvements: In the summer of 2008, construction was completed on the “Revive Chinatown Pedestrian Improvements Project”, which includes scramble traffic signals, bulb-outs, pedestrian countdown timers, and high-visibility crosswalks at four main intersections in Chinatown. The Broadway Streetscape Improvements Project, Phase II and III (12th to 20th Street), which includes the installation of basic pedestrian amenities such as benches, trash

receptacles and new trees and tree grates, was completed in October of 2008. The Telegraph Phase I Streetscape Improvements Project (West-side of Telegraph from 18th – 20th Streets) and the Broadway/ West Grand Project (Broadway from 21st to West Grand Avenue) were completed in spring of 2009. The Old Oakland (Washington 7th to 9th Streets) Streetscape Improvement Project and the Latham-Telegraph Streetscape Project (Latham Square to 20th and Telegraph) are on hold pending implementation of the Basement Backfill and Repair Program (BBRP). The BBRP was developed to provide grants and loans to property owners for the required structural repair and backfill of basements under the sidewalks in the program's target areas (i.e. Old Oakland and Latham-Telegraph.) Lastly, the Agency has initiated the new Bay Area Rapid Transit (BART) 17th Street Gateway Project, which includes a redesign of BART's 17th Street entrance in order to improve the appearance and functionality of this BART entry point. This project will not start construction until the fall/winter of 2010.

3. Fox Theater: (2,100 seat theater and 10,000 square feet of commercial/restaurant space). The historic Fox Theater was rehabilitated to house the Oakland School for the Arts, a performance venue and associated restaurant space. Combining state funding, private grants, New Market and Historic Rehabilitation Tax Credits, the Agency authorized a loan of \$25,500,000 from Central District Tax Allocation Bond proceeds for the project. In September of 2006, the Agency transferred the building to a related entity to develop the project, Fox Oakland Theater, Inc. In July of 2008, the Agency loaned an additional \$7.45 million to the project, all of which is to be repaid from anticipated grant sources. Construction began in December of 2006 and was completed in December of 2008 with issuance of the temporary certificate of occupancy. The Oakland School for the Arts opened in January 2009 and Fox Theater opened in February 2009.
4. Downtown Façade Program: The program provides \$5,000 in design services and matching grants of up to \$50,000 for façade improvements. In FY 2008-2009, 76 façade projects completed or started construction (64 completed and 12 in construction.) These projects represent \$1,574,631 in grant money that was either paid or encumbered. The grant money is leveraging \$6,534,550 in total exterior improvements.
5. Downtown Tenant Improvement Program: The program provides up to \$99,000 in matching grants and \$5,000 of free design assistance to attract retail, restaurants, arts and entertainment uses to vacant storefronts in designated areas of the Downtown. In FY 2008-09, 50 Tenant Improvement projects were completed or under construction (41 completed, 9 under construction). These projects represent \$1,879,150 in grant money that was either paid or encumbered. This funds will help leverage \$13,396,460 in total interior improvements.
6. Key System Building: This project includes renovation of the historic Key System building and its integration into a new high-rise mixed-use office tower to be developed on an adjacent vacant site. The project is subject to the terms of an

expanded Owner Participation Agreement with SKS Investments. The Agency will also sell an adjacent 145-space garage to the developer to ensure the financial feasibility of the project and to maximize the amount of ground-floor retail space that can be placed in the new building. The developer secured project planning approvals in July of 2008. Start of project construction has been delayed because of the developer's inability to sign up an anchor tenant and to secure construction financing as a result of the recession. The developer has requested a three-year extension to the project's start-of-construction dates and the close of escrow for the sale of the garage. It is now anticipated that project construction will start and that the Agency will sell the garage in June 2013.

7. City Center Site Preparation: This project includes four City Blocks, of which two have been transferred to private developers (Shorenstein and the Olson Companies) for the development of an office tower (555 12th Street), and a for-sale residential project on T-10, which is located at 14th and Jefferson Street. A joint venture partnership between the Shorenstein Company and MetLife Insurance purchased the site known as T-12 located at 12th and Jefferson Street in December 2007. Excavation and hazardous materials remediation at the site in preparation for the construction of a 600,000 square foot office building were completed in November of 2008, but the developer subsequently stopped project construction because of a deteriorating labor market and the recession. The Shorenstein Company is in negotiations with the Agency to extend the project completion date from April 12, 2012 to April 12, 2015, with the option to extend by up to three additional years, if market conditions do not improve in the near term.
8. Public Parks and Facilities: The Agency provides funding for certain public parks and facilities in the Project Area to address deferred maintenance and needed capital improvements. During the reporting period, the Agency made available \$2 million to improve the following parks and public facilities:

Lincoln Square Park (261-11th Street). The Lincoln Square Park project includes a new synthetic turf field connecting the park to the adjacent Lincoln Elementary School. The school, as well as six independent charter schools, five day-care centers and two Head Start Programs use Lincoln Square Park as an additional play area. Design work started in the spring of 2009 and completion is projected for September 2010.

Malonga Casquelourd Center for the Arts (1428 Alice Street). The renovation of the Malonga facility, which is one of the Bay Area's busiest multicultural, multidisciplinary performing arts facilities, addresses critical building needs, including protecting the building's interior from damage due to precipitation, sunlight, and wind, and optimizing energy efficiency. Renovating Malonga will assist in the elimination of the following blight conditions: health and safety concerns, serious disrepair and dilapidation which hinder the viable use of the building. New funding will be utilized for exterior waterproofing and weatherization, window replacement, plumbing upgrades, and tenant

improvements. The Malonga facility renovation began in 2008 and has not been completed.

Jefferson Square Park (618 Jefferson Street). Jefferson Park will undergo a major renovation to upgrade its tot lot, add a new dog park with separate areas for small and large dogs, add a historical marker, relocate an existing full-sized basketball court, and complete general landscaping improvements. Community meetings and completion of the design took place in 2008. Receipt of construction bids for the project is scheduled for October 2009. Project construction start is scheduled for March 2010, with construction completion estimated for June 2010.

Chinese Garden Park (7th and Harrison Streets). The proposed improvements to the Chinese Garden Park address community concerns on accessibility and involve grading, installation of concrete and ADA accessible pathways and parking, new lawn and irrigation, as well as additional landscaping including planting of trees. Design is complete and a construction contract will be presented for Council approval in September 2009. Construction is estimated to begin in late 2009.

ATTACHMENT E – COLISEUM

COLISEUM AREA REDEVELOPMENT PROJECT 2009 BLIGHT REPORT

HOW REDEVELOPMENT GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT:

Leading indicators of blight in the Coliseum Redevelopment Area include obsolete and underutilized land, poor transportation circulation and connections, and lack of private investment.

Coliseum Redevelopment tax allocation bonds and tax increment revenue will provide funds to complete plans, capital projects and programs to mitigate physical and economic blight and assist in the revitalization of the Coliseum Project Area.

Strategies to correct these blighting factors include:

- A. Expenditures to improve intermodal transportation opportunities, public facilities and infrastructure in residential, commercial and industrial areas,¹ and
- B. Improve underutilized properties by assisting with environmental assessments, clean-up and land assembly in order to stimulate catalyst development projects,² and
- C. Improve security and directly address on-going blight conditions through targeted engagement programs,³ and
- D. Promote and stimulate investment in the neighborhoods, commercial and industrial areas throughout the Coliseum Redevelopment Project Area⁴

BLIGHT ALLEVIATING ACTIVITIES IN FY 2008-2009 INCLUDE:

- A. Public expenditures to improve roadways, transit corridors intermodal transportation, associated infrastructure, and complete public facilities :
 - i. Completed construction of the Coliseum Transit Hub streetscape and continued utility undergrounding along San Leandro Street
 - ii. Completed construction of the Airport Gateway along Doolittle Drive and Airport Access Road
 - iii. Designed Railroad Avenue Phase II street improvements
 - iv. Continuing support for the Oakland Airport Connector project

¹ See Redevelopment Plan goal G.

² See Redevelopment Plan A and C.

³ See Redevelopment Plan goal D.

⁴ See Redevelopment goals E, F, H and I.

- v. Supported and completed designs and environmental reviews for the Fruitvale Alive Streetscape Project (portions in the Coliseum Project Area) and the 66th Avenue Streetscape Project
 - vi. Allocated funds to support the construction of the East Oakland Sports Complex
 - vii. Continued construction of the 81st Avenue Branch of the Oakland Public Library
- B. Assistance with environmental assessments, clean-up, land assembly and screening to improve underutilized properties and incompatible uses:
- i. Completed infrastructure improvements for the third-phase of the Oakland Housing OHA Lion Creek Crossings Project enabling the construction of 370 units of mixed-income housing
 - ii. Completed design and construction for the replacement park associated with the Lion Creek Crossings development
 - iii. Provided continued support and funding acquisition for transit villages developments and associated infrastructure improvements at the Coliseum and Fruitvale BART station areas
- C. Targeted efforts to improve security in the project area and focused “tough on blight” reduction programs:
- i. Cited approximately 580 code violations via Tough on Blight Campaign in cooperation with Building Services Division
 - ii. Installed security cameras to deter illegal dumping and graffiti
 - iii. Contracted through Youth Employment Partnership workforce development to assist in graffiti abatement
 - iv. Funded NET and 8L18 Police Department programs to promote public safety including commercial security patrols and Crime Prevention through Environmental design consultations for area businesses
 - v. Initiated Community Cleanup Corps (CCC) with Department of Human Services using Goodwill Industries as the training coordinator to employ homeless individuals for blight abatement
 - vi. Implemented graffiti abatement measures including murals and green walls
- D. Programs to stimulate investment in the neighborhoods as well as the commercial and industrial areas of the Coliseum Redevelopment Project Area:
- i. Façade Improvement Program
 - ii. Tenant Improvement Program

- iii. Rebuilding Together Oakland
- iv. Established Coliseum Green Works workforce and neighborhood project development program
- v. Neighborhood Projects Initiative (NPI) provided funds for improvements to Officer William “Willie” Wilkins Memorial park, Sobrante Park, and Fruitvale Plaza/35th Ave park,
- vi. Infill-Development Incentives Program
- vii. Coliseum Revolving Loan Program

SUMMARY OF FY2008-09 BLIGHT ALLEVIATING ACTIVITIES:

INFRASTRUCTURE AND PUBLIC FACILITIES

Coliseum Transit Hub Streetscape and Utility Undergrounding: Improvements to San Leandro Street between 73rd and 66th Avenues will create a pedestrian link between the area’s existing land uses and the inter-modal transportation hub at the Coliseum BART station. This \$6 million project uses \$3.5 million of Agency funds and \$2.5 million of federal, state and local grants for undergrounding of utilities and street improvements including lighting, landscaping and improved crossings. The Transit Hub streetscape was completed in 2008 and the utility undergrounding is expected to be completed by December 2009.

Doolittle Drive and Airport Access Road Streetscape Improvements: These improvements are part of the Airport Gateway Streetscape Project, a joint initiative between the Cities of Oakland and San Leandro, the Port of Oakland and the Alameda County Transportation Authority. Improvements consist of new landscaping, lighting, sidewalks, palm trees, and colorful banners. Doolittle Drive, led by the City of San Leandro, is 100% complete. Airport Access Road, led by the City of Oakland, was completed in May 2008.

Railroad Avenue Streetscape Improvements: Improvements will include installing new storm drain pipelines, raising and resurfacing the road, and adding curbs, sidewalks and gutters to make the street more functional for residents and businesses. Phase I, between 85th Avenue and Louisiana Street, was completed in February 2006. CEDA engineers completed the final design for Phase II between Louisiana Street and 98th Avenue, with construction to commence in Fall 2009.

Oakland Airport Connector Project: The Agency has approved City administrative support for the engineering, plan review and construction monitoring associated with the proposed BART Oakland Airport Connector (OAC) project. The BART OAC project has been recommended for \$70,000,000 in American Reinvestment and Recovery Act of 2009 regional transportation funding and is currently out to bid. If the project bids are successful the OAC project proposes to be built from 2011-2013 assuming it maintains local and regional support in a competitive and challenging economic environment.

Fruitvale Alive Streetscape Improvements: Improvements to this key corridor linking I-580 to I-880 will increase intermodal transit, address pedestrian safety and improve pedestrian connections between transit nodes and commercial centers. The blocks between E. 15th Street and E. 12 Street adjacent to the Fruitvale BART station are within the Coliseum Project Area. The Redevelopment Agency contributed \$650,000 for this project to complement a \$2.8M grant from the Metropolitan Transportation Commission.

66th Avenue Streetscape : This project is located on 66th Avenue between San Leandro Street and International Boulevard. Leveraging the Lion Creek Crossings and San Leandro Street infrastructure improvements, the project will improve pedestrian access to the transit facilities on both International Boulevard and San Leandro Street. The project will provide better pedestrian access to the area's transit, schools and activity centers. Project design is complete, with construction to begin in the fall of 2010. Funding for the project includes: \$1,230,000 in MTC Housing Incentive Program awards, \$387,115 Transportation for Clean Air grant, and \$1,188,000 of Redevelopment Agency investment.

81st Avenue Branch Public Library: The Agency is contributing \$4 million toward the construction of this \$14.3 million public library in East Oakland. The new 21,000 square foot facility at 81st Avenue and Ruidsdale Street is a joint project of the Oakland Unified School District and the City of Oakland. When completed, it will be one of the City's first LEED certified, silver rated public buildings. It will also be the City's largest branch library, sharing space with two new schools, Encompass Academy and Woodland School. Construction began in June 2008 and is scheduled to be completed by December 2009.

CATALYST DEVELOPMENT PROJECTS SUPPORT

Lion Creek Crossings Mixed Income Housing Development: The Oakland Housing Authority, in partnership with the East Bay Asian Local Development Corporation (EBALDC) and Related Companies of California, is developing a mixed-income housing project on 20 acres located at San Leandro Street between 66th and 69th Avenues. The project, which received \$34.5 million of HUD HOPE VI funding and a \$4 million Agency contribution, replaces the Coliseum Gardens public housing project that was demolished in 2004. Phase I of Lion Creek Crossings, with 115 units, was awarded both the California Redevelopment Association Award for Excellence in Residential New Construction and the National Association of Housing and Redevelopment Officials' National Award for Excellence in Project Design. To date, 370 affordable rental units in Phases I, II, and III have been completed. The entire five-phase, 470 unit project, including 442 units of affordable rental housing, 28 units for home buyers, two new streets, a City park and the restoration of a portion of Lion Creek, will be completed by December 2011.

Coliseum BART Station Transit Village: The Coliseum Transit Village is a mixed-use transit oriented development at the inter-modal mass transit hub at the Coliseum BART Station. Currently, the City and BART are working with the Oakland Economic

Development Corporation / MacFarlane Costa Housing Partners, an affiliate of MacFarlane Partners, on the development, which will replace the existing Coliseum BART parking lot and provide approximately 390 units of housing and about 20,000 sq. ft. of neighborhood retail. The project, together with Lion Creek Crossings Phase IV, was recently awarded \$8.5 million in Proposition 1C Transit Oriented Development funding from the California Department of Housing and Community Development (HCD) in 2008. Oakland awaits resolution of the State of California Pooled Bond Investment Board backlog and looks forward to receiving a grant agreement from State HCD.

TARGETED SECURITY AND BLIGHT ABATEMENT PROGRAMS

Coliseum Commercial Security and Security Enhancement Program: The Coliseum area, in coordination with the Central City East redevelopment area, is contracting with a security firm to provide walking and bike patrols along commercial corridors in the two project areas. In addition, the Security Enhancement Program funds overtime costs for extra police patrols in the commercial/industrial areas on nights and weekends. In addition to the 8L18 Enhanced Patrol Area and the Neighborhood Enforcement Team (NET) program, Coliseum Area Redevelopment funds support the Oakland Police Department's Vice and Child Exploitation Unit in their efforts to curtail prostitution in the project area.

Coliseum Tough on Blight Operation: This program is an enhanced blight enforcement operation that aggressively pursues blighted properties and blighting conditions within the Coliseum Project Area in cooperation with the Building Services Division, conducting 2 sweeps of project area streets per year.

The Community Cleanup Corps: Individuals transitioning out of homelessness alleviate blight in Oakland redevelopment areas through a 16-week education, training and paid work experience program. In 2008-09, ten program participants learned life skills, work readiness skills and safety skills in a classroom setting, and performed field work activities, including light clean-up, weed and blight abatement and limited vegetation management activities. The program alternated days of unpaid formal classroom instruction and paid on-the-job training and work activities. Two of the participants secured employment after finishing the program.

Graffiti Abatement Programs: The Coliseum Redevelopment Project abates graffiti through three different programs: an apprenticeship program employing individuals to paint over graffiti, a mural program for highly visible properties where artists work to create murals with at-risk youth, and through the implementation of "green walls", where trellises and plantings cover walls that are frequently vandalized.

NEIGHBORHOOD AND COMMERCIAL DISTRICT IMPROVEMENT PROGRAMS

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

for interior spaces. Some tenant and façade improvements administered by Redevelopment staff are also funded with monies from the federal Community Development Block Grant program. In the last year, eight façade projects and four tenant improvement projects were completed in the Coliseum area.

Rebuilding Together Oakland: This program used volunteer labor and leveraged in-kind donations to rehabilitate the homes of nine low-income elderly/ disabled homeowners with no cost to the homeowners enabling them to live in safety, comfort and independence. Rebuilding Together Oakland also rehabilitates non-profit community facilities that work directly within low-income communities.

Green Works Development Program: Initialized program providing a two-year cycle of dedicated matching funds for “green-job” workforce training with connected capital funds for short-term/limited-scale green project installations (e.g., identified public landscaping/park components; neighborhood/ residential greening projects) utilizing up to 40 project area residents in-training as part of a formal green conservation crew. An initial demonstration green development was set-up for the East Oakland Boxing Association.

Neighborhood Project Initiative (NPI): The Neighborhood Project Initiative (NPI) is intended to further blight reduction and beautification efforts in redevelopment areas through the funding of small-scale, community-initiated public/private improvement and infrastructure projects that currently have no other funding source. For fiscal years 2008-09 the amount of funding was increased to \$240,000.

Improvements to Neighborhood Parks: Through the NPI program, upgrades to various parks throughout the Coliseum Redevelopment Area have been made to minimize the hazards of outdated and overused park structures and make these public sites more safe and pleasant for community use. Investment in parks also increases surrounding property values and eliminates blight. Park improvements include new lighting, a new play area, new restrooms, a picnic area, lawn, a jogging path with exercise stations and other paths for Officer William “Willie” Wilkins Memorial Park (formerly Elmhurst Plaza Park) and new restroom structure and utility connections as well as handicap accessible pathways for Sobrante Park. Seating and plaza improvements were also made to Fruitvale Plaza Park at 35th Avenue.

Infill Development Incentives Program: This program offers developers and property owners up to \$15,000 in matching funds for predevelopment analysis. The program is intended to encourage the exploration of residential and nonresidential development options for infill areas in the Coliseum Redevelopment Project Area. Major corridors are a particular focus of the program. Nine projects have been completed to date using \$60,000 of Coliseum Area Redevelopment funds allocated in fiscal year 2007-08 and \$60,000 in 2008-09.

Coliseum Revolving Loan Program: This program made available for eligible business and property owners, community-based organizations and residents, capital improvement loans up to \$249,500 to rehabilitate, develop or build commercial property within the

Coliseum project area. In FY2008-09 two loans were made to support the redevelopment of a 15-acre site on the Hegenberger Corridor and to support the expansion and relocation of Revolution Foods.

BLIGHT ALLEVIATING ACTIVITIES PLANNED FOR FY 2009-10:

In addition to the blight alleviating projects and program carried-out FY2008-09, the Coliseum Redevelopment Area has planned the following blight alleviating activities for FY2009-11:

- A. Streetscape and public facility improvements:
 - 1. *Streetscapes and Transit*
 - i. Complete designs for South Coliseum Way from Hegenberger Road to the entrance of the McAfee Coliseum
 - ii. Complete designs for Edes Avenue from Hegenberger Road to 85th Avenue
 - iii. Initialize design process for Edes Avenue and 98th Avenue
 - iv. International Boulevard Streetscape Improvement Project in conjunction with BRT lines
 - v. Continue administrative support for the BART Oakland Airport Connector as approved in the Coliseum Capital Budget
 - 2. *Public Facilities*
 - i. East Bay Greenway conceptual design improvements
 - ii. Develop designs for BART to Bay Trail bicycle infrastructure improvements
 - iii. Complete construction of the East Oakland Sports Complex
 - iv. Complete design and construction for the 81st Avenue Oakland Public Branch Library
 - v. Design Teen Center at 5818 International Boulevard
- B. Further Site acquisition and infrastructure improvements in targeted areas to complete large-scale catalyst development projects:
 - i. Coliseum Shoreline
 - ii. Hegenberger / I-880 Gateway
 - iii. Coliseum BART Transit Village Station area including replacement parking for the development of residential housing on the existing Coliseum BART surface parking
 - iv. Lion Creek Crossings Phase 4 and 5

- v. Fruitvale Transit Village - Phase II, 275 units of market rate rental housing to complement the transit village's existing mix of retail and community services
 - vi. RFP for development of a mixed-use commercial center within the area bounded by 66th Avenue, Interstate 880, Hegenberger Road and San Leandro Street
 - vii. Continued development of the Coliseum Auto Mile
 - viii. Support Infill projects on International Boulevard
- C. Continue Targeted Security and Tough on Blight efforts including:
- i. Conduct code enforcement sweep operations with Building Services
 - ii. Continue Enhancing security measures for retail, commercial, and industrial areas
 - iii. Continue Neighborhood Enforcement Team (NET) with OPD
 - iv. Continue Enhanced Commercial Patrol known as 8L18 with OPD
- D. Expand and Continue Neighborhood and Commercial Improvement Programs:
- i. Continue investments in neighborhood-serving parks: Tassaforanga; Tyrone Carney Park
 - ii. Expand and continue Neighborhood Project Initiative Program
 - iii. Continue Infill Development Incentives Program
 - iv. Build-out specific green installations as part of the Green Works Development Program as augmentations to planned Coliseum Redevelopment Area capital projects and in response to expressed neighborhood/residential needs.
 - v. Continue partnership with Rebuilding Together Oakland towards improving Oakland's existing housing stock
 - vi. Review development of a new Site Improvement Program effort for industrial and auto-oriented businesses

ATTACHMENT F – OAK CENTER

OAK CENTER REDEVELOPMENT PROJECT FIVE-YEAR IMPLEMENTATION PLAN 2004-2009

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

The public improvements and neighborhood facilities will improve the quality of life, enhance the areas around completed projects and encourage investment in the remaining unimproved Victorians and other vacant and underutilized property. Agency staff coordinates meetings of the Oak Center Neighborhood Association in order to gain community input for project selection.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2008-09

Activities to reduce blight within the Oak Center Project Area in FY 2008-09 include:

- Rehabilitation of the tennis courts, and construction of a skate park in deFremery Park. With the improvements, the badly cracked and deteriorated tennis courts have been returned to the community as a popular recreational asset.
- Funding has been allocated to paint the exterior, and rehabilitate the roof of the deFremery House, which is on the National Register of Historic Places, and serves as a community center for the neighborhood. The project is currently in the planning phase.

ATTACHMENT G – OAK KNOLL

REPORT TO CITY COUNCIL OAK KNOLL REDEVELOPMENT PROJECT

HOW THE PROGRAM WILL ALLEVIATE BLIGHT IN THE PROJECT AREA

City and Agency staff has been working closely with the Master Developer, SunCal Oak Knoll, LLC, to finalize the environmental review, planning and application and conditions of approval processes for the development of the 181-acre site. The approved Development Plan will allow the developer and the Agency to implement the Final Reuse Plan. This integrated development program will:

- A. Help to eliminate physical blighting conditions which prevent the effective use of buildings or lots;
- B. Upgrade buildings and infrastructure to enhance the health, safety and welfare of the community;
- C. Create a better living and working environment for the community by providing a well balanced and economically viable neighborhood;
- D. Enhance the City's recreational facilities and opportunities, open space, cultural and arts facilities, protection of wildlife habitat;
- E. Expand the supply of affordable housing for qualifying households and families; and
- F. Increase employment opportunities.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2008-09

Activities to reduce blight within the Oak Knoll Project Area in FY 2008-09 include:

- 1. SunCal performed vegetation management efforts to reduce blight and improve fire safety;
- 2. SunCal completed hazardous materials abatement work on more than 90 abandoned buildings within most of the site; and
- 3. The Agency performed vegetation management work on its 5.45 acre parcel and is in the process of having the 18 abandoned and blighted housing units on its site abated and demolished.

Note: SunCal Oak Knoll, LLC filed for bankruptcy in November 2008 shortly after the Lehman Brothers bankruptcy filing. City and Agency staff are working with the trustee and his representatives to release funding to mitigate blight, maintain and secure the property until it is purchased.

ATTACHMENT H - OAKLAND ARMY BASE

OAKLAND ARMY BASE REDEVELOPMENT PROJECT FIVE-YEAR IMPLEMENTATION PLAN 2005-2010

The Oakland Army Base Redevelopment Project Area was established in 2000 and includes 1,800 acres in the western portion of Oakland, located along a traditionally industrial waterfront area. The Project Area has been divided into three sub-districts: (1) Oakland Army Base Sub-District: A former army depot facility that was closed in 2003 and transferred to the Redevelopment Agency in August 2006; (2) Maritime Sub-District: Land containing the Port of Oakland's existing marine terminal facilities and related infrastructure along the Outer Harbor and Inner Harbor channels, as well as a former Naval Supply Center that was conveyed to the Port of Oakland; and (3) 16th and Wood Sub-District: A formerly industrial area where new mixed-use housing is being built, along with the renovation of the historic 16th Street Train Station.

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

The Agency will continue to focus its activities on eliminating physical and economic blight conditions through: (1) the construction of public improvements and utilities, and (2) negotiating agreements with private developers for the redevelopment of vacant land on this former military base. The Agency will focus on the areas identified in the Redevelopment Plan and Five-Year Implementation Plan, which identify the following activities:

- A. Oakland Army Base Sub-District - Activities include: Demolition/Deconstruction, Relocation, Environmental Remediation and Site Preparation; Installation of water, electrical, telecommunication, natural gas, sanitary sewer, and storm drainage utilities; Installation and/or upgrade of new roads, traffic signals, and other traffic infrastructure; Rail System Modifications; and Development of various Economic Development projects.
- B. Maritime Sub-District - Activities include: Construction of an Outer Harbor Intermodal Terminal; New Roadways and Intersections; Roadway and Rail Improvements; and Maritime Facilities.
- C. 16th and Wood Sub-District - Activities include: Renovation of the historic 16th Street Station; Transportation and Related Improvements; Open Space; and Site Improvements.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2008-09

Activities to reduce blight within the Oakland Base Reuse Project Area in FY 2008-09 include:

1. Master Development of 118-acre site: Through a Request for Proposals (RFP) process the Agency identified a master developer for the development of 118 acres within the Oakland Army Base Sub-District (OARB). The master developer

had submitted a proposal to develop a modern logistics center, which would help improve the Port of Oakland's functioning, as well as R&D flex-office, Class A office, and project-serving retail. The proposed development is expected to maximize the job generating capacity of the OARB, and lead to quality jobs in key industries such as trade and logistics and green technology. The Agency is preparing to execute a 360-day Exclusive Negotiating Agreement with the master developer. The current schedule anticipates that the master developer will complete planning, entitlements, and CEQA certification by October 2010. Site preparation would begin in early 2011. Construction would be phased, with the first buildings set to open in 2012.

2. North Gateway Area Development: The Agency entered into negotiations with two recycling firms to relocate out of West Oakland onto 16.5 acres of the North Gateway Area of the Oakland Army Base Sub-District. The relocation would enable the recyclers to consolidate their operations and free up land in West Oakland for uses more compatible with the residential neighborhoods.
3. Central Gateway Area Development: The Agency prepared a grading and fill plan for the Central Gateway Area of the Oakland Army Base Sub-District. The plan is the basis for a current RFP for contractors to bid for placement of approximately 140,000 cubic yards of engineered fill and demolition of three vacant and dilapidated buildings in the Central Gateway. The fill will prepare the site for future development.
4. Wood Street Zoning District: The Agency worked with four developers to facilitate the development of approximately 1,300 units of housing (including affordable housing) on a 29-acre site. One project, Pacific Cannery Lofts, a 163 unit condominium project; was completed in 2008. Two projects, Zephyr Gate, a 130 unit condominium project; and Ironhorse at Central Station, a 99 unit affordable housing project, are nearing completion. Zephyr Gate is expected to complete construction by the end of 2009 and Ironhorse by March 2010. HFH Ltd completed soil remediation of its parcel and leased the property to PG&E short term. PG&E is using the property as a base of operations for making upgrades in the area.
5. 16th Street Train Station: The Agency authorized a \$400,000 predevelopment loan to analyze the feasibility of renovating the historic 16th Street Train Station and developing three parcels attached to the Train Station. The developer has performed initial studies of the site conditions and will be analyzing the financial feasibility of uses such as an event center, vocational training facility, offices, and a museum for the Train Station and attached properties. The completed study is due December 2009.
6. Maritime/Industrial Development: The Agency negotiated a lease disposition and development agreement with a developer to build a 15-acre maritime-related truck depot that will include truck parking, trailer storage, administrative offices and services, a fueling station, maintenance facilities and scales, and food services. The development of this site within the East Gateway Area of the Oakland Army Base Sub-District will also result in the deconstruction of approximately 421,000

square feet of blighted and mostly abandoned warehouses. The Agency prepared an Initial Study for the truck depot, and expects to have an Addendum to the 2006 Supplemental Environmental Impact Report certified by the end of 2009.

7. Infrastructure Planning: The Army Base will require extensive infrastructure improvements estimated at roughly \$113,000,000 that will include soil surcharging, utility upgrades, enhancement of existing streets, major traffic mitigations, and construction of new roads. The Agency prepared a Sanitary Sewer Assessment in conjunction with a preliminary infrastructure improvement plan to position the site for funding opportunities as they become available.

ATTACHMENT I - STANFORD ADELINE

STANFORD/ADELINE REDEVELOPMENT PROJECT FIVE-YEAR IMPLEMENTATION PLAN 2004-2009

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

The primary indicators of blight in the Stanford/Adeline area when the Redevelopment Plan was adopted were incompatible uses and inefficient street layout. During the late 1970's, the incompatible industrial and commercial areas were removed and replaced with open space. In addition, the confusing interchange of Stanford and Adeline Streets was realigned to make the neighborhood quieter and safer. The Stanford/Adeline Project was completed in 1987.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2008-09

Activities to reduce blight within the Stanford/Adeline Project Area in FY 2008-09 include:

1. All Stanford-Adeline Project Area funding that is not being used to service debt is being used for the *Low and Moderate Income Housing Program*.

ATTACHMENT J – WEST OAKLAND

WEST OAKLAND REDEVELOPMENT PROJECT AREA BLIGHT REPORT 2009

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

The West Oakland Redevelopment Plan proposes to reduce and/or eliminate the blighting conditions found in the Project Area by focusing on 25 key goals and objectives, including:

1. Improve the quality of housing by assisting new construction, rehabilitation, and conservation of living units in the Project Area.
2. *Maintain and improve the condition of the existing very low, low, and moderate income housing in the Project Area.*
3. Increase opportunities for homeownership in the Project Area.
4. Develop renter stabilization strategies that encourage and assist renters to remain in the Project Area.
5. Mitigate and reduce conflicts between residential and industrial uses in the Project Area.
6. Provide streetscape improvements, utility undergrounding, open space, and community facilities to enhance neighborhood quality and foster economic and neighborhood vitality.
7. Support recreation, education, healthcare and programs for all members of the Project Area community, especially youth, seniors and disabled persons.
8. Improve public safety for people living and working in the Project Area.
9. Restore blighted properties in the Project Area.
10. Assist neighborhood commercial revitalization, and attract more uses that serve the local community including neighborhood- serving retail.
11. Retain existing businesses and attract new businesses to Project Area locations designated for business activity; promote economic development of environmentally sound, light industrial and commercial uses.
12. Increase employment opportunities for Project Area residents.
13. Facilitate economic development by improving and rehabilitating substandard buildings and targeting infill on vacant lots on commercial corridors in the Project Area.
14. Minimize/eliminate environmental hazards within the Project Area.
15. Improve infrastructure, transportation, and public facilities throughout the Project Area.
16. Incorporate ongoing community participation in the redevelopment process so residents of all income and wealth levels, geographic areas, language groups, and ages have opportunities to

learn about and participate in the redevelopment decision-making process.

17. Promote equitable development that benefits the residents of the Project Area and minimizes the displacement of current residents and businesses.
18. Maintain the mixed-use character of the Project Area in a manner equally beneficial to both businesses and residents.
19. Preserve and enhance existing residential neighborhoods and core industrial and commercial areas.
20. Not encourage or support block-busting development, developments that demolish historically significant structures that can be rehabilitated, or developments that destroy the positive functioning character of existing areas.
21. Support and recognize the benefit of new residents and incomes that can be encouraged through market-rate development and done without displacing existing residents or businesses or destroying the existing cultural assets of the Project Area.
22. Encourage and assist the rehabilitation of historically significant properties to avoid demolition or replacement.
23. Relocate displaced residents or businesses, whenever possible and feasible and with their consent, within the Project Area.
24. Not concentrate any very low income housing as stand-alone high density projects, but rather as infill projects, scattered site, and/or in mixed-income projects.
25. Improve street configuration on main arterials and their relationship to the surrounding neighborhoods; do urban design for street improvements such as center dividers, bulb-outs, tree planting, and landscape improvements.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2008-09

The West Oakland Redevelopment plan was adopted on November 18, 2003. Activities to reduce blight within the West Oakland Project Area in FY 2008-09 include: staffing the West Oakland Project Area Committee (WOPAC) and its three standing subcommittees, which advise the Agency Board on projects and programs for implementation. The WOPAC also monitors new development in the Project Area and sponsors an annual picnic and newsletter as outreach activities. Specific activities include:

1. West Oakland Transit Village: The West Oakland Transit Village Action Plan (Transit Village Plan), a joint effort between the City of Oakland, the Oakland Housing Authority and BART, was completed in 2005. The Transit Village Plan provides a blueprint for public and private development at and around the West Oakland BART station. There are several projects associated with the Transit Village Plan which are in progress. They include residential, mixed use, commercial and ground floor retail space.

During 2008-09 Agency staff worked to get WOPAC recommendation and Agency Board

approval to make an offer to purchase 1396 Fifth Street (the "Red Star" site) from the local developer and owner, "1396 Fifth Street, LLC." The owners did not accept the City's offer of \$2.81 million and it was instead sold to Global Premier Development who made a higher offer.

Staff also worked to get Agency Board approval to co-apply with local developer "Capital Stone Group" for the 2nd round of Prop 1C funding, located at 1357 Fifth Street.

2. Commercial-Façade Improvement and Tenant-Improvement Programs: The Agency approved additional funding of \$250,000 for the West Oakland Façade and Tenant Improvement Programs in December 2008. The programs offer matching grant funds for improvements and limited architectural assistance. Staff worked with 15 projects and completed 5 projects during FY 08-09.
3. Mandela Foods Cooperative: Mandela Foods is a new locally-owned and operated grocery store that will enhance the supply of fresh and healthy foods for West Oakland. The Agency Board approved an additional commitment of \$58,000 to help cover cost overruns incurred during the rehabilitation of this 7th Street grocery store. This amount was added to the existing \$200,000 tenant improvement matching grant awarded by the Agency in 2007. Staff has worked to obtain Agency Board approval for the grant and has worked with Mandela Foods to develop the project's scope of services and contract. Mandela Foods had its grand opening on June 6, 2009.
4. 7th Street Streetscape Project: Since 2000 the area around the West Oakland BART Station has been designated with the zoning "S-15 Transit-Oriented Development". The City has also developed a streetscape plan for 7th Street using an \$185,000 Environmental Justice grant from Caltrans. The streetscape project will restore the traditional role of 7th Street as a local commercial and cultural center for the West Oakland community, as well as strengthen its historical identity as a transportation hub through pedestrian, bicycle and transit improvements around the West Oakland BART Station Street commercial historic district.

The 7th Street Streetscape Improvement Project goals are as follows:

- Bring an overall improvement to the vehicular and non-motorized circulation, and enhance streetscapes within the Project Area.
- Provide safe pedestrian, bicycle and vehicular access and amenities while connecting neighborhoods to the main BART entry and the 7th Street commercial corridor.
- Enhance the appearance of 7th Street and the area around West Oakland BART Station and provide incentives for residents of Oakland to access the West Oakland BART station by foot, bicycle and local transit.
- Promote economic revitalization to encourage additional residential development.
- Celebrate the history of blues and jazz in Oakland.

Improvements include lane reconfiguration, traffic signal modifications, paving, sidewalk and curb and gutter work, street furniture and street lighting, construction of a gateway structure and pedestrian mall canopy, landscaping, public art, construction of new ADA

ramps and pedestrian crossings.

The Project Area is on 7th Street, between Union and Peralta Streets and is intersected by Kirkham Street, Mandela Parkway, Cypress Street, Chester Street, Center Street and Henry Street from north and south. The Blues Walk of Fame will run through to Wood Street in the Historic Commercial section. The design has been completed and construction of Phase I is scheduled to begin in 2009. The section of 7th Street between Union Street and Peralta Street will be Phase I.

The WOPAC approved an additional allocation of \$650,000 in May of 2009 to complete construction of Phase 1 of the 7th Street Streetscape Project.

5. Alliance for West Oakland Development Job Training Program: The West Oakland Project Area Committee approved a grant of \$100,000 to the Alliance for West Oakland Development on April 11, 2007. The grant is for their job training program which trains at-risk West Oakland youth for careers in the construction industry. The Agency Board approved this grant on July 1, 2008. Staff is working on implementation of this grant.
6. NPI Neighborhood Project Initiative Program: The Agency approved an allocation of \$200,000 for the West Oakland Neighborhood Project Initiative in March 2008. The program offers capital grants of up to \$50,000 for small-scale neighborhood improvement projects within the Project Area. Staff has worked with the WOPAC during Spring 2008 to refine the program parameters and has issued a Request For Proposals, responses to which were due in September 2008.

Staff worked with WOPAC to select the 7 projects to be funded through the NPI Program. The Agency Board approved the selected projects in April 2009. Staff is working on implementing 6 of these 7 projects: 2 security cameras; a dog park at Grove Shafter Park; landscaping of the West MacArthur median; seismic retrofitting of Black New World Community Center; and facility upgrades for City Slicker Farms. The seventh project was determined to be ineligible.

7. Fitzgerald Community Farm: This project consists of improving two adjacent blighted pocket parks for use as a community garden. The WOPAC approved an allocation of \$100,000 in August, 2007, for a project that will combine the parks and develop a community garden at the site. Agency Board approval was granted on March 31, 2009. The project is managed by the Office of Parks and Recreation. Staff worked with OPR and the CitySlicker Farms, the project developer, during FY2008-09 to implement the project.
8. Brown Sugar Kitchen Tenant Improvement Grant: The WOPAC approved an allocation of \$75,000 for tenant and façade improvements for Brown Sugar Kitchen, a new restaurant located at 2534 Mandela Parkway in May 2008. Agency Board approval was granted on July 1, 2008. The improvements include new lighting, opening windows in the façade, new outdoor seating and interior improvements. Staff is working on implementation of this grant which is currently in the design phase.

9. PS Print Tenant Improvement Grant: The WOPAC approved an allocation of \$75,000 for tenant and façade improvements for PS Print, located at 2861 Mandela Parkway. Agency Board approval was granted on October 21, 2008. The grant will fund office expansion, improvements to the retail entry and conditions in the delivery areas. Staff is working on implementation of this grant which is currently in the design phase.
10. Rebuilding Together Oakland: The WOPAC approved an allocation of \$50,000 for Rebuilding Together Oakland to renovate homes in the Project Area. Agency approval was granted on April 21st. This project has been completed.
11. Grid Alternatives: The WOPAC approved an allocation of \$48,000 for installation of solar panels on at least four homes. Agency approval was granted on June 2, 2009. Agency staff is working with Grid Alternatives, project developer, to implement project. Construction will begin approximately 4 – 6 months after the qualified homes have been identified.
12. Business Assistance Center: The WOPAC approved a contribution of \$54,000 for the build-out of the Business Assistance Center, the total cost which was \$569,716. Agency Board approval was granted in April 2009. The Business Assistance Center had been open since July 2009 and its official grand opening is scheduled for October 14, 2009.

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Achievement Information (Unaudited)

Fiscal Year 2009

**Indicate Only Those Achievements Completed During the Fiscal Year of this Report as a Direct Result
of the Activities of the Redevelopment Agency.**

Please provide a description of the agency's activities/accomplishments during the past year.

(Please be specific, as this information will be the basis for possible inclusion in the publication.)

Activity Report

BLIGHT ALLEVIATING ACTIVITIES IN FY 2008-09

Activities to reduce blight with in the Acorn Project Area in FY 2008-09 include:

1. Jack London Gateway Shopping Center: In March of 2006, the East Bay Asian Local Development Corporation (EBALDC) obtained a funding commitment from the Redevelopment Agency in the amount of \$4.9 million for a 61-unit senior rental housing complex, located on an underutilized section of the Center's parking lot identified as 900 Market Street. The project started construction January 31, 2008, and celebrated its grand opening on September 2, 2009. Jack London Gateway Associates ("JLG Assoc.") also worked diligently on re-tenanting the "grocery space", but after many tries they have decided to split the space into a smaller 13,000 sqft "grocery space" and an 11,000 sqft general retail space. The Agency agreed to allow the non-grocery use as long as the remaining space was held for a grocery use as required in the Disposition and Development Agreement. JLG Assoc. then leased the non-grocery space to Citi Trends, a value priced family apparel retailer with over 350 stores in twenty-two states.

The West Oakland Redevelopment plan was adopted on November 18, 2003. Activities to reduce blight with in the West Oakland Project Area in FY 2008-09 include: staffing the West Oakland Project Area Committee (WOPAC) and its three standing subcommittees, which advise the Agency Board on projects and

Square Footage Completed

Enter the amount of square footage completed this year by building type and segregated by new or rehabilitated construction.

	New Construction	Rehabilitated
Commercial Buildings	315,719	1,453,749
Industrial Buildings		860
Public Buildings		
Other Buildings	1,427,170	193,949
Total Square Footage	1,742,889	1,648,558

Enter the Number of Jobs Created from the Activities of the Agency

Types Completed

A=Utilities B=Recreation C=Landscape D=Sewer/ Storm E=Streets/ Roads
F=Bus/Transit

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programs for implementation. The WOPAC also monitors new development in the Project Area and sponsors an annual picnic and newsletter as outreach activities. Specific activities include:

1. West Oakland Transit Village: The West Oakland Transit Village Action Plan (Transit Village Plan), a joint effort between the City of Oakland, the Oakland Housing Authority and BART, was completed in 2005. The Transit Village Plan provides a blueprint for public and private development at and around the West Oakland BART station. There are several projects associated with the Transit Village Plan which are in progress. They include residential, mixed use, commercial and ground floor retail space.

During 2008-09 Agency staff worked to get WOPAC recommendation and Agency Board approval to make an offer to purchase 1396 Fifth Street (the "Red Star" site) from the local developer and owner, "1396 Fifth Street, LLC." The owners did not accept the City's offer of \$2.81 million and it was instead sold to Global Premier Development who made a higher offer.

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program which trains at-risk West Oakland youth for careers in the construction industry. The Agency Board approved this grant on July 1, 2008. Staff is working on implementation of this grant.

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Activities to reduce blight with in the Central District Project Area in FY 2008-09 include:

1. 10K Housing: (develop housing for 10,000 new residents or approximately 6,000 new units since 1999). The Agency was directly involved in five projects and in a marketing campaign to encourage private development. As of April 2009, 4,057 units were completed, 535 units are in construction, 2,236 units have planning approvals and 3,928 units are in planning. These 10,756 units exceed the 10K goal of 6,000 units.

a. Citywalk. (252 residential units and 3,000 square feet of retail) Request for Proposals (RFP) issued November 2003, Disposition and Development Agreement (DDA) approved July 2004, demolition began in January 2005 and construction started in March 2005. There have been substantial delays in construction. At

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this time, a new developer has taken over the project with the intent to convert the project to rental housing. The new project completion date is December 31, 2011.

b. Uptown Apartments. (665 residential units and 9,000 square feet of retail) Construction started in October of 2005 and the project was completed in December of 2008.

c. Uptown – Parcel 4. The City Council approved a DDA with Forest City for the development of a mid-rise residential project with 175 – 200 units, and 20,000 square feet of retail. Recently, the City Council authorized an amendment to the DDA to extend the date to purchase the Property by thirty-six (36) months until July 31, 2011.

d. Fox Courts (80 units of affordable rental housing and 4,000 square feet of space dedicated to child care and children's art education programs). The Agency executed a DDA with Resources for Community Development. The project started construction on August 29, 2007, and was completed on June 30, 2009. The building is currently 100 percent leased.

2. Streetscape Improvements: In the summer of 2008, construction was completed on the "Revive Chinatown Pedestrian Improvements Project", which includes scramble traffic signals, bulb-outs, pedestrian countdown timers, and high-visibility crosswalks at four main intersections in Chinatown. The Broadway Streetscape Improvements Project, Phase II and III (12th to 20th Street), which includes the installation of basic pedestrian amenities such as benches, trash receptacles and new trees and tree grates, was completed in October of 2008. The Telegraph Phase I Streetscape Improvements Project (West-side of Telegraph from 18th – 20th Streets) and the Broadway/ West Grand Project (Broadway from 21st to West Grand Avenue) were completed in spring of 2009. The Old Oakland (Washington 7th to 9th Streets) Streetscape Improvement Project and the Latham-Telegraph Streetscape Project (Latham Square to 20th and Telegraph) are on hold pending implementation of the Basement Backfill and Repair Program (BBRP). The BBRP was developed to provide grants and loans to property owners for the required structural repair and backfill of basements under the sidewalks in the program's target areas (i.e. Old Oakland and Latham-Telegraph.) Lastly, the Agency has initiated the new Bay Area Rapid Transit (BART) 17th Street Gateway Project, which includes a redesign of BART's 17th Street entrance in order to improve the appearance and functionality of this BART entry point. This project will not start construction until the fall/winter of 2010.

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3., Fox Theater: (2,100 seat theater and 10,000 square feet of commercial/restaurant space). The historic Fox Theater was rehabilitated to house the Oakland School for the Arts, a performance venue and associated restaurant space. Combining state funding, private grants, New Market and Historic Rehabilitation Tax Credits, the Agency authorized a loan of \$25,500,000 from Central District Tax Allocation Bond proceeds for the project. In September of 2006, the Agency transferred the building to a related entity to develop the project, Fox Oakland Theater, Inc. In July of 2008, the Agency loaned an additional \$7.45 million to the project, all of which is to be repaid from anticipated grant sources. Construction began in December of 2006 and was completed in December of 2008 with issuance of the temporary certificate of occupancy. The Oakland School for the Arts opened in January 2009 and Fox Theater opened in February 2009.

4., Downtown Façade Program: The program provides \$5,000 in design services and matching grants of up to \$50,000 for façade improvements. In FY 2008-2009, 76 façade projects completed or started construction (64 completed and 12 in construction.) These projects represent \$1,574,631 in grant money that was either paid or encumbered. The grant money is leveraging \$6,534,550 in total exterior improvements.

5., Downtown Tenant Improvement Program: The program provides up to \$99,000 in matching grants and \$5,000 of free design assistance to attract retail, restaurants, arts and entertainment uses to vacant storefronts in designated areas of the Downtown. In FY 2008-09, 50 Tenant Improvement projects were completed or under construction (41 completed, 9 under construction). These projects represent \$1,879,150 in grant money that was either paid or encumbered. This funds will help leverage \$13,396,460 in total interior improvements.

6., Key System Building: This project includes renovation of the historic Key System building and its integration into a new high-rise mixed-use office tower to be developed on an adjacent vacant site. The project is subject to the terms of an expanded Owner Participation Agreement with SKS Investments. The Agency will also sell an adjacent 145-space garage to the developer to ensure the financial feasibility of the project and to maximize the amount of ground-floor retail space that can be placed in the new building. The developer secured project planning

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approvals in July of 2008. Start of project construction has been delayed because of the developer's inability to sign up an anchor tenant and to secure construction financing as a result of the recession. The developer has requested a three-year extension to the project's start-of-construction dates and the close of escrow for the sale of the garage. It is now anticipated that project construction will start and that the Agency will sell the garage in June 2013.

7. City Center Site Preparation: This project includes four City Blocks, of which two have been transferred to private developers (Shorenstein and the Olson Companies) for the development of an office tower (555 12th Street), and a for-sale residential project on T-10, which is located at 14th and Jefferson Street. A joint venture partnership between the Shorenstein Company and MetLife Insurance purchased the site known as T-12 located at 12th and Jefferson Street in December 2007. Excavation and hazardous materials remediation at the site in preparation for the construction of a 600,000 square foot office building were completed in November of 2008, but the developer subsequently stopped project construction because of a deteriorating labor market and the recession. The Shorenstein Company is in negotiations with the Agency to extend the project completion date from April 12, 2012 to April 12, 2015, with the option to extend by up to three additional years, if market conditions do not improve in the near term.

8. Public Parks and Facilities: The Agency provides funding for certain public parks and facilities in the Project Area to address deferred maintenance and needed capital improvements. During the reporting period, the Agency made available \$2 million to improve the following parks and public facilities:

Activities to reduce blight with in the Coliseum Project Area in FY 2008-09 include:

- A. Public expenditures to improve roadways, transit corridors intermodal transportation, associated infrastructure, and complete public facilities :
- i. Completed construction of the Coliseum Transit Hub streetscape and continued utility undergrounding along San Leandro Street
 - ii. Completed construction of the Airport Gateway along Doolittle Drive and Airport Access Road
 - iii. Designed Railroad Avenue Phase II street improvements
 - iv. Continuing support for the Oakland Airport Connector project

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- v. Supported and completed designs and environmental reviews for the Fruitvale Alive Streetscape Project (portions in the Coliseum Project Area) and the 66th Avenue Streetscape Project
- vi. Allocated funds to support the construction of the East Oakland Sports Complex
- vii. Continued construction of the 81st Avenue Branch of the Oakland Public Library
- B. Assistance with environmental assessments, clean-up, land assembly and screening to improve underutilized properties and incompatible uses:
 - i. Completed infrastructure improvements for the third-phase of the Oakland Housing OHA Lion Creek Crossings Project enabling the construction of 370 units of mixed-income housing
 - ii. Completed design and construction for the replacement park associated with the Lion Creek Crossings development
 - iii. Provided continued support and funding acquisition for transit villages developments and associated infrastructure improvements at the Coliseum and Fruitvale BART station areas
- C. Targeted efforts to improve security in the project area and focused "tough on blight" reduction programs:
 - i. Cited approximately 580 code violations via Tough on Blight Campaign in cooperation with Building Services Division
 - ii. Installed security cameras to deter illegal dumping and graffiti
 - iii. Contracted through Youth Employment Partnership workforce development to assist in graffiti abatement
 - iv. Funded NET and 8L18 Police Department programs to promote public safety including commercial security patrols and Crime Prevention through Environmental design consultations for area businesses
- v. Initiated Community Cleanup Corps (CCC) with Department of Human Services using Goodwill Industries as the training coordinator to employ homeless individuals for blight abatement
- vi. Implemented graffiti abatement measures including murals and green walls
- D. Programs to stimulate investment in the neighborhoods as well as the commercial and industrial areas of the Coliseum Redevelopment Project Area:
 - i. Façade Improvement Program

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ii. Tenant Improvement Program
ii Rebuilding Together Oakland

iii. Established Coliseum Green Works workforce and neighborhood project development program

iv. Neighborhood Projects Initiative (NPI) provided funds for improvements to Officer William "Willie" Wilkins Memorial park, Sobrante Park, and Fruitvale Plaza/35th Ave park,

v. Infill Development Incentives Program

vi. Coliseum Revolving Loan Program

Activities to reduce blight with in the Oak Center Project Area in FY 2008-09 include:

1. Rehabilitation of the tennis courts, and construction of a skate park in deFremery Park. With the improvements, the badly cracked and deteriorated tennis courts have been returned to the community as a popular recreational asset.
2. Funding has been allocated to paint the exterior, and rehabilitate the roof of the deFremery House, which is on the National Register of Historic Places, and serves as a community center for the neighborhood. The project is currently in the planning phase.

Activities to reduce blight with in the Stanford/Adeline Project Area in FY 2008-09 include:

1. All Stanford-Adeline Project Area funding that is not being used to service debt is being used for the Low and Moderate Income Housing Program.

Activities to reduce blight within the Oak Knoll Project Area in FY 2008-09 include:

1. SunCal performed vegetation management efforts to reduce blight and improve fire safety;

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2. SunCal completed hazardous materials abatement work on more than 90 abandoned buildings within most of the site; and
3. The Agency performed vegetation management work on its 5.45 acre parcel and is in the process of having the 18 abandoned and blighted housing units on its site abated and demolished.

Note: SunCal Oak Knoll, LLC filed for bankruptcy in November 2008 shortly after the Lehman Brothers bankruptcy filing. City and Agency staff are working with the trustee and his representatives to release funding to mitigate blight, maintain and secure the property until it is purchased.

Activities to reduce blight within the Oakland Base Reuse Project Area in FY 2008-09 include:

1. Master Development of 118-acre site: Through a Request for Proposals (RFP) process the Agency identified a master developer for the development of 118 acres within the Oakland Army Base Sub-District (OARB). The master developer had submitted a proposal to develop a modern logistics center, which would help improve the Port of Oakland's functioning, as well as R&D flex-office, Class A office, and project-serving retail. The proposed development is expected to maximize the job generating capacity of the OARB, and lead to quality jobs in key industries such as trade and logistics and green technology. The Agency is preparing to execute a 360-day Exclusive Negotiating Agreement with the master developer. The current schedule anticipates that the master developer will complete planning, entitlements, and CEQA certification by October 2010. Site preparation would begin in early 2011. Construction would be phased, with the first buildings set to open in 2012.
2. North Gateway Area Development: The Agency entered into negotiations with two recycling firms to relocate out of West Oakland onto 16.5 acres of the North Gateway Area of the Oakland Army Base Sub-District. The relocation would enable the recyclers to consolidate their operations and free up land in West Oakland for uses more compatible with the residential neighborhoods.
3. Central Gateway Area Development: The Agency prepared a grading and fill plan for the Central Gateway Area of the Oakland Army Base Sub-District. The plan is the basis for a current RFP for contractors to bid for placement of

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approximately 140,000 cubic yards of engineered fill and demolition of three vacant and dilapidated buildings in the Central Gateway. The fill will prepare the site for future development.

4. Wood Street Zoning District: The Agency worked with four developers to facilitate the development of approximately 1,300 units of housing (including affordable housing) on a 29-acre site. One project, Pacific Cannery Lofts, a 163 unit condominium project; was completed in 2008. Two projects, Zephyr Gate, a 130 unit condominium project; and Ironhorse at Central Station, a 99 unit affordable housing project, are nearing completion. Zephyr Gate is expected to complete construction by the end of 2009 and Ironhorse by March 2010. HFH Ltd completed soil remediation of its parcel and leased the property to PG&E short term. PG&E is using the property as a base of operations for making upgrades in the area.

5. 16th Street Train Station: The Agency authorized a \$400,000 predevelopment loan to analyze the feasibility of renovating the historic 16th Street Train Station and developing three parcels attached to the Train Station. The developer has performed initial studies of the site conditions and will be analyzing the financial feasibility of uses such as an event center, vocational training facility, offices, and a museum for the Train Station and attached properties. The completed study is due December 2009.

6. Maritime/Industrial Development: The Agency negotiated a lease disposition and development agreement with a developer to build a 15-acre maritime-related truck depot that will include truck parking, trailer storage, administrative offices and services, a fueling station, maintenance facilities and scales, and food services. The development of this site within the East Gateway Area of the Oakland Army Base Sub-District will also result in the deconstruction of approximately 421,000 square feet of blighted and mostly abandoned warehouses. The Agency prepared an Initial Study for the truck depot, and expects to have an Addendum to the 2006 Supplemental Environmental Impact Report certified by the end of 2009.

7. Infrastructure Planning: The Army Base will require extensive infrastructure improvements estimated at roughly \$113,000,000 that will include soil surcharging, utility upgrades, enhancement of existing streets, major traffic mitigations, and construction of new roads. The Agency prepared a Sanitary Sewer Assessment in conjunction with a preliminary infrastructure improvement plan to position the site for funding opportunities as they become available.

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Activities to reduce blight with in the Broadway/MacArthur/San Pablo Project Area in FY 2008-09 include:

1. MacArthur Transit Village: The Redevelopment Agency is working jointly with BART and the MacArthur BART Citizens Planning Committee to develop a transit village at the MacArthur BART Station on the BART surface parking lot. The project will offer a mix of high-density residential units (both market-rate and below-market rate), neighborhood serving retail, and community space. The Agency selected a development team, MacArthur Transit Community Partners, LLC., in April 2004 for this project and executed an Exclusive Negotiating Agreement with the development team and BART in November 2004. In FY 2008-09, the Redevelopment Agency negotiated and approved an Owner Participation Agreement with the Development team outlining the redevelopment financial contribution to the deal.
2. MLK Transit Oriented Development: The Redevelopment Agency is working with the MacArthur BART Citizens Planning Committee to develop transit oriented development projects on the west side of the MacArthur BART Station. The Agency owned a property in this area, located at 3860 Martin Luther King, Jr. Way. The Agency entered into a Disposition and Development Agreement with a developer, Cotter and Coyle, LLC, to purchase the Agency-owned property in January 2006 for a 74-unit for-sale housing development project that includes development of an adjacent site. The project received its planning entitlements in September 2006 and construction was completed on the first 30-unit phase in March 2009. The second phase of the project is fully entitled but construction is currently on hold given the current housing market conditions.
3. Commercial Façade and Tenant Improvement Programs: The Redevelopment Agency established a Commercial Façade Improvement program and a Tenant Improvement program in the project area. The Façade Improvement Program and Tenant Improvement Program offer matching grants depending on the square footage of the retail space. In addition, both programs also offer free architectural assistance up to \$5,000 to participating property owners and businesses. The program boundaries include Telegraph Avenue, San Pablo Avenue, Broadway, and West MacArthur Boulevard. To date, 26 façade improvement projects have been completed, and 12 are in the design/construction bidding phase. In addition 3 Tenant Improvement projects have been completed and 5 are currently in the design/construction bidding phase.
4. 40th Street Pedestrian Improvements: The Redevelopment Agency received a

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grant from the Caltrans Environmental Justice Program to create a plan to improve pedestrian access to the MacArthur BART Station from the west side of the station. The Agency completed the schematic designs for the project in March 2009 and was awarded a federal capital grant to construct a portion of the project in July 2009 through the Regional Bicycle and Pedestrian Program. In addition, to the grant funds, the Redevelopment Agency contributed \$770,000 of redevelopment funds to this project out of the total project budget of \$2.3 million. Construction started on the project in January 2008 and was completed in July 2009.

5. **Neighborhood Project Initiative Program:** The Redevelopment Agency adopted a Neighborhood Project Initiative program in the Broadway/MacArthur/San Pablo Area in February 2006. The program offers capital grants of up to \$75,000 for small-scale neighborhood improvement projects within the project area. To date the program has funded 20 projects within the project area over 3 rounds of grant awards. Funded projects include median landscaping upgrades on 40th Street and West MacArthur Boulevard, facility upgrades at Mosswood Park and the Golden Gate Recreation Center, murals, flowering street planters, street furnishings and new street trees.

6. **San Pablo Pedestrian Streetlights Project:** In 2007, the Redevelopment Agency began design work for the installation of 70 new pedestrian street lights on San Pablo Avenue within the Project Area boundaries. During FY 2008-09, the Agency completed the construction documents, bid and awarded the construction contract. Construction began on the project in July 2009.

7. **Rebuilding Together Oakland:** The Redevelopment Agency provided a \$50,000 grant to Rebuilding Together Oakland in April 2009 to rehabilitate 5 homes within the project area owned by low-income senior citizens. The repairs were done entirely through volunteer labor. This is the second year the Agency has provided grant funds to this organization.

8. **Broadway/Valdez Specific Plan:** In 2008, the Redevelopment Agency contributed funds for the preparation of a Specific Plan to analyze retail and housing opportunities for the reuse of key properties in the Broadway Auto Row portion of the redevelopment area. Work on the Specific plan began in FY 2008-09 and is projected to be completed in June 2010.

Activities to reduce blight within the CCE Project Area in FY 2008-09 included implementation of a Tenant Improvement Program, Façade Improvement

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Program, Homeownership Rehabilitation Program, Streetscapes Improvement & Community Facilities Improvement Program, an Opportunity Sites Program, and the Historic Preservation Program. The following provides more detailed information on the programs:

1. Commercial Façade Improvement Program: The Redevelopment Agency has established a Commercial Façade Improvement program in the project area. The program offers matching grants of up to \$30,000 for eligible façade improvements. In addition, the program also offers free architectural assistance of up to \$5,000 to participating property owners and businesses. The program is available to commercial businesses and property owners along the major commercial corridors in the CCE Redevelopment Area. In FY 2008-09 6 FIP projects were completed with a total of \$138,130 expended for these projects.
2. Tenant Improvement Program (TIP): The purpose of the program is to assist property owners and potential tenants in occupying vacant retail spaces in neighborhood commercial areas. The TIP helps to eliminate blighted property by providing financial assistance for improvements to the interior retail space of vacant storefronts. The program offers matching grants on a dollar-for-dollar basis up to \$45,000 for tenant improvements. In addition, the program offers up to \$5,000 for design services per property in the CCE Project Area. In FY 2008-09 4 TIP projects were completed with a total of \$165,000 expended for these projects.
3. Homeownership Rehabilitation Program (HRP): The program provides loan funds of up to \$75,000 for exterior work on homes owned and occupied by low to moderate income households in the CCE Redevelopment Area, and a grant of up to \$5,000 for design services per property owner. It is designed to enhance the curb appeal of individual homes, as well as the neighborhoods where the homes are located. The HRP works in coordination with the City's existing city-wide housing rehabilitation programs. There are 9 HRP projects that have been completed for a total amount of \$540,143 in FY 2008-09.
4. Streetscapes Improvement Program (SIP): The SIP is targeted to 8 areas in the CCE Project Area. In FY 2008-09 design and engineering work was completed in 5 of the targeted areas. The following is a description for each of the areas. In FY 2008-09 staff issued a bond for the implementation of the streetscape program. These bonds, issued as taxable and tax-exempt bonds, will be used to assist in the funding of public and private projects. The amount provided for tax-exempt bonds is \$14.1 million which is targeted to fund the design and construction of streetscape projects. More details regarding the progression

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of the various projects is presented below:

a. MacArthur Boulevard (73rd Avenue to San Leandro border): The above-ground streetscape improvements are being done in conjunction with utility undergrounding. Participants in this effort include Pacific Gas & Electric, AT&T, and Comcast, which will each install their own facilities for their respective services. The streetscape component will include corner bulb-outs, sidewalk expansions, new street trees and tree wells, lighting, and street resurfacing and striping. This project has been split into the three areas listed below. The underground work began in December of 2005.

Central City East funds of \$300,000 were expended to assist with the underground work along MacArthur Boulevard. The underground work is expected to be completed by December 2009. The above ground streetscape work is expected to be completed by 2009/2010. The streetscape work will be implemented in the following three areas:

Phase 1 / Node 1: 73rd Avenue to 76th Avenue

Phase 2 / Node 2: 89th Avenue to 90th Avenue

Phase 3 / Node 3: 106th Avenue to Durant

b. 23rd Avenue between East 12th Street and Foothill Boulevard: The 95 percent design and engineering documents are complete. A final report, which presents the history and background information about the 23rd Avenue project, was completed in November 2006. The prime firm on the project was PGA design with HQE Civil Engineering, CHS Traffic and Electrical engineering, Mack 5 cost estimators, and PLS Surveys for the surveying. CEDA's design and engineering staff has taken this project from the 35 percent to 100 percent construction documents. Bidding for the construction is expected to be in the Fall of 2009. The project is projected to be completed in September of 2010.

c. Foothill/Fruitvale between 29th Avenue and High Street with emphasis between 29th and 38th Avenues: The firm of Design, Community & Environment, in collaboration with VSCE, was selected to lead the project planning and design phase. 35 percent design documents and cost estimates for this streetscape project have been completed. To date, four community workshops have been conducted to gather input on the design plan. Following the last review by the City, a report will be distributed outlining the final recommendations. The design work for the next phase of this project is currently underway.

d. Foothill/Seminary: This project covers areas on Foothill Boulevard from Mason

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Street to 60th Avenue, and on Seminary Avenue from Bancroft Avenue to Kingsley Circle. The design and engineering documents for the project were completed by Bottomley, Design and Planning in February of 2006. CCE staff is working with CEDA Design and Construction Services to advance conceptual designs to 35 percent design development drawings.

e. 14th Avenue: This project will provide streetscape improvements on 14th Avenue in the Eastlake/ International Boulevard area, which includes 14th Avenue from East 8th Street to East 19th Street. The firm of Bottomley, Design and Planning has been selected as the consultant to work on the design. To date, all four community and technical advisory committee meetings have been conducted. Phase one plans and costs estimates have been modified according to the budget and input gathered by the design team. Bottomley Design & Planning is now finalizing the 35 percent construction documents for the best alternative.

f. 5th Avenue: This project area presents unusually complex and interrelated planning, engineering, and design challenges because of the railroad tracks and Interstate 880, and the planned Oak-to-Ninth development. These issues require preliminary planning and analysis before streetscape designs can be developed. CCE staff will work with the Public Works Agency and the Planning Department staff on a study to determine how to increase the area's pedestrian safety and waterfront access, and current and potential future zoning regulations. Ongoing development and infrastructure projects continue to impact the project's design timetable.

g. East 18th Street: These streetscape improvements are located in the Parkway Theater District on the east side of Lake Merritt. The CCE staff worked with the Measure DD staff on the initial design to link improvements to the East 18th Street area to the Lake Merritt and Athol Park areas. Conceptual design plans have been completed for the East 18th Street area between Lake Merritt and Park Boulevard. Early project design work started in FY 2005-06. CEDA's engineering and design staff will develop the next phase of the design and construction documents to take the project to 65 percent and 100 percent construction documents. The project is projected to be completed in Fall of 2010.

h. Melrose/Bancroft now known as Foothill/High/Melrose (FHM): This project is located in two separate nodes. The first node is located on Foothill Boulevard from High Street to 45th Avenue and on High Street from Bancroft Avenue to Ygnacio Avenue. The second node is located on Foothill Boulevard from Congress Avenue to Cole Street, on Bancroft Avenue from Fairfax to Cole Street, and on Fairfax Avenue from Foothill Boulevard to Bancroft Avenue. The firm Design, Community

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& Environment was selected to lead the project planning and design phase. A final design was selected and the 35 percent design documents and Master Plan were completed in April 2009.

5. Community Facilities Improvement Program: The Community Facilities Program focuses on the need for new or improved community facilities such as parks, community centers, libraries, open space and cultural facilities. Such facilities can be provided in conjunction with public schools to enrich the educational experience. These projects are intended to encourage further investment in the neighborhoods and make them more desirable places to visit and live. In FY 2008-2009, CCE contributed \$10 million in bond funds for the demolition, expansion, and construction of a new 9,000 to 10,000 square foot fire station, Fire Station No. 18. CCE funds of \$800,000 were provided for the exterior renovation of Fremont pool. This exterior renovation will have a positive impact on the surrounding area. CCE funds of \$350,000 were used to conduct a feasibility study for the Eastmont Branch Library and provide facility and utility improvements to Elmhurst Branch Library and Melrose Branch Library. CCE funds of \$250,000 and \$750,000 respectively were used to repave the existing basketball court, replace tot lot surfacing and replace limited play equipment at Cesar Chavez Park and develop a conceptual park improvement plan for Josie de la Cruz Park.

6. The Opportunity Sites Program: In 2008-09 CEDA staff further developed and worked on the CCE Opportunity Sites Program. The purpose of this program is to address the reuse and development of blighted and underutilized properties in the CCE Project Area. CEDA staff and the Project Area Committee identified the properties that are now targeted by this program. In FY 2008-09, taxable bonds proceeds of approximately \$7 million were used for land acquisition and site infrastructure improvements to stimulate in-fill development throughout the CCE Project Area. Six properties were acquired. Bond proceeds will provide an incentive to encourage private development including property acquisition, retail recruitment, and direct development assistance. The vision for these sites is to develop mixed-use housing or commercial projects that support existing commercial nodes and neighborhoods in the CCE Project Area. Land acquisition would take place in response to property owner, developer or Agency initiated efforts to assemble property needed for the expansion of existing uses or for the creation of sites capable of development for new uses. CEDA staff is now working with multiple property owners to address the development of their sites.

7. Historic Preservation Program: Portions of the CCE Project Area that include significant historic buildings can be made into viable retail, commercial, or

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residential properties through various Agency-sponsored efforts and Agency assistance. This program will both preserve important resources and eliminate the hazardous conditions in which people live and work by addressing issues such as seismic safety. Furthermore, the preservation of historic buildings provides reuse of valuable properties that may be underutilized or vacant, and preserves the character of an area. In FY 2008-09 CCE funds of \$100,000 were used for the Mills Act, a mitigation measure required for the CCE Redevelopment Plan. This preservation incentive allows a reduction of property tax assessments for historic properties in exchange for a contract to preserve the property. Additionally, CCE funded \$25,000 to pay for the development of an educational program and materials for property owners in the CCE San Antonio Hills for both historic and non-historic properties.

8. The Redevelopment Mural Project: Authorization of this one-year agreement with artists is allowing the Agency to implement blight reduction services in the Coliseum and Central City East project areas by working with property owners and at-risk youth to create murals in order to reduce the amount of graffiti in the neighborhoods. Under this contract, the Agency will pay \$78,000 to cover any artist outreach, training, materials and supplies related to the project. In FY 2008-09 one project was completed.

The West Oakland Redevelopment plan was adopted on November 18, 2003. Activities to reduce blight with in the West Oakland Project Area in FY 2008-09 include: staffing the West Oakland Project Area Committee (WOPAC) and its three standing subcommittees, which advise the Agency Board on projects and programs for implementation. The WOPAC also monitors new development in the Project Area and sponsors an annual picnic and newsletter as outreach activities. Specific activities include:

1. West Oakland Transit Village: The West Oakland Transit Village Action Plan (Transit Village Plan), a joint effort between the City of Oakland, the Oakland Housing Authority and BART, was completed in 2005. The Transit Village Plan provides a blueprint for public and private development at and around the West Oakland BART station. There are several projects associated with the Transit Village Plan which are in progress. They include residential, mixed use, commercial and ground floor retail space.

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During 2008-09 Agency staff worked to get WOPAC recommendation and Agency Board approval to make an offer to purchase 1396 Fifth Street (the "Red Star" site) from the local developer and owner, "1396 Fifth Street, LLC." The owners did not accept the City's offer of \$2.81 million and it was instead sold to Global Premier Development who made a higher offer.

Staff also worked to get Agency Board approval to co-apply with local developer "Capital Stone Group" for the 2nd round of Prop 1C funding, located at 1357 Fifth Street.

2. Commercial Façade Improvement and Tenant Improvement Programs: The Agency approved additional funding of \$250,000 for the West Oakland Façade and Tenant Improvement Programs in December 2008. The programs offer matching grant funds for improvements and limited architectural assistance. Staff worked with 15 projects and completed 5 projects during FY 08-09.

3. Mandela Foods Cooperative: Mandela Foods is a new locally-owned and operated grocery store that will enhance the supply of fresh and healthy foods for West Oakland. The Agency Board approved an additional commitment of \$58,000 to help cover cost overruns incurred during the rehabilitation of this 7th Street grocery store. This amount was added to the existing \$200,000 tenant improvement matching grant awarded by the Agency in 2007. Staff has worked to obtain Agency Board approval for the grant and has worked with Mandela Foods to develop the project's scope of services and contract. Mandela Foods had its grand opening on June 6, 2009.

4. 7th Street Streetscape Project: Since 2000 the area around the West Oakland BART Station has been designated with the zoning "S-15 Transit-Oriented Development". The City has also developed a streetscape plan for 7th Street using an \$185,000 Environmental Justice grant from Caltrans. The streetscape project will restore the traditional role of 7th Street as a local commercial and cultural center for the West Oakland community, as well as strengthen its historical identity as a transportation hub through pedestrian, bicycle and transit improvements around the West Oakland BART Station Street commercial historic district.

The 7th Street Streetscape Improvement Project goals are as follows:

1. Bring an overall improvement to the vehicular and non-motorized circulation, and enhance streetscapes within the Project Area.

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2. Provide safe pedestrian, bicycle and vehicular access and amenities while connecting neighborhoods to the main BART entry and the 7th Street commercial corridor.
3. Enhance the appearance of 7th Street and the area around West Oakland BART Station and provide incentives for residents of Oakland to access the West Oakland BART station by foot, bicycle and local transit.
4. Promote economic revitalization to encourage additional residential development.
5. Celebrate the history of blues and jazz in Oakland. Improvements include lane reconfiguration, traffic signal modifications, paving, sidewalk and curb and gutter work, street furniture and street lighting, construction of a gateway structure and pedestrian mall canopy, landscaping, public art, construction of new ADA ramps and pedestrian crossings.

The Project Area is on 7th Street, between Union and Peralta Streets and is intersected by Kirkham Street, Mandela Parkway, Cypress Street, Chester Street, Center Street and Henry Street from north and south. The Blues Walk of Fame will run through to Wood Street in the Historic Commercial section. The design has been completed and construction of Phase I is scheduled to begin in 2009. The section of 7th Street between Union Street and Peralta Street will be Phase I. The WOPAC approved an additional allocation of \$650,000 in May of 2009 to complete construction of Phase 1 of the 7th Street Streetscape Project.

5. Alliance for West Oakland Development Job Training Program: The West Oakland Project Area Committee approved a grant of \$100,000 to the Alliance for West Oakland Development on April 11, 2007. The grant is for their job training program which trains at-risk West Oakland youth for careers in the construction industry. The Agency Board approved this grant on July 1, 2008. Staff is working on implementation of this grant.

6. NPI Neighborhood Project Initiative Program: The Agency approved an allocation of \$200,000 for the West Oakland Neighborhood Project Initiative in March 2008. The program offers capital grants of up to \$50,000 for small-scale neighborhood improvement projects within the Project Area. Staff has worked with the WOPAC during Spring 2008 to refine the program parameters and has issued a Request For Proposals, responses to which were due in September 2008.

Staff worked with WOPAC to select the 7 projects to be funded through the NPI

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Program. The Agency Board approved the selected projects in April 2009. Staff is working on implementing 6 of these 7 projects: 2 security cameras; a dog park at Grove Shafter Park; landscaping of the West MacArthur median; seismic retrofitting of Black New World Community Center; and facility upgrades for City Slicker Farms. The seventh project was determined to be ineligible.

7. Fitzgerald Community Farm: This project consists of improving two adjacent blighted pocket parks for use as a community garden. The WOPAC approved an allocation of \$100,000 in August, 2007, for a project that will combine the parks and develop a community garden at the site. Agency Board approval was granted on March 31, 2009. The project is managed by the Office of Parks and Recreation. Staff worked with OPR and the CitySlicker Farms, the project developer, during FY2008-09 to implement the project.

8. Brown Sugar Kitchen Tenant Improvement Grant: The WOPAC approved an allocation of \$75,000 for tenant and façade improvements for Brown Sugar Kitchen, a new restaurant located at 2534 Mandela Parkway in May 2008. Agency Board approval was granted on July 1, 2008. The improvements include new lighting, opening windows in the façade, new outdoor seating and interior improvements. Staff is working on implementation of this grant which is currently in the design phase.

9. PS Print Tenant Improvement Grant: The WOPAC approved an allocation of \$75,000 for tenant and façade improvements for PS Print, located at 2861 Mandela Parkway. Agency Board approval was granted on October 21, 2008. The grant will fund office expansion, improvements to the retail entry and conditions in the delivery areas. Staff is working on implementation of this grant which is currently in the design phase.

10. Rebuilding Together Oakland: The WOPAC approved an allocation of \$50,000 for Rebuilding Together Oakland to renovate homes in the Project Area. Agency approval was granted on April 21st. This project has been completed.

11. Grid Alternatives: The WOPAC approved an allocation of \$48,000 for installation of solar panels on at least four homes. Agency approval was granted on June 2, 2009. Agency staff is working with Grid Alternatives, project developer, to implement project. Construction will begin approximately 4 – 6 months after the

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qualified homes have been identified.

12. Business Assistance Center: The WOPAC approved a contribution of \$54,000 for the build-out of the Business Assistance Center, the total cost which was \$569,716. Agency Board approval was granted in April 2009. The Business Assistance Center had has been open since July 2009 and its official grand opening is scheduled for October 14, 2009.

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Pass-Through / School District Assistance

Fiscal Year

Project Area Name

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail			Total	Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607		H & S Code Section 33445	H & S Code Section 33445.5
County				\$0		
Cities				\$0		
School Districts				\$0		
Community College District				\$0		
Special Districts				\$0		
Total Paid to Taxing Agencies	\$0	\$0	\$0	\$0	\$0	\$0
Net Amount to Agency				\$1,286,000		
Gross Tax Increment Generated				1,286,000		

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Project Area Name

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail			Other Payments		
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County			270,000	\$270,000		
Cities			497,000	\$497,000		
School Districts			231,000	\$231,000		
Community College District			32,000	\$32,000		
Special Districts			168,000	\$168,000		
Total Paid to Taxing Agencies	\$0	\$0	\$1,198,000	\$1,198,000	\$0	\$0
Net Amount to Agency				\$4,715,000		
Gross Tax Increment Generated				5,913,000		

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Project Area Name

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail			Total	Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607		H & S Code Section 33445	H & S Code Section 33445.5
County			1,366,000	\$1,366,000		
Cities			1,862,000	\$1,862,000		
School Districts			664,000	\$664,000		
Community College District			94,000	\$94,000		
Special Districts			707,000	\$707,000		
Total Paid to Taxing Agencies	\$0	\$0	\$4,693,000	\$4,693,000	\$0	\$0
Net Amount to Agency				\$18,505,000		
Gross Tax Increment Generated				23,198,000		

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Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail			Total	Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607		H & S Code Section 33445	H & S Code Section 33445.5
County			1,157,000	\$1,157,000		
Cities			1,818,000	\$1,818,000		
School Districts			836,000	\$836,000		
Community College District			118,000	\$118,000		
Special Districts			609,000	\$609,000		
Total Paid to Taxing Agencies	\$0	\$0	\$4,538,000	\$4,538,000	\$0	\$0
Net Amount to Agency				\$47,239,000		
Gross Tax Increment Generated				51,777,000		

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Project Area Name

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail				Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County			1,559,000	\$1,559,000		
Cities			2,037,000	\$2,037,000		
School Districts			1,541,000	\$1,541,000		
Community College District			215,000	\$215,000		
Special Districts			1,293,000	\$1,293,000		
Total Paid to Taxing Agencies	\$0	\$0	\$6,645,000	\$6,645,000	\$0	\$0
Net Amount to Agency				\$26,734,000		
Gross Tax Increment Generated				33,379,000		

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Project Area Name

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail			Total	Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607		H & S Code Section 33445	H & S Code Section 33445.5
County				\$0		
Cities				\$0		
School Districts				\$0		
Community College District				\$0		
Special Districts				\$0		
Total Paid to Taxing Agencies	\$0	\$0	\$0	\$0	\$0	\$0
Net Amount to Agency				\$0		
Gross Tax Increment Generated						

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Pass-Through / School District Assistance

Fiscal Year 2009

Project Area Name Oak Knoll

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail			Total	Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607		H & S Code Section 33445	H & S Code Section 33445.5
County			60,000	\$60,000		
Cities			134,000	\$134,000		
School Districts			140,000	\$140,000		
Community College District			20,000	\$20,000		
Special Districts			46,000	\$46,000		
Total Paid to Taxing Agencies	\$0	\$0	\$400,000	\$400,000	\$0	\$0
Net Amount to Agency				\$1,602,000		
Gross Tax Increment Generated				2,002,000		

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Pass-Through / School District Assistance

Fiscal Year 2009

Project Area Name Oakland Army Base

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail			Other Payments		
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County			214,000	\$214,000		
Cities			514,000	\$514,000		
School Districts			165,000	\$165,000		
Community College District			23,000	\$23,000		
Special Districts			147,000	\$147,000		
Total Paid to Taxing Agencies	\$0	\$0	\$1,063,000	\$1,063,000	\$0	\$0
Net Amount to Agency				\$4,159,000		
Gross Tax Increment Generated				5,222,000		

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Project Area Name

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail			Total	Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607		H & S Code Section 33445	H & S Code Section 33445.5
County				\$0		
Cities				\$0		
School Districts				\$0		
Community College District				\$0		
Special Districts				\$0		
Total Paid to Taxing Agencies	\$0	\$0	\$0	\$0	\$0	\$0
Net Amount to Agency				\$171,000		
Gross Tax Increment Generated				171,000		

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Project Area Name

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail			Total	Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607		H & S Code Section 33445	H & S Code Section 33445.5
County			452,000	\$452,000		
Cities			581,000	\$581,000		
School Districts			386,000	\$386,000		
Community College District			55,000	\$55,000		
Special Districts			257,000	\$257,000		
Total Paid to Taxing Agencies	\$0	\$0	\$1,731,000	\$1,731,000	\$0	\$0
Net Amount to Agency				\$6,857,000		
Gross Tax Increment Generated				8,588,000		

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Project Area Report

Fiscal Year 2009

Project Area Name

Acorn Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

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

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Yes

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

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

Project Area Report

Fiscal Year 2009

Project Area Name

Broadway/MacArthur

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ? Yes

Enter Code for Type of Project Area Report

- P = Standard Project Area Report A = Administrative Fund
- L = Low and Moderate Income Housing Fund M = Mortgage Revenue Bond Program
- O = Other Miscellaneous Funds or Programs S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions? Yes

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

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year? Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2009

Project Area Name

Central City East

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

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

7/29/03

Most Recent Date Project Area was Amended

6/20/06

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

2048

Effectiveness of Plan (Year Only)

2033

New Indebtedness (Year Only)

2023

Size of Project Area in Acres

3,339

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

RCPO

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2009

Project Area Name

Central District Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

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

6/12/69

Most Recent Date Project Area was Amended

6/20/06

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

2022

Effectiveness of Plan (Year Only)

2012

New Indebtedness (Year Only)

2004

Size of Project Area in Acres

800

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

100.0

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

RCP

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

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

Project Area Report

Fiscal Year 2009

Project Area Name Coliseum Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?	<input type="text" value="Yes"/>						
Enter Code for Type of Project Area Report	<input type="text" value="P"/>						
<table style="width: 100%; font-size: small;"> <tr> <td>P = Standard Project Area Report</td> <td>A = Administrative Fund</td> </tr> <tr> <td>L = Low and Moderate Income Housing Fund</td> <td>M = Mortgage Revenue Bond Program</td> </tr> <tr> <td>O = Other Miscellaneous Funds or Programs</td> <td>S = Proposed (Survey) Project Area</td> </tr> </table>		P = Standard Project Area Report	A = Administrative Fund	L = Low and Moderate Income Housing Fund	M = Mortgage Revenue Bond Program	O = Other Miscellaneous Funds or Programs	S = Proposed (Survey) Project Area
P = Standard Project Area Report	A = Administrative Fund						
L = Low and Moderate Income Housing Fund	M = Mortgage Revenue Bond Program						
O = Other Miscellaneous Funds or Programs	S = Proposed (Survey) Project Area						
Does the Plan Include Tax Increment Provisions?	<input type="text" value="Yes"/>						
Date Project Area was Established (MM-DD-YY)	<input type="text" value="6/23/95"/>						
Most Recent Date Project Area was Amended	<input type="text" value="11/5/05"/>						
Did this Amendment Add New Territory?	<input type="text" value="No"/>						
Most Recent Date Project Area was Merged	<input type="text" value="7/29/97"/>						
Will this Project Area be Carried Forward to Next Year?	<input type="text" value="Yes"/>						
Established Time Limit :							
Repayment of Indebtedness (Year Only)	<input type="text" value="2040"/>						
Effectiveness of Plan (Year Only)	<input type="text" value="2028"/>						
New Indebtedness (Year Only)	<input type="text" value="2015"/>						
Size of Project Area in Acres	<input type="text" value="6,785"/>						
Percentage of Land Vacant at the Inception of the Project Area <i>Health and Safety Code Section 33320.1 (xx.x%)</i>	<input type="text" value="13.0"/>						
Percentage of Land Developed at the Inception of the Project Area <i>Health and Safety Code Section 33320.1 (xx.x%)</i>	<input type="text" value="87.0"/>						
Objectives of the Project Area as Set Forth in the Project Area Plan <i>(Enter the Appropriate Code(s) in Sequence as Shown)</i>	<input type="text" value="RICP"/>						

R = Residential I = Industrial C = Commercial P = Public O = Other

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

Project Area Report

Fiscal Year 2009

Project Area Name

Oak Center Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

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

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1. (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

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

Project Area Report

Fiscal Year 2009

Project Area Name

Oak Knoll

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

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

7/14/98

Most Recent Date Project Area was Amended

12/21/04

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

2044

Effectiveness of Plan (Year Only)

2029

New Indebtedness (Year Only)

2018

Size of Project Area in Acres

183

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

IC

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

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

Project Area Report

Fiscal Year 2009

Project Area Name

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Forwarded from Prior Year ?

Enter Code for Type of Project Area Report

P = Standard Project Area Report A = Administrative Fund
 L = Low and Moderate Income Housing Fund M = Mortgage Revenue Bond Program
 O = Other Miscellaneous Funds or Programs S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

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

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

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

Project Area Report

Fiscal Year 2009

Project Area Name

Other Project Areas

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

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

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

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

Project Area Report

Fiscal Year 2009

Project Area Name

West Oakland

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

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

11/18/03

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

2048

Effectiveness of Plan (Year Only)

2033

New Indebtedness (Year Only)

2023

Size of Project Area in Acres

1,565

Percentage of Land Vacant at the Inception of the Project Area

10.5

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

89.5

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

RCO

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

General Information

Fiscal Year **2009**

Members of the Governing Body			
	Last Name	First Name	Middle Initial
Chairperson	Dellums	Ronald	
Member	Brooks	Desley	
Member	Quan	Jean	
Member	Kerninghan	Patricia	
Member	Kaplan	Rebecca	
Member	De La Fuente	Ignacio	
Member	Nadel	Nancy	
Member	Reid	Larry	
Member	Brunner	Jane	
Member			

Mailing Address

Street 1

Street 2

City State Zip

Phone Is Address Changed?

Agency Officials				
	Last Name	First Name	Middle Initial	Phone
Executive Director	Lindheim	Dan		(510) 238-3301
Fiscal Officer	Yew, Jr	Joseph T.		(510) 238-6325
Secretary	Simmons	LaTonda		(510) 238-3611

Report Prepared By		Independent Auditor
Firm Name	<input type="text" value="Solitei"/>	<input type="text" value="William, Adley & Company, LLP"/>
Last	<input type="text" value="Osborn"/>	<input type="text" value="Griffin"/>
First	<input type="text" value="K"/>	<input type="text" value="Robert"/>
Middle Initial	<input type="text" value="H"/>	<input type="text"/>
Street	<input type="text" value="150 Frank H. Ogawa Plaza"/>	<input type="text" value="1330 Broadway, Ste. 1825"/>
City	<input type="text" value="Oakland"/>	<input type="text" value="Oakland"/>
State	<input type="text" value="CA"/>	<input type="text" value="CA"/>
Zip Code	<input type="text" value="94612-"/>	<input type="text" value="94612-"/>
Phone	<input type="text" value="(510) 238-3909"/>	<input type="text" value="(510) 893-8114"/>

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

Audit Information

Fiscal Year	2009		
Was the Report Prepared from Audited Financial Data, and Did You Submit a Copy of the Audit?	<input type="text" value="No"/>	If compliance opinion includes exceptions, state the areas of non-compliance, and describe the agency's efforts to correct.	
Indicate Financial Audit Opinion	<input type="text" value="Unqualified"/>		
If Financial Audit is not yet Completed, What is the Expected Completion Date?	<input type="text"/>		
If the Audit Opinion was Other than Unqualified, State Briefly the Reason Given	<input type="text"/>		
Was a Compliance Audit Performed in Accordance with Health and Safety Code Section 33080.1 and the State Controller's Guidelines for Compliance Audits, and Did You Submit a Copy of the Audit?	<input type="text" value="No"/>		
Indicate Compliance Audit Opinion	<input type="text" value="Unqualified"/>		
If Compliance Audit is not yet Completed, What is the Expected Completion Date?	<input type="text"/>		

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2009

Project Area Name

Acorn Project Area

Tax Allocation Bond Debt

Revenue Bonds

Other Long Term Debt

City/County Debt

Low and Moderate Income Housing Fund

Other

Total

Available Revenues

Net Tax Increment Requirements

512,177

4,833,900

1,495,173

\$6,841,250

2,928,971

\$3,912,279

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2009

Project Area Name

Broadway/MacArthur

Tax Allocation Bond Debt

32,074,921

Revenue Bonds

Other Long Term Debt

City/County Debt

4,188,657

Low and Moderate Income Housing Fund

97,802,139

Other

113,958,646

Total

\$248,024,363

Available Revenues

7,682,089

Net Tax Increment Requirements

\$240,342,274

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2009

Project Area Name

Central City East

Tax Allocation Bond Debt

142,359,060

Revenue Bonds

Other Long Term Debt

City/County Debt

23,021,533

Low and Moderate Income Housing Fund

777,983,306

Other

1,025,098,457

Total

\$1,968,462,356

Available Revenues

32,765,009

Net Tax Increment Requirements

\$1,935,697,347

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2009

Project Area Name

Central District Project Area

Tax Allocation Bond Debt

328,588,491

Revenue Bonds

Other Long Term Debt

City/County Debt

56,972,946

Low and Moderate Income Housing Fund

222,802,568

Other

112,644,466

Total

\$721,008,471

Available Revenues

19,253,148

Net Tax Increment Requirements

\$701,755,323

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2009

Project Area Name

Coliseum Project Area

Tax Allocation Bond Debt

190,237,469

Revenue Bonds

Other Long Term Debt

City/County Debt

16,942,922

Low and Moderate Income Housing Fund

520,490,330

Other

772,456,382

Total

\$1,500,127,103

Available Revenues

36,471,870

Net Tax Increment Requirements

\$1,463,655,233

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2009

Project Area Name

Oak Center Project Area

Tax Allocation Bond Debt

Revenue Bonds

Other Long Term Debt

City/County Debt

Low and Moderate Income Housing Fund

Other

Total

Available Revenues

Net Tax Increment Requirements

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2009

Project Area Name Oak Knoll

Tax Allocation Bond Debt	
Revenue Bonds	
Other Long Term Debt	
City/County Debt	692,366
Low and Moderate Income Housing Fund	100,519,129
Other	140,054,155
Total	\$241,265,650
Available Revenues	486,205
Net Tax Increment Requirements	\$240,779,445

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2009

Project Area Name

Oakland Army Base

Tax Allocation Bond Debt

Revenue Bonds

Other Long Term Debt

City/County Debt

3,525,722

Low and Moderate Income Housing Fund

203,266,586

Other

273,541,554

Total

\$480,333,862

Available Revenues

9,902,808

Net Tax Increment Requirements

\$470,431,054

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2009

Project Area Name

Other Project Areas

Tax Allocation Bond Debt

Revenue Bonds

Other Long Term Debt

City/County Debt

206,781

Low and Moderate Income Housing Fund

1,057,457

Other

29,858

Total

\$1,294,096

Available Revenues

253,005

Net Tax Increment Requirements

\$1,041,091

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2009

Project Area Name

West Oakland

Tax Allocation Bond Debt

Revenue Bonds

Other Long Term Debt

City/County Debt

Low and Moderate Income Housing Fund

Other

Total

Available Revenues

Net Tax Increment Requirements

4,328,512

204,203,952

244,617,044

\$453,149,508

10,585,716

\$442,563,792

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="City/County Debt"/>
Year of Authorization	<input type="text" value="1965"/>
Principal Amount Authorized	<input type="text" value="15,947,153"/>
Principal Amount Issued	<input type="text" value="15,947,153"/>
Purpose of Issue	<input type="text" value="Operations"/>
Maturity Date Beginning Year	<input type="text" value="1965"/>
Maturity Date Ending Year	<input type="text" value="2015"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$13,554,090"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text" value="299,314"/>
Principal Amount Matured During Fiscal Year	<input type="text"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$13,853,404"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State;
 Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="City/County Debt"/>
Year of Authorization	<input type="text" value="2002"/>
Principal Amount Authorized	<input type="text" value="26,197,559"/>
Principal Amount Issued	<input type="text" value="26,197,559"/>
Purpose of Issue	<input type="text" value="Recorded as Due to Primary Government"/>
Maturity Date Beginning Year	<input type="text" value="2002"/>
Maturity Date Ending Year	<input type="text" value="2019"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$16,532,287"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="16,532,287"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$0"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year
Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="City/County Debt"/>
Year of Authorization	<input type="text" value="2002"/>
Principal Amount Authorized	<input type="text" value="1,658,729"/>
Principal Amount Issued	<input type="text" value="1,658,729"/>
Purpose of Issue	<input type="text" value="Recorded as Due to Primary Government"/>
Maturity Date Beginning Year	<input type="text" value="2002"/>
Maturity Date Ending Year	<input type="text" value="2023"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$188,151"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="53,400"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$134,751"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State;
 Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year
Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="City/County Debt"/>
Year of Authorization	<input type="text" value="2004"/>
Principal Amount Authorized	<input type="text" value="200,000"/>
Principal Amount Issued	<input type="text" value="200,000"/>
Purpose of Issue	<input type="text" value="Recorded as Due to Primary Government"/>
Maturity Date Beginning Year	<input type="text" value="2004"/>
Maturity Date Ending Year	<input type="text" value="2024"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$174,100"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="8,205"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$165,895"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State;
 Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Other"/>
Year of Authorization	<input type="text" value="1969"/>
Principal Amount Authorized	<input type="text" value="600,000"/>
Principal Amount Issued	<input type="text" value="600,000"/>
Purpose of Issue	<input type="text" value="Restoration"/>
Maturity Date Beginning Year	<input type="text" value="1998"/>
Maturity Date Ending Year	<input type="text" value="2011"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$220,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="50,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$170,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State;
 Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year
Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Revenue Bonds"/>
Year of Authorization	<input type="text" value="2000"/>
Principal Amount Authorized	<input type="text" value="39,395,000"/>
Principal Amount Issued	<input type="text" value="39,395,000"/>
Purpose of Issue	<input type="text" value="Improve Housing Supply"/>
Maturity Date Beginning Year	<input type="text" value="2005"/>
Maturity Date Ending Year	<input type="text" value="2016"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$6,205,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="1,915,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$4,290,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Revenue Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="82,645,000"/>
Principal Amount Issued	<input type="text" value="82,645,000"/>
Purpose of Issue	<input type="text" value="Improve Housing Supply"/>
Maturity Date Beginning Year	<input type="text" value="2006"/>
Maturity Date Ending Year	<input type="text" value="2023"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$81,065,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="475,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$80,590,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State;
 Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year
Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Revenue Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="2,195,000"/>
Principal Amount Issued	<input type="text" value="2,195,000"/>
Purpose of Issue	<input type="text" value="Improve Housing Supply and Refund Bonds"/>
Maturity Date Beginning Year	<input type="text" value="2006"/>
Maturity Date Ending Year	<input type="text" value="2018"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$2,195,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="0"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$2,195,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="1992"/>
Principal Amount Authorized	<input type="text" value="97,655,000"/>
Principal Amount Issued	<input type="text" value="97,655,000"/>
Purpose of Issue	<input type="text" value="Refunding"/>
Maturity Date Beginning Year	<input type="text" value="1995"/>
Maturity Date Ending Year	<input type="text" value="2014"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$35,910,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="6,190,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$29,720,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State;
 Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2005"/>
Principal Amount Authorized	<input type="text" value="44,360,000"/>
Principal Amount Issued	<input type="text" value="44,360,000"/>
Purpose of Issue	<input type="text" value="Refunding"/>
Maturity Date Beginning Year	<input type="text" value="2005"/>
Maturity Date Ending Year	<input type="text" value="2022"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$44,360,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="12,390,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$31,970,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year
Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="13,780,000"/>
Principal Amount Issued	<input type="text" value="13,780,000"/>
Purpose of Issue	<input type="text" value="Finance of Redevelopment Activities"/>
Maturity Date Beginning Year	<input type="text" value="2034"/>
Maturity Date Ending Year	<input type="text" value="2036"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$13,780,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="0"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$13,780,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="73,820,000"/>
Principal Amount Issued	<input type="text" value="73,820,000"/>
Purpose of Issue	<input type="text" value="Finance of Redevelopment Activities"/>
Maturity Date Beginning Year	<input type="text" value="2007"/>
Maturity Date Ending Year	<input type="text" value="2035"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$72,280,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="1,120,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$71,160,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US/State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="4,945,000"/>
Principal Amount Issued	<input type="text" value="4,945,000"/>
Purpose of Issue	<input type="text" value="Finance Redevelopment Activities"/>
Maturity Date Beginning Year	<input type="text" value="2033"/>
Maturity Date Ending Year	<input type="text" value="2037"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$4,945,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="0"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$4,945,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="12,325,000"/>
Principal Amount Issued	<input type="text" value="12,325,000"/>
Purpose of Issue	<input type="text" value="Funding for Redevelopment Activities"/>
Maturity Date Beginning Year	<input type="text" value="2007"/>
Maturity Date Ending Year	<input type="text" value="2033"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$11,985,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="255,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$11,730,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="62,520,000"/>
Principal Amount Issued	<input type="text" value="62,520,000"/>
Purpose of Issue	<input type="text" value="Funding for Redevelopment Activities"/>
Maturity Date Beginning Year	<input type="text" value="2007"/>
Maturity Date Ending Year	<input type="text" value="2034"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$61,010,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="1,125,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$59,885,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State;
 Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="28,770,000"/>
Principal Amount Issued	<input type="text" value="28,770,000"/>
Purpose of Issue	<input type="text" value="Funding for Redevelopment Activities"/>
Maturity Date Beginning Year	<input type="text" value="2007"/>
Maturity Date Ending Year	<input type="text" value="2036"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$28,220,000"/>
Adjustment Made During Year	<input type="text" value=""/>
Adjustment Explanation	<input type="text" value=""/>
Interest Added to Principal	<input type="text" value=""/>
Principal Amount Issued During Fiscal Year	<input type="text" value=""/>
Principal Amount Matured During Fiscal Year	<input type="text" value="455,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text" value=""/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$27,765,000"/>
Principal Amount In Default	<input type="text" value=""/>
Interest In Default	<input type="text" value=""/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State;
 Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="33,135,000"/>
Principal Amount Issued	<input type="text" value="33,135,000"/>
Purpose of Issue	<input type="text" value="Refunding"/>
Maturity Date Beginning Year	<input type="text" value="2007"/>
Maturity Date Ending Year	<input type="text" value="2022"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$30,435,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="2,460,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$27,975,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2009"/>
Principal Amount Authorized	<input type="text" value="38,755,000"/>
Principal Amount Issued	<input type="text" value="38,755,000"/>
Purpose of Issue	<input type="text" value="Refunding"/>
Maturity Date Beginning Year	<input type="text" value="2009"/>
Maturity Date Ending Year	<input type="text" value="2021"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text" value="38,755,000"/>
Principal Amount Matured During Fiscal Year	<input type="text"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$38,755,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US:State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Supplement to the Annual Report of Community Redevelopment Agencies

Redevelopment Agency ID Number:	13980159600
Name of Redevelopment Agency:	Redevelopment Agency of the City of Oakland

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

September 2008

December 2008

June 2009

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

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

A. Personnel Expenditures

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

Z00	\$ 25,110,319
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B. Mortgage Revenue Bond Interest Payments

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

U20	\$
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Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2009

Project Area Name

Acorn Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	1,286,000				\$1,286,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	42,000				\$42,000
Rental Income	36,000				\$36,000
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	59,000				\$59,000
Total Revenues	\$1,423,000	\$0	\$0	\$0	\$1,423,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	5,913,000				\$5,913,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	233,000				\$233,000
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	54,000				\$54,000
Total Revenues	\$6,200,000	\$0	\$0	\$0	\$6,200,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year 2009

Project Area Name Central City East

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	23,198,000				\$23,198,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	863,000				\$863,000
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	266,000				\$266,000
Total Revenues	\$24,327,000	\$0	\$0	\$0	\$24,327,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year 2009

Project Area Name Central District Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	51,777,000				\$51,777,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	1,661,000	3,701,000			\$5,362,000
Rental Income	2,337,000				\$2,337,000
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants	1,259,000				\$1,259,000
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	1,314,000	2,016,000			\$3,330,000
Total Revenues	\$58,348,000	\$5,717,000	\$0	\$0	\$64,065,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year 2009

Project Area Name Coliseum Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	33,379,000				\$33,379,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	840,000				\$840,000
Rental Income	27,000				\$27,000
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	213,000				\$213,000
Total Revenues	\$34,459,000	\$0	\$0	\$0	\$34,459,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year 2009

Project Area Name Oak Center Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>					\$0
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	33,000				\$33,000
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
Total Revenues	\$33,000	\$0	\$0	\$0	\$33,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	2,002,000				\$2,002,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	-6,000				(\$6,000)
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
Total Revenues	\$1,996,000	\$0	\$0	\$0	\$1,996,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	5,222,000				\$5,222,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	627,000				\$627,000
Rental Income	2,594,000				\$2,594,000
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	10,972,000				\$10,972,000
Total Revenues	\$19,415,000	\$0	\$0	\$0	\$19,415,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year 2009

Project Area Name Other Project Areas

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	171,000				\$171,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	768,000		2,803,000		\$3,571,000
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	231,000		732,000		\$963,000
Total Revenues	\$1,170,000	\$0	\$3,535,000	\$0	\$4,705,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year 2009

Project Area Name West Oakland

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	8,588,000				\$8,588,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	203,000				\$203,000
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	40,000				\$40,000
Total Revenues	\$8,831,000	\$0	\$0	\$0	\$8,831,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	323,000				\$323,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	66,000				\$66,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2009

Project Area Name Acorn Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass- Through Payment(s)					\$0
Debt Principal Payments:					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$389,000	\$0	\$0	\$0	\$389,000
Excess (Deficiency) Revenues over (under) Expenditures	\$1,034,000	\$0	\$0	\$0	\$1,034,000

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

Statement of Income and Expenditures - Expenditures

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	1,647,000				\$1,647,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	365,000				\$365,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	531,000				\$531,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

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

Statement of Income and Expenditures - Expenditures

Fiscal Year 2009

Project Area Name Broadway/MacArthur

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense		901,000			\$901,000
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)	1,561,000				\$1,561,000
Debt Principal Payments:					
Tax Allocation Bonds and Notes		255,000			\$255,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$4,104,000	\$1,156,000	\$0	\$0	\$5,260,000
Excess (Deficiency) Revenues over (under) Expenditures	\$2,096,000	(\$1,156,000)	\$0	\$0	\$940,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	6,360,000	162,000			\$6,522,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	17,000				\$17,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs	76,000				\$76,000
Project Improvement / Construction Costs	928,000				\$928,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

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

Statement of Income and Expenditures - Expenditures

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense		4,003,000			\$4,003,000
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)	6,550,000				\$6,550,000
Debt Principal Payments:					
Tax Allocation Bonds and Notes		1,125,000			\$1,125,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$13,931,000	\$5,290,000	\$0	\$0	\$19,221,000
Excess (Deficiency) Revenues over (under) Expenditures	\$10,396,000	(\$5,290,000)	\$0	\$0	\$5,106,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	32,663,000				\$32,663,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	125,000				\$125,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	2,154,000				\$2,154,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense		11,062,000			\$11,062,000
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs		601,000			\$601,000
Other Expenditures Including Pass-Through Payment(s)	5,131,000				\$5,131,000
Debt Principal Payments:					
Tax Allocation Bonds and Notes		24,225,000			\$24,225,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans		16,532,287			\$16,532,287
All Other Long-Term Debt		50,000			\$50,000
Total Expenditures	\$40,073,000	\$52,470,287	\$0	\$0	\$92,543,287
Excess (Deficiency) Revenues over (under) Expenditures	\$18,275,000	(\$46,753,287)	\$0	\$0	(\$28,478,287)

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2009

Project Area Name Coliseum Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	7,428,000				\$7,428,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	108,000				\$108,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs	5,000				\$5,000
Project Improvement / Construction Costs	167,000				\$167,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2009

Project Area Name Coliseum Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense		5,274,000			\$5,274,000
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)	9,205,000				\$9,205,000
Debt Principal Payments:					
Tax Allocation Bonds and Notes		1,575,000			\$1,575,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$16,913,000	\$6,849,000	\$0	\$0	\$23,762,000
Excess (Deficiency) Revenues over (under) Expenditures	\$17,546,000	(\$6,849,000)	\$0	\$0	\$10,697,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2009

Project Area Name Oak Center Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs					\$0
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property					\$0
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

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

Statement of Income and Expenditures - Expenditures

Fiscal Year 2009

Project Area Name Oak Center Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)					\$0
Debt Principal Payments:					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$0	\$0	\$0	\$0	\$0
Excess (Deficiency) Revenues over (under) Expenditures	\$33,000	\$0	\$0	\$0	\$33,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2009

Project Area Name Oak Knoll

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	325,000				\$325,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property					\$0
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
<i>Project Improvement / Construction Costs</i>					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2009

Project Area Name Oak Knoll

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)	406,000				\$406,000
Debt Principal Payments:					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$731,000	\$0	\$0	\$0	\$731,000
Excess (Deficiency) Revenues over (under) Expenditures	\$1,265,000	\$0	\$0	\$0	\$1,265,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2009

Project Area Name Oakland Army Base

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	3,810,000				\$3,810,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	1,040,000				\$1,040,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
<i>Project Improvement / Construction Costs</i>	103,000				\$103,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2009

Project Area Name Oakland Army Base

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense	19,000				\$19,000
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)	1,096,000				\$1,096,000
Debt Principal Payments:					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$6,068,000	\$0	\$0	\$0	\$6,068,000
Excess (Deficiency) Revenues over (under) Expenditures	\$13,347,000	\$0	\$0	\$0	\$13,347,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2009

Project Area Name Other Project Areas

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	7,526,000				\$7,526,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	31,000				\$31,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	19,037,000				\$19,037,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2009

Project Area Name Other Project Areas

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense		5,195,000			\$5,195,000
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)	9,000				\$9,000
Debt Principal Payments:					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds		2,390,000			\$2,390,000
City/County Advances and Loans		53,400			\$53,400
All Other Long-Term Debt					\$0
Total Expenditures	\$26,603,000	\$7,638,400	\$0	\$0	\$34,241,400
Excess (Deficiency) Revenues over (under) Expenditures	(\$25,433,000)	(\$7,638,400)	\$3,535,000	\$0	(\$29,536,400)

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2009

Project Area Name West Oakland

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	1,840,000				\$1,840,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	9,000				\$9,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs	308,000				\$308,000
Project Improvement / Construction Costs	28,000				\$28,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense		5,000			\$5,000
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass- Through Payment(s)	1,748,000				\$1,748,000
Debt Principal Payments:					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans		8,205			\$8,205
All Other Long-Term Debt					\$0
Total Expenditures	\$3,933,000	\$13,205	\$0	\$0	\$3,946,205
Excess (Deficiency) Revenues over (under) Expenditures	\$4,898,000	(\$13,205)	\$0	\$0	\$4,884,795

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Acorn Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In			322,000		\$322,000
Operating Transfers Out	322,000				\$322,000
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$322,000)	\$0	\$322,000	\$0	\$0

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Acorn Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	\$712,000	\$0	\$322,000	\$0	\$1,034,000
Equity, Beginning of Period	\$1,835,000	\$545,125	\$0	\$0	\$2,380,125
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$2,547,000	\$545,125	\$322,000	\$0	\$3,414,125

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Broadway/MacArthur

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In		721,000			\$721,000
Tax Increment Transfers In			1,478,000		\$1,478,000
Operating Transfers Out	722,000				\$722,000
Tax Increment Transfers Out	1,478,000				\$1,478,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$2,200,000)	\$721,000	\$1,478,000	\$0	(\$1,000)

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Broadway/MacArthur

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	(\$104,000)	(\$435,000)	\$1,478,000	\$0	\$939,000
Equity, Beginning of Period	\$22,386,000	\$2,000	\$0	\$0	\$22,388,000
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$22,282,000	(\$433,000)	\$1,478,000	\$0	\$23,327,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Central City East

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In		3,044,000			\$3,044,000
Tax Increment Transfers In			5,799,000		\$5,799,000
Operating Transfers Out	3,044,000				\$3,044,000
Tax Increment Transfers Out	5,799,000				\$5,799,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$8,843,000)	\$3,044,000	\$5,799,000	\$0	\$0

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Central City East

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	\$1,553,000	(\$2,246,000)	\$5,799,000	\$0	\$5,106,000
Equity, Beginning of Period	\$101,241,000	\$0	\$0	\$0	\$101,241,000
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$102,794,000	(\$2,246,000)	\$5,799,000	\$0	\$106,347,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Central District Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt	37,976,000				\$37,976,000
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In		64,048,000			\$64,048,000
Tax Increment Transfers In			13,844,000		\$13,844,000
Operating Transfers Out	56,555,000				\$56,555,000
Tax Increment Transfers Out	12,944,000				\$12,944,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$31,523,000)	\$64,048,000	\$13,844,000	\$0	\$46,369,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Central District Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	(\$13,248,000)	\$17,294,713	\$13,844,000	\$0	\$17,890,713
Equity, Beginning of Period	\$160,244,000	(\$652,396)	\$0	\$0	\$159,591,604
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$146,996,000	\$16,642,317	\$13,844,000	\$0	\$177,482,317

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Coliseum Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In		4,571,000			\$4,571,000
Tax Increment Transfers In			8,345,000		\$8,345,000
Operating Transfers Out	5,540,000				\$5,540,000
Tax Increment Transfers Out	8,345,000				\$8,345,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$13,885,000)	\$4,571,000	\$8,345,000	\$0	(\$969,000)

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Coliseum Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	\$3,661,000	(\$2,278,000)	\$8,345,000	\$0	\$9,728,000
Equity, Beginning of Period	\$119,812,000	(\$9)	\$0	\$0	\$119,811,991
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
 Equity, End of Period	 \$123,473,000	 (\$2,278,009)	 \$8,345,000	 \$0	 \$129,539,991

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Oak Center Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In		700,000			\$700,000
Tax Increment Transfers In					\$0
Operating Transfers Out	700,000				\$700,000
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$700,000)	\$700,000	\$0	\$0	\$0

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Oak Center Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	(\$667,000)	\$700,000	\$0	\$0	\$33,000
Equity, Beginning of Period	\$1,497,857	\$514,454	\$0	\$0	\$2,012,311
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$830,857	\$1,214,454	\$0	\$0	\$2,045,311

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	2009				
Project Area Name	Oak Knoll				
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In			500,000		\$500,000
Operating Transfers Out	500,000				\$500,000
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$500,000)	\$0	\$500,000	\$0	\$0

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Oak Knoll

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	\$765,000	\$0	\$500,000	\$0	\$1,265,000
Equity, Beginning of Period	(\$411,385)	\$0	\$0	\$0	(\$411,385)
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$353,615	\$0	\$500,000	\$0	\$853,615

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Oakland Army Base

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In			1,306,000		\$1,306,000
Operating Transfers Out	1,306,000				\$1,306,000
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$1,306,000)	\$0	\$1,306,000	\$0	\$0

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	\$12,041,000	\$0	\$1,306,000	\$0	\$13,347,000
Equity, Beginning of Period	\$70,966,000	\$0	\$0	\$0	\$70,966,000
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$83,007,000	\$0	\$1,306,000	\$0	\$84,313,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Other Project Areas

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In	969,000	74,341			\$1,043,341
Tax Increment Transfers In					\$0
Operating Transfers Out	580,000		7,843,000		\$8,423,000
Tax Increment Transfers Out	43,000				\$43,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$346,000	\$74,341	(\$7,843,000)	\$0	(\$7,422,659)

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Other Project Areas

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	(\$25,087,000)	(\$7,564,059)	(\$4,308,000)	\$0	(\$36,959,059)
Equity, Beginning of Period	\$15,341,528	(\$448,760)	\$98,343,000	\$0	\$113,235,768
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	(\$9,745,472)	(\$8,012,819)	\$94,035,000	\$0	\$76,276,709

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	2009				
Project Area Name	West Oakland				
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In		13,000	2,147,000		\$2,160,000
Tax Increment Transfers In					\$0
Operating Transfers Out	13,000				\$13,000
Tax Increment Transfers Out	2,147,000				\$2,147,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$2,160,000)	\$13,000	\$2,147,000	\$0	\$0

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

West Oakland

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	\$2,738,000	(\$205)	\$2,147,000	\$0	\$4,884,795
Equity, Beginning of Period	\$7,954,000	\$586	\$0	\$0	\$7,954,586
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$10,692,000	\$381	\$2,147,000	\$0	\$12,839,381

Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report
Statement of Income and Expenditures

Expenditures - Consolidated

Fiscal Year 2009

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Administration Costs	\$61,922,000	\$162,000	\$0	\$0	\$62,084,000
Professional Services	\$0	\$0	\$0	\$0	\$0
Planning, Survey, and Design	\$0	\$0	\$0	\$0	\$0
Real Estate Purchases	\$0	\$0	\$0	\$0	\$0
Acquisition Expense	\$0	\$0	\$0	\$0	\$0
Operation of Acquired Property	\$1,761,000	\$0	\$0	\$0	\$1,761,000
Relocation Costs	\$0	\$0	\$0	\$0	\$0
Relocation Payments	\$0	\$0	\$0	\$0	\$0
Site Clearance Costs	\$389,000	\$0	\$0	\$0	\$389,000
Project Improvement / Construction Costs	\$22,948,000	\$0	\$0	\$0	\$22,948,000
Disposal Costs	\$0	\$0	\$0	\$0	\$0
Loss on Disposition of Land Held for Resale	\$0	\$0	\$0	\$0	\$0

Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report
Statement of Income and Expenditures
Expenditures - Consolidated

Fiscal Year 2009

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
	A	B	C	D	E
Decline In Value of Land Held for Resale	\$0	\$0	\$0	\$0	\$0
Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0
Rehabilitation Grants	\$0	\$0	\$0	\$0	\$0
Interest Expense	\$19,000	\$26,440,000	\$0	\$0	\$26,459,000
Fixed Asset Acquisitions	\$0	\$0	\$0	\$0	\$0
Subsidies to Low and Moderate Income Housing Fund	\$0	\$0	\$0	\$0	\$0
Debt Issuance Costs	\$0	\$601,000	\$0	\$0	\$601,000
Other Expenditures Including Pass Through Payment(s)	\$25,706,000	\$0	\$0	\$0	\$25,706,000
Debt Principal Payments:					
Tax Allocation Bonds and Notes	\$0	\$27,180,000	\$0	\$0	\$27,180,000
Revenue Bonds and Certificates of Participation	\$0	\$2,390,000	\$0	\$0	\$2,390,000
City/County Advances and Loans	\$0	\$16,593,892	\$0	\$0	\$16,593,892
U.S., State and Other Long-Term Debt	\$0	\$50,000	\$0	\$0	\$50,000
Total Expenditures	\$112,745,000	\$73,416,892	\$0	\$0	\$186,161,892
Excess (Deficiency) Revenues Over (Under) Expenditures	\$43,457,000	(\$67,699,892)	\$3,535,000	\$0	(\$20,707,892)

Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report
Statement of Income and Expenditures
Other Financing Sources (Uses) - Consolidated

Fiscal Year

2009

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Proceeds of Long-Term Debt	\$37,976,000	\$0	\$0	\$0	\$37,976,000
Proceeds of Refunding Bonds	\$0	\$0	\$0	\$0	\$0
Payment to Refunded Bond Escrow Agent	\$0	\$0	\$0	\$0	\$0
Advances from City/County	\$0	\$0	\$0	\$0	\$0
Sale of Fixed Assets	\$0	\$0	\$0	\$0	\$0
Miscellaneous Financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0
Operating Transfers In	\$969,000	\$73,171,341	\$2,147,000	\$0	\$76,287,341
Tax Increment Transfers In			\$31,594,000		\$31,594,000
Operating Transfers Out	\$69,282,000	\$0	\$7,843,000	\$0	\$77,125,000
Tax Increment Transfers Out <i>(To the Low and Moderate Income Housing Fund)</i>	\$30,756,000	\$0			\$30,756,000
Total Other Financing Sources (Uses)	(\$61,093,000)	\$73,171,341	\$25,898,000	\$0	\$37,976,341

**Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report
Statement of Income and Expenditures
Other Financing Sources (Uses) - Consolidated**

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
	A	B	C	D	E
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	(\$17,636,000)	\$5,471,449	\$29,433,000	\$0	\$17,268,449
Equity Beginning of Period	\$500,866,000	(\$39,000)	\$98,343,000	\$0	\$599,170,000
Prior Year Adjustments	\$0	\$0	\$0	\$0	\$0
Residual Equity Transfers	\$0	\$0	\$0	\$0	\$0
Other (Explain)	\$0	\$0	\$0	\$0	\$0
Equity, End of Period	\$483,230,000	\$5,432,449	\$127,776,000	\$0	\$616,438,449

Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report
Statement of Income and Expenditures
Revenues - Consolidated

Fiscal Year 2009

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross	\$131,536,000	\$0	\$0	\$0	\$131,536,000
Special Supplemental Subvention	\$0	\$0	\$0	\$0	\$0
Property Assessments	\$0	\$0	\$0	\$0	\$0
Sales and Use Tax	\$0	\$0	\$0	\$0	\$0
Transient Occupancy Tax	\$0	\$0	\$0	\$0	\$0
Interest Income	\$5,264,000	\$3,701,000	\$2,803,000	\$0	\$11,768,000
Rental Income	\$4,994,000	\$0	\$0	\$0	\$4,994,000
Lease Income	\$0	\$0	\$0	\$0	\$0
Sale of Real Estate	\$0	\$0	\$0	\$0	\$0
Gain on Land Held for Resale	\$0	\$0	\$0	\$0	\$0
Federal Grants	\$1,259,000	\$0	\$0	\$0	\$1,259,000
Grants from Other Agencies	\$0	\$0	\$0	\$0	\$0
Bond Administrative Fees	\$0	\$0	\$0	\$0	\$0
Other Revenues	\$13,149,000	\$2,016,000	\$732,000	\$0	\$15,897,000
Total Revenues	\$156,202,000	\$5,717,000	\$3,535,000	\$0	\$165,454,000

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

Balance Sheet - Assets and Other Debits

Fiscal Year	2009	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Assets and Other Debits								
Cash and Imprest Cash								\$0
Cash with Fiscal Agent		211,048,000	4,671,000	36,806,000				\$252,525,000
Tax Increments Receivable		2,225,000						\$2,225,000
Accounts Receivable		15,318,000		2,153,000				\$17,471,000
Accrued Interest Receivable		689,000	2,000	189,000				\$880,000
Loans Receivable		48,123,000		95,700,000				\$143,823,000
Contracts Receivable								\$0
Lease Payments Receivable								\$0
Unearned Finance Charge								\$0
Due from Capital Projects Fund								\$0
Due from Debt Service Fund								\$0
Due from Low/Moderate Income Housing Fund								\$0
Due from Special Revenue/Other Funds								\$0

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

Balance Sheet - Assets and Other Debits

Fiscal Year	2009	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long- Term Debt	General Fixed Assets	Total
Investments		201,365,000	763,000	58,532,000				\$260,660,000
Other Assets		40,000						\$40,000
Investments: Land Held for Resale		121,858,000		8,012,000				\$129,870,000
Allowance for Decline In Value of Land Held for Resale								\$0
Fixed Assets: Land, Structures, and Improvements							6,735,000	\$6,735,000
Equipment								\$0
Amount Available In Debt Service Fund								\$0
Amount to be Provided for Payment of Long-Term Debt						519,919,050		\$519,919,050
Total Assets and Other Debits		\$600,666,000	\$5,436,000	\$201,392,000	\$0	\$519,919,050	\$6,735,000	\$1,334,148,050

*(Must Equal Total Liabilities,
Other Credits, and Equities)*

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Balance Sheet - Liabilities and Other Credits

Fiscal Year	2009	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Liabilities and Other Credits								
Accounts Payable		13,843,000	2,000	975,000				\$14,820,000
Interest Payable								\$0
Tax Anticipation Notes Payable								\$0
Loans Payable								\$0
Other Liabilities		78,782,000		97,453,000				\$176,235,000
Due to Capital Projects Fund								\$0
Due to Debt Service Fund								\$0
Due to Low/Moderate Income Housing Fund								\$0
Due to Special Revenue/Other Funds								\$0
Tax Allocation Bonds Payable						418,520,000		\$418,520,000
Lease Revenue, Certificates of Participation Payable, Financing Authority Bonds						87,075,000		\$87,075,000
All Other Long-Term Debt						14,324,050		\$14,324,050
Total Liabilities and Other Credits		\$92,625,000	\$2,000	\$98,428,000	\$0	\$519,919,050		\$710,974,050

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Balance Sheet - Liabilities and Other Credits

Fiscal Year	2009	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Equities								
Investment In General Fixed Assets							6,735,000	\$6,735,000
Fund Balance Reserved		508,041,000	5,434,000	102,964,000				\$616,439,000
Fund Balance Unreserved-Designated								\$0
Fund Balance Unreserved-Undesignated								\$0
Total Equities		\$508,041,000	\$5,434,000	\$102,964,000	\$0		\$6,735,000	\$623,174,000
Total Liabilities, Other Credits, and Equities		\$600,666,000	\$5,436,000	\$201,392,000	\$0	\$519,919,050	\$6,735,000	\$1,334,148,050



ATTACHMENT B

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2009

Agency Name: Redevelopment Agency of the City of Oakland

Project Area Name: Acorn

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Coord.

Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188

Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 1961
- 2. Year that plan was last amended (if applicable): 2004
- 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes X No
- 4. Current expiration of plan: 01 / 01 / 2012
mo day yr
- b. If project area name has changed, give previous name(s) or number: N/A
- c. Year(s) of any mergers of the project area: N/A, _____, _____
Identify former project areas that merged: N/A
- d. Year(s) project area plan was amended involving real property that either:
 - (1) Added property to plan: N/A, _____, _____
 - (2) Removed property from plan: N/A, _____, _____

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

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

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

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

NOTE:

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

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

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

Project Area Housing Fund Revenues and Other Sources

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

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

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 1,285,599

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 257,120

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 257,120*

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

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

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

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 257,120

b. Interest Income: \$ 9,198

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

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

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

h. Loan Repayments: \$ _____

i. Debt Proceeds: \$ _____

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

Agency approved 5% voluntary housing set-aside	\$ 64,280	
_____	\$ _____	
_____	\$ _____	\$ 64,280

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6), - 3j.): \$ 330,598

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

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

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

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

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

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

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

Deferral(s)

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

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

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

Other: Specify code Section and reason: _____

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

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

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

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

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

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

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

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

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

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

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

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

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

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

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

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

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

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

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

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2009

Agency Name: Redevelopment Agency of the City of Oakland

Project Area Name: Broadway/MacArthur/San Pablo

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Coord.

Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188

Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 2000
- 2. Year that plan was last amended (if applicable): N/A
- 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes No
- 4. Current expiration of plan: 07 / 25 / 2030
mo day yr

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

- c. Year(s) of any mergers of the project area: N/A, _____, _____, _____
Identify former project areas that merged: N/A

- d. Year(s) project area plan was amended involving real property that either:
 - (1) Added property to plan: N/A, _____, _____, _____
 - (2) Removed property from plan: N/A, _____, _____, _____

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

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

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

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

NOTE:

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

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

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

Project Area Housing Fund Revenues and Other Sources

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

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

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 5,913,391

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 1,182,678

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 1,182,678*

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

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

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

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 1,182,678

b. Interest Income: \$ 42,310

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

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

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

h. Loan Repayments: \$ _____

i. Debt Proceeds: \$ _____

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

Agency approved 5% voluntary housing set-aside \$ 295,670

_____ \$ _____

_____ \$ _____ \$ 295,670

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) - 3j.): \$ 1,520,658

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: *An Annual Finding is required to be submitted to HCD*)

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

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

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

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

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

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

Deferral(s)

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

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

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

Other: Specify code Section and reason: _____

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

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

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

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

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

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

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

5.

d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes No

If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
mo day yr

If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

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

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

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

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

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

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

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

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

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

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

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

Project Area Housing Fund Revenues and Other Sources

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

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

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 23,197,873

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 4,639,575

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 4,639,575*

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

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

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

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 4,639,575

b. Interest Income: \$ 307,524

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

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

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

h. Loan Repayments: \$ _____

i. Debt Proceeds: \$ _____

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

Agency approved 5% voluntary housing set-aside	\$	1,159,894	
_____	\$	_____	
_____	\$	_____	\$ 1,159,894

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) - 3j.): \$ 6,106,993

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (*Note: An Annual Finding is required to be submitted to HCD*)

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

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

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

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

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

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

Deferral(s)

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

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

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

Other: Specify code Section and reason: _____

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

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

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

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

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

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

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

5.

d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes No

If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
mo day yr

If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

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

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

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

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

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

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

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

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

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

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

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

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

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

Date / / Name of Agency Custodian _____
 mo day yr

Date / / Name of Agency Custodian _____
 mo day yr

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

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

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

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

No.

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

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

<u>Col A</u> Name of Project and/or Contractor	<u>Col B</u> Agreement Execution Date	<u>Col C</u> Estimated Completion Date (w/in 2 yrs of Col B)	<u>Col D</u> Sch C Amount Encumbered [Line 6a]	<u>Col E</u> Sch C Amount Designated [Line 7a]	VL	L	M	Total
Hugh Taylor House ¹	3/17/09	3/31/10		\$1,222,000	42			43

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

¹ Rehabilitation of existing affordable housing.
California Redevelopment Agencies – Fiscal Year 2008-2009
Sch A (9/21/09)

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2009

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Central District
Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Coord. Preparer's E-Mail Address: jplevin@oaklandnet.com
Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 1969
- 2. Year that plan was last amended (if applicable): 2006
- 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes X No
- 4. Current expiration of plan: 07 / 24 / 2032
mo day yr

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

- c. Year(s) of any mergers of the project area: N/A, _____, _____
Identify former project areas that merged: N/A

- d. Year(s) project area plan was amended involving real property that either:
 - (1) Added property to plan: 2001, _____, _____
 - (2) Removed property from plan: N/A, _____, _____

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

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

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

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

NOTE:

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

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

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

Project Area Housing Fund Revenues and Other Sources

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

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

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 51,777,763

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 10,355,553

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 10,355,553*

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

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

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

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 10,355,553

b. Interest Income: \$ 1,979,470

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

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

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

h. Loan Repayments: \$ 622,904

i. Debt Proceeds: \$ _____

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

Agency approved 5% voluntary housing set-aside \$ 2,588,888

_____ \$ _____

_____ \$ _____ \$ 2,588,888

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) - 3j.): \$ 15,546,815

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

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

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

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

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

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

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

Deferral(s)

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

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

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

Other: Specify code Section and reason: _____

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

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

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

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

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

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

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

5.

d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes No

If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
 mo day yr

If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
 mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
 mo day yr

When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
 mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
 mo day yr

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

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

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

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

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

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

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

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

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

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

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

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2009

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Coliseum
Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Coord. Preparer's E-Mail Address: jplevin@oaklandnet.com
Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 1995
- 2. Year that plan was last amended (if applicable): 2005
- 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes X No
- 4. Current expiration of plan: 07 / 29 / 2028
mo day yr

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

- c. Year(s) of any mergers of the project area: N/A, _____, _____, _____
Identify former project areas that merged: N/A

- d. Year(s) project area plan was amended involving real property that either:
 - (1) Added property to plan: 1997, _____, _____, _____
 - (2) Removed property from plan: N/A, _____, _____, _____

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

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

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

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

NOTE:

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

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

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

Project Area Housing Fund Revenues and Other Sources

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

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

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 33,379,580

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 6,675,919

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 6,675,916*

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

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

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

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 6,675,916

b. Interest Income: \$ 457,753

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

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

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

h. Loan Repayments: \$ _____

i. Debt Proceeds: \$ _____

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

Agency approved 5% voluntary housing set-aside \$ 1,668,979

_____ \$ _____

_____ \$ _____ \$ 1,668,979

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6), - 3j.): \$ 8,802,648

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

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

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

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

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

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

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

Deferral(s)

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

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

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

Other: Specify code Section and reason: _____

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

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

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

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

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

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

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

5.

d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes No

If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
mo day yr

If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

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

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

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

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

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

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

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

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

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
Edes Ave., Ph. B	3/4/08	6/30/10	\$3,601,000			13	15	28
St. Joseph's Senior	6/4/09	6/30/10	\$3,789,000		52	25		78
Tassafaronga Homeownership	8/4/09	10/31/10	\$1,868,000		17	5		22
Tassafaronga Village Rental Phase I	10/1/08	11/30/09	\$3,000,000		87	50		137

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

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2009

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Oak Center
Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Coord. Preparer's E-Mail Address: jplevin@oaklandnet.com
Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 1965
- 2. Year that plan was last amended (if applicable): 2004
- 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes X No
- 4. Current expiration of plan: 01 / 01 / 2012
mo day yr

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

- c. Year(s) of any mergers of the project area: N/A, _____, _____, _____
Identify former project areas that merged: N/A

- d. Year(s) project area plan was amended involving real property that either:
 - (1) Added property to plan: N/A, _____, _____, _____
 - (2) Removed property from plan: N/A, _____, _____, _____

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

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

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

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

NOTE:

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

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

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

Project Area Housing Fund Revenues and Other Sources

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

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

a. Tax Increment:

(1) 100% of Gross Allocation: \$ -0-

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ -0-

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ -0-*

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

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

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

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ -0-

b. Interest Income: \$ _____

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

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

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

h. Loan Repayments: \$ _____

i. Debt Proceeds: \$ _____

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

_____ \$ _____
_____ \$ _____
_____ \$ _____

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) - 3j.): \$ -0-

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (*Note: An Annual Finding is required to be submitted to HCD*)

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

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

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

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

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

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

Deferral(s)

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

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

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

Other: Specify code Section and reason: _____

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

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

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

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

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

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

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

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

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

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

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

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

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

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

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

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

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

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

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

Project Area Housing Fund Revenues and Other Sources

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

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

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 2,002,021

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 400,404

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 400,404*

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

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

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

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 400,404

b. Interest Income: \$ 14,324

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

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

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

h. Loan Repayments: \$ _____

i. Debt Proceeds: \$ _____

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

Agency approved 5% voluntary housing set-aside \$ 100,101

_____ \$ _____

_____ \$ _____

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6). - 3j.): \$ 514,829

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (*Note: An Annual Finding is required to be submitted to HCD*)

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

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

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

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

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

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

Deferral(s)

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

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

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

Other: Specify code Section and reason: _____

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

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

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

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

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

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

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

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

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

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

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

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

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

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

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

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

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

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

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

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2009

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Oakland Army Base
Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Coord. Preparer's E-Mail Address: jplevin@oaklandnet.com
Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 2000
- 2. Year that plan was last amended (if applicable): 2006
- 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes X No
- 4. Current expiration of plan: 06 / 30 / 2033
mo day yr

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

- c. Year(s) of any mergers of the project area: N/A, _____, _____, _____
Identify former project areas that merged: N/A

- d. Year(s) project area plan was amended involving real property that either:
 - (1) Added property to plan: N/A, _____, _____, _____
 - (2) Removed property from plan: N/A, _____, _____, _____

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

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

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

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

NOTE:

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

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

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

Project Area Housing Fund Revenues and Other Sources

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

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

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 5,222,173

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 1,044,435

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 1,044,435*

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

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

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

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 1,044,435

b. Interest Income: \$ 1,044,435

c. Rental/Lease Income (*combine amounts separately reported to the SCO*): \$ 37,364

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

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

h. Loan Repayments: \$ _____

i. Debt Proceeds: \$ _____

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

Agency approved 5% voluntary housing set-aside	\$	261,109	
_____	\$	_____	
_____	\$	_____	\$ 261,109

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) - 3j.): \$ 1,342,908

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

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

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

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

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

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

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

Deferral(s)

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

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

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

Other: Specify code Section and reason: _____

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

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

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

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

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

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

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

5.

d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes No

If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
mo day yr

If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

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

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

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

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

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

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

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

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

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

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

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

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2009

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Oakland Army Base
Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Coord. Preparer's E-Mail Address: jplevin@oaklandnet.com
Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information
- a. 1. Year 1st plan for project area was adopted: 2000
 - 2. Year that plan was last amended (if applicable): 2006
 - 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes X No
 - 4. Current expiration of plan: 06 / 30 / 2033
mo day yr

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

 - c. Year(s) of any mergers of the project area: N/A, _____, _____
Identify former project areas that merged: N/A

 - d. Year(s) project area plan was amended involving real property that either:
 - (1) Added property to plan: N/A, _____, _____
 - (2) Removed property from plan: N/A, _____, _____

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

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

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

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

NOTE:

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

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

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

Project Area Housing Fund Revenues and Other Sources

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

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

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 5,222,173

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 1,044,435

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 1,044,435*

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

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

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

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 1,044,435

b. Interest Income: \$ 1,044,435

c. Rental/Lease Income (combine amounts separately reported to the SCO): \$ 37,364

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

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

h. Loan Repayments: \$ _____

i. Debt Proceeds: \$ _____

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

Agency approved 5% voluntary housing set-aside	\$	261,109	
_____	\$	_____	
_____	\$	_____	\$ 261,109

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) - 3j.): \$ 1,342,908

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

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

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

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

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

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

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

Deferral(s)

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

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

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

Other: Specify code Section and reason: _____

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

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

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

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

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

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

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

5.

d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes No

If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
mo day yr

If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

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

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

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

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

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

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

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

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

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

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

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

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2009

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

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

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

GENERAL INFORMATION

I. Project Area Information

- a.
 1. Year 1st plan for project area was adopted: 2003
 2. Year that plan was last amended (if applicable): N/A
 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes No X
 4. Current expiration of plan: 11 / 18 / 2033
mo day yr
- b. If project area name has changed, give previous name(s) or number: N/A
- c. Year(s) of any mergers of the project area: N/A, _____, _____, _____
Identify former project areas that merged: N/A
- d. Year(s) project area plan was amended involving real property that either:
 - (1) Added property to plan: N/A, _____, _____, _____
 - (2) Removed property from plan: N/A, _____, _____, _____

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

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

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

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

NOTE:

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

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

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

Project Area Housing Fund Revenues and Other Sources

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

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

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 8,588,540

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 1,717,708

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 1,717,708*

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

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

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

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 1,717,708

b. Interest Income: \$ 61,451

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

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

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

h. Loan Repayments: \$ _____

i. Debt Proceeds: \$ _____

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

Agency approved 5% voluntary housing set-aside \$ 429,427 429,427

_____ \$ _____

_____ \$ _____

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) - 3j.): \$ 2,208,586

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

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

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

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

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

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

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

Deferral(s)

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

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

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

Other: Specify code Section and reason: _____

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

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

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

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

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

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

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

5.

d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes No

If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
mo day yr

If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

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

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

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

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

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

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

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

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

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
Drachma, Inc. ¹	3/17/09	7/31/10	\$	\$840,000	14			14
Slim Jenkins ²	3/17/09	12/31/10	\$	\$1,920,000	27	3		32

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

¹ Rehabilitation of existing affordable housing.

² Ibid.

Project Area Housing Fund Revenues and Other Sources

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

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

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 170,785

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 34,157

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 34,157*

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

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

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

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 34,157

b. Interest Income: \$ 1,222

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

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

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

h. Loan Repayments: \$ _____

i. Debt Proceeds: \$ _____

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

Agency approved 5% voluntary housing set-aside \$ 8,539

_____ \$ _____

_____ \$ _____ \$ 8,539

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) - 3j.): \$ 43,918

Exemption(s)

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

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

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

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

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

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

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

Deferral(s)

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

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

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

Other: Specify code Section and reason: _____

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

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

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

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

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

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

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

Difference: \$ _____ Reason(s): _____

Deferral(s) (continued)

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

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

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

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

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

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

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

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

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

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

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

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

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

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

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

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

Date / / Name of Agency Custodian _____
 mo day yr

Date / / Name of Agency Custodian _____
 mo day yr

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

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

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

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

No

Yes

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

- b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years? No

Yes

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

Affordable Units to be Constructed Outside of Project Area(s) Within Two Years From Date of Agreement or Contract

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

DO NOT REPORT ANY UNITS SHOWN ON SCHEDULES HCD As OR Ds.

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
Altenheim, Phase II	7/25/08	9/30/10	\$1,753,000	\$	48	32		81
			\$	\$				
			\$	\$				

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

SCHEDULE HCD-C

Agency-wide Activity

for Fiscal Year Ended 6 / 30 / 2008

Agency Name: Redevelopment Agency of the City of Oakland County: Alameda

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

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

Low & Moderate Income Housing Funds

Report on the "status and use of the agency's Low and Moderate Income Housing Fund." Most information reported here should be based on information reported to the State Controller.

Table with 2 columns: Description and Amount. Includes rows for Beginning Balance (\$98,345,866), Project Area(s) Receipts and Housing Fund Revenues, Total Project Area(s) Receipts (\$36,417,953), Total Housing Fund Resources, and Total Resources (\$134,763,819).

NOTES:

Many amounts to report as Expenditures and Other Uses (beginning on the next page) should be taken from amounts reported to the State Controller's Office (SCO). Review the SCO's Redevelopment Agencies Financial Transactions Report.

Housing Fund "transfers-out" to other internal Agency funds: Report the specific use of all transferred funds on applicable lines 4a.-k of Schedule C. For example, transfers from the Housing Fund to the Debt Service Fund for the repayment of principal and interest of debt proceeds deposited to the Housing Fund should be reported on the applicable item comprising HCD-C Line 4c, providing tax increment (gross and deposit amounts) were reported on Sch-As. External transfers out of the Agency should be reported on HCD-C Line 4j (e.g.: transfer of excess surplus to the County Housing Authority).

Other Uses: Non-GAAP (Generally Accepted Accounting Principles) recording of expenditures such as land purchases for agencies using the Land Held for Resale method to record land purchases should be reported on HCD-C Line 4a(1). Funds spent resulting in loans to the Housing Fund should be included in HCD-C lines 4b., 4f., 4g., 4h., and 4i as appropriate.

The statutory cite pertaining to Community Redevelopment Law (CRL) is provided for preparers to review to determine the appropriateness of Low and Moderate Income Housing Fund (LMIHF) expenditures and other uses. HCD does not represent that line items identifying any expenditures and other uses are allowable. CRL is accessible on the Internet [website: http://www.leginfo.ca.gov/ (California Law)] beginning with Section 33000 of the Health and Safety Code.

4. Expenditures, Loans, and Other Uses

a. Acquisition of Property & Building Sites [33334.2(e)(1)] & Housing [33334.2(e)(6)]:

(1) Land Purchases (<i>Investment – Land Held for Resale</i>) *	\$	
(2) Housing Assets (<i>Fixed Asset</i>) *	\$	
(3) Acquisition Expense	\$	
(4) Operation of Acquired Property	\$	
(5) Relocation Costs	\$	
(6) Relocation Payments	\$	
(7) Site Clearance Costs	\$	
(8) Disposal Costs	\$	
(9) Other [Explain and identify amount(s)]:		
	\$	
	\$	
	\$	\$

* Reported to SCO as part of Assets and Other Debts

(10) **Subtotal Property/Building Sites/Housing Acquisition** (Sum of Lines 1 – 9) \$ _____

b. Subsidies from Low and Moderate Income Housing Fund (LMIHF):

(1) 1 st Time Homebuyer Down Payment Assistance	\$1,349,346
(2) Rental Subsidies	\$
(3) Purchase of Affordability Covenants [33413(b)2(B)]	\$
(4) Other [Explain and identify amount(s)]:	
	\$
	\$
	\$

(5) **Subtotal Subsidies from LMIHF** (Sum of Lines 1 – 4) \$1,349,346

c. Debt Service [33334.2(e)(9)]. If paid from LMIHF, report LMIHF's share of debt service. If paid from Debt Service Fund, ensure "gross" tax increment is reported on HCD-A(s) Line 3a(1).

(1) Debt Principal Payments	
(a) Tax Allocation, Bonds & Notes	\$
(b) Revenue Bonds & Certificates of Participation	\$2,390,000
(c) City/County Advances & Loans	\$
(d) U. S. State & Other Long-Term Debt	\$
(2) Interest Expense	\$5,103,083
(3) Debt Issuance Costs	\$
(4) Other [Explain and identify amount(s)]:	
Repayment to Central District for the Henry	\$350,000
J. Robinson Multi-service Center	\$
	\$

(5) **Subtotal Debt Service** (Sum of Lines 1 – 4) \$7,843,083

d. Planning and Administration Costs [33334.3(e)(1)]:

(1) Administration Costs	\$6,014,222
(2) Professional Services (<i>non project specific</i>)	\$ 19,676
(3) Planning/Survey/Design (<i>non project specific</i>)	\$
(4) Indirect Nonprofit Costs [33334.3(e)(1)(B)]	\$
(5) Other [Explain and identify amount(s)]:	
	\$
	\$
	\$

(6) **Subtotal Planning and Administration** (Sum of Lines 1 – 5) \$6,033,898

Excess Surplus Information

Pursuant to Section 33080.7 and Section 33334.12(g)(1), report on Excess Surplus that is required to be determined on the first day of a fiscal year. Excess Surplus exists when the Adjusted Balance exceeds the greater of: (1) \$1,000,000 or (2) the aggregate amount of tax increment deposited to the Housing Fund during the prior four fiscal years. Section 33334.12(g)(3)(A) and (B) provide that the *Unencumbered Balance can be adjusted for: (1) any remaining revenue generated in the reporting year from unspent debt proceeds and (2) if the land was disposed of during the reporting year to develop affordable housing, the difference between the fair market value of land and the value received.*

The Unencumbered Balance is calculated by subtracting encumbrances from Net Resources Available. "Encumbrances" are funds reserved and committed pursuant to a legally enforceable contract or agreement for expenditure for authorized redevelopment housing activities [Section 33334.12(g)(2)].

For Excess Surplus calculation purposes, carry over the prior year's HCD Schedule C Adjusted Balance as the Adjusted Balance on the first day of the reporting fiscal year. Determine which is larger: (1) \$1 million or (2) the total of tax increment deposited over the prior four years. Subtract the largest amount from the Adjusted Balance and, if positive, report the amount as Excess Surplus.

10. Excess Surplus:

Complete Columns 2, 3, 4, & 5 to calculate Excess Surplus for the reporting year. Columns 6 and 7 track prior years' Excess Surplus.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
4 Prior and Current Reporting Years	Total Tax Increment Deposits to Housing Fund	Sum of Tax Increment Deposits Over Prior Four FYs	Current Reporting Year 1 st Day Adjusted Balance	Current Reporting Year 1 st Day Excess Surplus Balances	Amount Expended/Encumbered Against FY Balance of Excess Surplus as of End of Reporting Year	Remaining Excess Surplus for Each Fiscal Year as of End of Reporting Year
4 Rpt Yrs Ago FY 2005	\$17,449,145			\$	\$	\$
3 Rpt Yrs Ago FY 2006	\$22,334,220			\$	\$	\$
2 Rpt Yrs Ago FY 2007	\$27,403,203			\$	\$	\$
1 Rpt Yr Ago FY 2008	\$30,446,167			\$	\$	\$
CURRENT Reporting Year FY 2009		Sum of Column 2 \$97,632,735	Last Year's Sch C Adjusted Balance \$ -0-	Col 4 minus: larger of Col 3 or \$1mm (report positive \$) \$ -0-		\$

11. Reporting Year Ending Unencumbered Balance and Adjusted Balance:

- a. **Unencumbered Balance** (End of Year) [Page 3, Line 6b] \$49,936,019
- b. If eligible, adjust the Unencumbered Balance for:
 - (1) **Debt Proceeds** [33334.12(g)(3)(B)]: 37,422,822
Identify unspent debt proceeds and related income remaining at end of reporting year \$ _____
 - (2) **Land Conveyance Losses** [(33334.12(g)(3)(A))]:
Identify reporting year losses from sales/grants/leases of land acquired with low-mod funds, if 49% or more of new or rehabilitated units will be affordable to lower-income households \$ _____

12. Adjusted Balance (for next year's determination of Excess Surplus) [Line 11a minus sum of 11b(1) and 11b(2)] \$12,513,197

Note: Do not enter Adjusted Balance in Col 4. It is to be reported as next year's 1st day amount to determine Excess Surplus

- a. If there is remaining Excess Surplus from what was determined on the first day of the reporting year, describe the agency's plan (as specified in Section 33334.10) for transferring, encumbering, or expending excess surplus:

- b. If the plan described in 12a. was adopted, enter the plan adoption date: _____ / _____ / _____
mo day yr

Miscellaneous Uses of Funds

13. If an amount is reported in 4e., pursuant to Section 33080.4(a)(6), report the total number of very low-, low-, and moderate-income households that directly benefited from expenditures for onsite/offsite improvements which resulted in either new construction, rehabilitation, or the elimination of health and safety hazards. (Note: If Line 4e of this schedule does not show expenditures for improvements, no units should be reported here.)

Income Level	Households Constructed	Households Rehabilitated	Households Benefiting from Elimination of Health and Safety Hazard	Duration of Deed Restriction
Very Low	N/A	N/A	N/A	N/A
Low	N/A	N/A	N/A	N/A
Moderate	N/A	N/A	N/A	N/A

14. If the agency is holding land for future housing development (refer to Line 8b), summarize the acreage (round to tenths, do not report square footage), zoning, date of purchase, and the anticipated start date for the housing development.

Site Name/Location*	No. of Acres	Zoning	Purchase Date	Estimated Date Available	Comments
N/A					

Please attach a separate sheet of paper listing any additional sites not reported above.

15. Section 33334.13 requires agencies which have used the Housing Fund to assist mortgagors in a homeownership mortgage revenue bond program, or home financing program described in that Section, to provide the following information:

a. Has your agency used the authority related to definitions of income or family size adjustment factors provided in Section 33334.13(a)?

Yes No Not Applicable

b. Has the agency complied with requirements in Section 33334.13(b) related to assistance for very low-income households equal to twice that provided for above moderate-income households?

Yes No Not Applicable

16. Did the Agency use non-LMIHF funds as matching funds for the Federal HOME or HOPE program during the reporting period?

YES NO

If yes, please indicate the amount of non-LMIHF funds that were used for either HOME or HOPE program support.

HOME \$ _____ HOPE \$ _____

17. Pursuant to Section 33080.4(a)(11), the agency shall maintain adequate records to identify the date and amount of all LMIHF deposits and withdrawals during the reporting period. To satisfy this requirement, the Agency should keep and make available upon request any and all deposit and withdrawal information. **DO NOT SUBMIT ANY DOCUMENTS/RECORDS.**

Has your agency made any deposits to or withdrawals from the LMIHF? Yes No

If yes, identify the document(s) describing the agency's deposits and withdrawals by listing for each document, the following (attach additional pages of similar information below as necessary):

Name of document (e.g. ledger, journal, etc.): Cash & Disbursement Journal
Name of Agency Custodian (person): _____
Custodian's telephone number: 510-238-3916
Place where record can be accessed: 150 Frank H. Ogawa Plaza, Suite 6353
Oakland, CA 94612-2093

Name of document (e.g. ledger, journal, etc.): General Ledger
Name of Agency Custodian (person): _____
Custodian's telephone number: 510-238-3916
Place where record can be accessed: 150 Frank H. Ogawa Plaza, Suite 6353
Oakland, CA 94612-2093

18. **Use of Other (non Low-Mod Funds) Redevelopment Funds for Housing**

Please briefly describe the use of any non-LMIHF redevelopment funds (i.e., contributions from the other 80% of tax increment revenue or other non Low-Mod funds) to construct, improve, assist, or preserve housing in the community.

For Fox Courts affordable housing development :

- Hazardous materials remediation
- Land

19. **Suggestions/Resource Needs**

Please provide suggestions to simplify and improve future agency reporting and identify any training, information, and/or other resources, etc. that would help your agency to more quickly and effectively use its housing or other funds to increase, improve, and preserve affordable housing?

20. **Annual Monitoring Reports of Previously Completed Affordable Housing Projects/Programs (H&SC 33418)**

Were all Annual Monitoring Reports received for all prior years' affordable housing projects/programs? Yes No

Agency Name: Redevelopment Agency of the City of Oakland

21. Excess Surplus Expenditure Plan (H&SC 33334.10(a))

Agency Name: Redevelopment Agency of the City of Oakland

22. Footnote area to provide additional information.

23. Project Achievement and HCD Director's Award for Housing Excellence

Project achievement information is optional but can serve important purposes: Agencies' achievements can inform others of successful redevelopment projects and provide instructive information for additional successful projects. Achievements may be included in HCD's Annual Report of Housing Activities of California Redevelopment Agencies to assist other local agencies in developing effective and efficient programs to address local housing needs.

In addition, HCD may select various projects to receive the Director's Award for Housing Excellence. Projects may be selected based on criteria such as local affordable housing need(s) met, resources utilized, barriers overcome, and project innovation/complexity, etc.

Project achievement information should only be submitted for one affordable residential project that was completed within the reporting year as evidenced by a Certificate of Occupancy. The project must not have been previously reported as an achievement.

To publish agencies' achievements in a standard format, please complete information for each underlined category below addressing suggested topics in a narrative format that does not exceed two pages (see example, next page). In addition to submitting information with other HCD forms to the State Controller, please submit achievement information on a 3.5 inch diskette and identify the software type and version. For convenience, the diskette can be separately mailed to: HCD Policy Division, 1800 3rd Street, Sacramento, CA 95814 or data can be emailed by attaching the file and sending it to: rlevy@hcd.ca.gov.

AGENCY INFORMATION

- Project Type (Choose one of the categories below and one kind of assistance representing the primary project type):
 - New/Additional Units (Previously Unoccupied/Uninhabitable):
 - New Construction to own
 - New Construction to rent
 - Rehabilitation to own
 - Rehabilitation to rent
 - Adaptive Re-use
 - Mixed Use Infill
 - Mobilehomes/Manufactured Homes
 - Mortgage Assistance
 - Transitional Housing
 - Other (describe)
 - Existing Units (Previously Occupied)
 - Rehabilitation of Owner-Occupied
 - Rehabilitation of Tenant-Occupied
 - Acquisition and Rehabilitation to Own
 - Acquisition and Rehabilitation to Rent
 - Mobilehomes/Manufactured Homes
 - Payment Assistance for Owner or Renter
 - Transitional Housing
 - Other (describe)
- Agency Name:
- Agency Contact and Telephone Number for the Project:

DESCRIPTION

- Project Name
- Clientele served [owner, renter, income group, special need (e.g. large family or disabled), etc.]
- Number and type of units and location, density, and size of project relative to other projects, etc.
- Degree of affordability/assistance rendered to families by project, etc.
- Uniqueness (land use, design features, additional services/amenities provided, funding sources/collaboration, before/after project conversion such as re-use, mixed use, etc.)
- Cost (acquisition, clean-up, infrastructure, conversion, development, etc.)

HISTORY

- Timeframe from planning to opening
- Barriers/resistance (legal/financial/community, etc.) that were overcome
- Problems and creative solutions found
- Lessons learned and/or recommendations for undertaking a similar project

AGENCY ROLE AND ACHIEVEMENT

- Degree of involvement with concept, design, approval, financing, construction, operation, and cost, etc.
- Specific agency and/or community goals and objectives met, etc.

ACHIEVEMENT EXAMPLE

Project Type: NEW CONSTRUCTION- OWNER OCCUPIED

_____ Redevelopment Agency
Contact: Name (Area Code) Telephone #

Project/Program Name: _____ Project or Program

Description

During the reporting year, construction of 12 homes was completed. _____ Enterprises, which specializes in community self-help projects, was the developer, assisting 12 families in the construction of their new homes. The homes took 10 months to build. The families' work on the homes was converted into "sweat equity" valued at \$15,000. The first mortgage was from CHFA. Families were also given an affordable second mortgage. The second and third mortgage loans were funded by LMIHF and HOME funds.

History

The _____ (City or County) of _____ struggled for several years over what to do about the _____ area. The _____ tried to encourage development in the area by rezoning a large portion of the area for multi-family use, and twice attempted to create improvement districts. None of these efforts were successful and the area continued to deteriorate, sparking growing concern among city officials and residents. At the point that the Redevelopment Agency became involved, there was significant ill will between the residents of the _____ and the (City or County). The _____ introduced the project in _____ with discussions of how the Agency could become involved in improving the blighted residential neighborhood centering on _____. This area is in the core area of town and was developed with disproportionately narrow, deep lots, based on a subdivision plat laid in 1950. Residents built their homes on the street frontages of _____ and _____ leaving large back-lot areas that were landlocked and unsuitable for development, having no access to either avenue. The Agency worked with 24 property owners to purchase portions of their properties. Over several years, the Agency purchased enough property to complete a tract map creating access and lots for building. Other non-profits have created an additional twelve affordable homes.

Agency Role

The Agency played the central role. The _____ Project is a classic example of successful redevelopment. All elements of blight were present: irregular, land-locked parcels without access; numerous property owners; development that lagged behind that of the surrounding municipal property; high development cost due to need for installation of street improvements, utilities, a storm drain system, and undergrounding of a flood control creek; and a low-income neighborhood in which property sale prices would not support high development costs. The Agency determined that the best development for the area would be single-family owner-occupied homes. The Agency bonded its tax increment to fund the off-site improvements. A tract map was completed providing for the installation of the street improvements, utilities, storm drainage, and the undergrounding of _____ Creek. These improvements cost the Agency approximately \$1.5 million. In lieu of using the eminent domain process, the Agency negotiated with 22 property owners to purchase portions of their property, allowing for access to the landlocked parcels. This helped foster trust and good will during the course of the negotiations. The Project got underway once sufficient property was purchased.

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

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

Examples:

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

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
Identify Project Area or specify "Outside": Broadway/MacArthur/San Pablo
General Title of Housing Project/Program: 3860 Martin Luther King Jr. Way, Phase I
Project/Program Address (optional): _____

Street: 3860 Martin Luther King Jr Way **City:** Oakland **ZIP:** 94609

Owner Name (optional): _____

Total Project/Program Units: # 34 **Restricted Units: #** 0 **Unrestricted Units: #** 34

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

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

(Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

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

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

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

Funding Sources:

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

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

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

**SCHEDULE HCD-D7
HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)**

(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Broadway/MacArthur/San Pablo

Housing Project Name: 3860 Martin Luther King, Jr. Way, Phase I

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

Example 1 (reporting partial units): A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6).

Example 2 (reporting all units): Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

INSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>					34	34
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>					34	34

If agency did not assist any part of project identify Building Permit Number and Date:

B0700448	4/13/09
BUILDING PERMIT NUMBER	BUILDING PERMIT DATE

OUTSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER	BUILDING PERMIT DATE

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|---|---|---|
| <input type="checkbox"/> Replacement Housing Units (Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:
<input type="checkbox"/> Inside Project Area (Sch HCD-D3)
<input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:
<input type="checkbox"/> With LMIHF (Sch HCD-D5)
<input type="checkbox"/> Without LMIHF (Sch HCD-D6) |
|---|---|---|

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

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

Examples:

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

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
Identify Project Area or specify "Outside": Broadway/MacArthur/San Pablo
General Title of Housing Project/Program: 485 West MacArthur Blvd
Project/Program Address (optional): _____

Street: 485 West MacArthur Blvd **City:** Oakland **ZIP:** 94609

Owner Name (optional): _____

Total Project/Program Units: # 16 **Restricted Units: #** 0 **Unrestricted Units: #** 16

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

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

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

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

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

Funding Sources:

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

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

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

SCHEDULE HCD-D7
HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)
(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Broadway/MacArthur/San Pablo

Housing Project Name: 485 W. MacArthur Blvd.

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

Example 1 (reporting partial units): A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6).

Example 2 (reporting all units): Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

INSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>					16	16
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>					16	16

If agency did not assist any part of project identify Building Permit Number and Date:

B0504543	2/17/09
BUILDING PERMIT NUMBER	BUILDING PERMIT DATE

OUTSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER	BUILDING PERMIT DATE

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|---|---|---|
| <input type="checkbox"/> Replacement Housing Units (Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:
<input type="checkbox"/> <u>Inside</u> Project Area (Sch HCD-D3)
<input type="checkbox"/> <u>Outside</u> Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:
<input type="checkbox"/> <u>With</u> LMIHF (Sch HCD-D5)
<input type="checkbox"/> <u>Without</u> LMIHF (Sch HCD-D6) |
|---|---|---|

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

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

Examples:

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

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
 Identify Project Area or specify "Outside": Central City East
 General Title of Housing Project/Program: Orchards on Foothill
 Project/Program Address (optional): _____

Street: 2719 Foothill Blvd. City: Oakland ZIP: 94601

Owner Name (optional): _____

Total Project/Program Units: # 65 Restricted Units: # 64 Unrestricted Units: # 1

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

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? YES NO
 Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end 0
 Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end 0
 Number of units restricted for special needs: (number must not exceed "Total Project Units") 0
 Number of units restricted that are serving one or more Special Needs: 0 Check, if data not available
 (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

# _____ DISABLED (Mental)	# _____ FARMWORKER (Permanent)	# _____ TRANSITIONAL HOUSING
# _____ DISABLED (Physical)	# _____ FEMALE HEAD OF HOUSHOLD	64 ELDERLY
# _____ FARMWORKER (Migrant)	# _____ LARGE FAMILY (4 or more Bedrooms)	# _____ EMERGENCY SHELTERS (allowable use <u>only</u> with "Other Housing Units Provided - Without LMIHF" Sch-D6)

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

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date		2/1/07		
Restriction End Date		2/1/62		
Perpetuity				

Funding Sources:

Redevelopment Funds: \$ 1,025,000
 Federal Funds: \$ 3,475,000
 State Funds: \$ _____
 Other Local Funds: \$ _____
 Private Funds: \$ 3,038,000
 Owner's Equity: \$ 330,000
 TCAC/Federal Award: \$ 12,595,843
 TCAC/State Award: \$ _____
 Total Development/Purchase Cost: \$ 20,463,843

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

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

SCHEDULE HCD-D7
HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)
(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Central City East

Housing Project Name: Orchards on Foothill

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

Example 1 (reporting partial units): A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6).

Example 2 (reporting all units): Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

INSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>					1	1
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>					1	1
If agency <i>did not assist any part of project</i> identify Building Permit Number and Date:		BUILDING PERMIT NUMBER		BUILDING PERMIT DATE		

OUTSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						
If agency <i>did not assist any part of project</i> identify Building Permit Number and Date:		BUILDING PERMIT NUMBER		BUILDING PERMIT DATE		

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|--|---|--|
| <input type="checkbox"/> Replacement Housing Units
(Sch HCD-D2) | Inclusionary Units:
<input checked="" type="checkbox"/> <u>Inside</u> Project Area (Sch HCD-D3)
<input type="checkbox"/> <u>Outside</u> Project Area (Sch HCD-D4) | Other Housing Units Provided:
<input type="checkbox"/> <u>With</u> LMIHF (Sch HCD-D5)
<input type="checkbox"/> <u>Without</u> LMIHF (Sch HCD-D6) |
|--|---|--|

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

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

Examples:

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

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
Identify Project Area or specify "Outside": Coliseum
General Title of Housing Project/Program: Edes Avenue Homes, Phase A
Project/Program Address (optional): _____
Street: 10900 Edes Avenue **City:** Oakland **ZIP:** 94603

Owner Name (optional): _____

Total Project/Program Units: # 26 **Restricted Units: #** 26 **Unrestricted Units: #** _____

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

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? YES NO
 Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end 0
 Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end 0
 Number of units restricted for special needs: (number must not exceed "Total Project Units") 0
 Number of units restricted that are serving one or more Special Needs: # _____ Check, if data not available
 (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

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

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

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date		11/7/09		
Restriction End Date		In perpetuity		
Perpetuity				

Funding Sources:

Redevelopment Funds: \$ 2,517,000
 Federal Funds \$ 865,000
 State Funds: \$ 425,000
 Other Local Funds: \$ _____
 Private Funds: \$ 3,511,820
 Owner's Equity: \$ _____
 TCAC/Federal Award: \$ _____
 TCAC/State Award: \$ _____
 Total Development/Purchase Cost: \$ 7,318,820

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

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

**SCHEDULE HCD-D3
INCLUSIONARY HOUSING UNITS (INSIDE PROJECT AREA)
(units not claimed on Schedule D-4,5,6,7)**

(units with required affordability restrictions that agency or community controls)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name: Coliseum

Affordable Housing Project Name: Edes Avenue Homes, Phase A

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Agency Developed Non-Agency Developed

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Rental Owner-Occupied

Enter the number of units for each applicable activity below:

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

A. New Construction Units:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
						26		26			26		26	

Of Total, identify the number aggregated from other project areas (see HCD-A(s), Item 8):

B. Substantial Rehabilitation (Post-'93/AB 1290 Definition of Value >25%: Credit for Obligations Since 1994):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

Of Total, identify the number aggregated from other project areas (see HCD-A(s), Item 8):

C. Acquisition of Covenants (Post-'93/AB 1290 Reform: Only Multi-Family Vlow & Low & Other Restrictions):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

TOTAL UNITS (Add only **TOTAL** of all "TOTAL Elderly / Non Elderly Units"):

If TOTAL UNITS is less than "Total Project Units" on HCD Schedule D1, report the remaining units as instructed below.

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

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

Identify the number of Inclusionary Units which also have been counted as Replacement Units:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

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

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

Examples:

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

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
Identify Project Area or specify "Outside": Coliseum
General Title of Housing Project/Program: Seven Directions
Project/Program Address (optional): _____

Street: 2946 International Blvd **City:** Oakland **ZIP:** 94601

Owner Name (optional): _____

Total Project/Program Units: # 36 **Restricted Units: #** 35 **Unrestricted Units: #** 1

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

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? YES NO
 Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end # 0
 Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end # 0
 Number of units restricted for special needs: (number must not exceed "Total Project Units") # 0
 Number of units restricted that are serving one or more Special Needs: # _____ Check, if data not available
 (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

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

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

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date		9/5/08		
Restriction End Date		9/5/63		
Perpetuity				

Funding Sources:

Redevelopment Funds: \$ 3,289,000
 Federal Funds: \$ 1,216,600
 State Funds: \$ 3,975,112
 Other Local Funds: \$ _____
 Private Funds: \$ 240,000
 Owner's Equity: \$ 187,001
 TCAC/Federal Award: \$ 6,779,605
 TCAC/State Award: \$ _____
 Total Development/Purchase Cost: \$ 15,687,318

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

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

SCHEDULE HCD-D7

HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)

(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Coliseum

Housing Project Name: Seven Directions

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

Example 1 (reporting partial units): A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6).

Example 2 (reporting all units): Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

INSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>					1	1
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>					1	1
If agency <i>did not assist any part of project</i> identify Building Permit Number and Date:		BUILDING PERMIT NUMBER		BUILDING PERMIT DATE		

OUTSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						
If agency <i>did not assist any part of project</i> identify Building Permit Number and Date:		BUILDING PERMIT NUMBER		BUILDING PERMIT DATE		

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|--|--|---|
| <input type="checkbox"/> Replacement Housing Units
(Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:
<input checked="" type="checkbox"/> <u>Inside</u> Project Area (Sch HCD-D3)
<input type="checkbox"/> <u>Outside</u> Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:
<input type="checkbox"/> <u>With</u> LMIHF (Sch HCD-D5)
<input type="checkbox"/> <u>Without</u> LMIHF (Sch HCD-D6) |
|--|--|---|

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

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

Examples:

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

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
Identify Project Area or specify "Outside": West Oakland
General Title of Housing Project/Program: Zephyr Gate Phase 2
Project/Program Address (optional): _____
Street: 1201 Wood Street, **City:** Oakland **ZIP:** 94607

Owner Name (optional): _____
Total Project/Program Units: # 23 **Restricted Units: #** 0 **Unrestricted Units: #** 23

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

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

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

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

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

Funding Sources:

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

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

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

SCHEDULE HCD-D7
HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)
(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": West Oakland

Housing Project Name: Zephyr Gate Phase 2

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

Example 1 (reporting partial units): A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6).

Example 2 (reporting all units): Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

INSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>					23	23
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>					23	23

If agency did not assist any part of project identify Building Permit Number and Date:

B0603405	4/1/09
<u>BUILDING PERMIT NUMBER</u>	<u>BUILDING PERMIT DATE</u>

OUTSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						

If agency did not assist any part of project identify Building Permit Number and Date:

<u>BUILDING PERMIT NUMBER</u>	<u>BUILDING PERMIT DATE</u>
-------------------------------	-----------------------------

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|---|---|---|
| <input type="checkbox"/> Replacement Housing Units (Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:
<input type="checkbox"/> <u>Inside</u> Project Area (Sch HCD-D3)
<input type="checkbox"/> <u>Outside</u> Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:
<input type="checkbox"/> <u>With</u> LMIHF (Sch HCD-D5)
<input type="checkbox"/> <u>Without</u> LMIHF (Sch HCD-D6) |
|---|---|---|

SCHEDULE HCD-D7
HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)
(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": West Oakland

Housing Project Name: Oakland Noodle Factory

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

Example 1 (reporting partial units): A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6).

Example 2 (reporting all units): Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

INSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>					11	11
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>					11	11

If agency did not assist any part of project identify Building Permit Number and Date:

B0605293	1/5/09
BUILDING PERMIT NUMBER	BUILDING PERMIT DATE

OUTSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER	BUILDING PERMIT DATE
------------------------	----------------------

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|---|---|---|
| <input type="checkbox"/> Replacement Housing Units (Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:
<input type="checkbox"/> Inside Project Area (Sch HCD-D3)
<input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:
<input type="checkbox"/> With LMIHF (Sch HCD-D5)
<input type="checkbox"/> Without LMIHF (Sch HCD-D6) |
|---|---|---|

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

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

Examples:

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

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
Identify Project Area or specify "Outside": Acorn
General Title of Housing Project/Program: Jack London Gateway
Project/Program Address (optional): _____

Street: 989 Brush Street **City:** Oakland **ZIP:** 94607

Owner Name (optional): _____
Total Project/Program Units: # 61 **Restricted Units: #** 60 **Unrestricted Units: #** 1

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

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? YES NO
 Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end 0
 Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end 0
 Number of units restricted for special needs: (number must not exceed "Total Project Units") 0
 Number of units restricted that are serving one or more Special Needs: 0 Check, if data not available
 (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

# _____ DISABLED (Mental)	# _____ FARMWORKER (Permanent)	# _____ TRANSITIONAL HOUSING
# _____ DISABLED (Physical)	# _____ FEMALE HEAD OF HOUSHOLD	<u>60</u> ELDERLY
# _____ FARMWORKER (Migrant)	# _____ LARGE FAMILY (4 or more Bedrooms)	# _____ EMERGENCY SHELTERS (allowable use <u>only</u> with "Other Housing Units Provided - Without LMIHF" Sch-D6)

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

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date		6/30/2009		
Restriction End Date		6/30/2064		
Perpetuity				

Funding Sources:

Redevelopment Funds: \$ 4,900,000
 Federal Funds: \$ _____
 State Funds: \$ _____
 Other Local Funds: \$ _____
 Private Funds: \$ 1,350,000
 Owner's Equity: \$ 378,000
 TCAC/Federal Award: \$ 13,007,763
 TCAC/State Award: \$ _____
 Total Development/Purchase Cost: \$ 19,635,763

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

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

SCHEDULE HCD-D4
INCLUSIONARY HOUSING UNITS (OUTSIDE ALL PROJECT AREAS)
(units not claimed on Schedule D-3,5,6,7)

(units with required affordability restrictions that agency or community controls)

Agency: Redevelopment Agency of the City of Oakland

Project Area: OUTSIDE

Affordable Housing Project Name: Jack London Gateway

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Agency Developed Non-Agency Developed

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Rental Owner-Occupied

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- One-to-One Credit Two-to-One Credit
 (units do not fulfill any (2 units required to fulfill
 project area obligation) 1 obligation of any project area)

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

Enter the number of units for each applicable activity below:

A. New Construction:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
24	36		60							24	36		60	

Of Total, identify the number aggregated from other project areas (see HCD-A(s), Item 8):

B. Substantial Rehabilitation: (Post-'93/AB 1290 Definition of Value >25%: Credit for Obligations Since 1994):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

Of Total, identify the number aggregated from other project areas (see HCD-A(s), Item 8):

C. Acquisition of Covenants (Post-'93/AB 1290 Reform: Only Multi-Family Vlow & Low & Other Restrictions):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

TOTAL UNITS (Add only **TOTAL** of all "TOTAL Elderly / Non Elderly Units"):

If TOTAL UNITS is less than "Total Project/Program Units" on HCD Schedule D1, report the remaining units as instructed below.

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

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

Identify the number of Inclusionary Units which also have been counted as Replacement Units:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

SCHEDULE HCD-D7
HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)
(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Acorn

Housing Project Name: Jack London Gateway

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

Example 1 (reporting partial units): A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6).

Example 2 (reporting all units): Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

INSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>					1	1
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>					1	1

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER	BUILDING PERMIT DATE
------------------------	----------------------

OUTSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER	BUILDING PERMIT DATE
------------------------	----------------------

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|---|--|---|
| <input type="checkbox"/> Replacement Housing Units (Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:
<input type="checkbox"/> <u>Inside</u> Project Area (Sch HCD-D3) | <input type="checkbox"/> Other Housing Units Provided:
<input type="checkbox"/> <u>With</u> LMIHF (Sch HCD-D5) |
| | <input checked="" type="checkbox"/> <u>Outside</u> Project Area (Sch HCD-D4) | <input type="checkbox"/> <u>Without</u> LMIHF (Sch HCD-D6) |

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

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

Examples:

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

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
Identify Project Area or specify "Outside": Central District
General Title of Housing Project/Program: Fox Courts
Project/Program Address (optional): _____

Street: 1807-1829 Telegraph Avenue **City:** Oakland **ZIP:** 94612

Owner Name (optional): _____

Total Project/Program Units: # 80 **Restricted Units: #** 79 **Unrestricted Units: #** 1

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

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? YES NO
 Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end 0
 Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end 0
 Number of units restricted for special needs: (*number must not exceed "Total Project Units"*) 0
 Number of units restricted that are serving one or more Special Needs: 0 Check, if data not available
 (*Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above*)

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

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

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date		7/15/09		
Restriction End Date		7/15/64		
Perpetuity				

Funding Sources:

Redevelopment Funds: \$ 6,950,000
 Federal Funds \$ 200,000
 State Funds: \$ 5,804,557
 Other Local Funds: \$ 1,124,100
 Private Funds: \$ 2,243,500
 Owner's Equity: \$ 1,569,540
 TCAC/Federal Award: \$ _____
 TCAC/State Award: \$ _____
 Total Development/Purchase Cost: \$ 17,891,697

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

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

SCHEDULE HCD-D7
HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)
(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Central District

Housing Project Name: Fox Courts

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

Example 1 (reporting partial units): A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6.

Example 2 (reporting all units): Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

INSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>					1	1
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>					1	1

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER	BUILDING PERMIT DATE
------------------------	----------------------

OUTSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER	BUILDING PERMIT DATE
------------------------	----------------------

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|---|---|--|
| <input type="checkbox"/> Replacement Housing Units (Sch HCD-D2) | Inclusionary Units:
<input type="checkbox"/> <u>Inside</u> Project Area (Sch HCD-D3)
<input checked="" type="checkbox"/> <u>Outside</u> Project Area (Sch HCD-D4) | Other Housing Units Provided:
<input type="checkbox"/> <u>With</u> LMIHF (Sch HCD-D5)
<input type="checkbox"/> <u>Without</u> LMIHF (Sch HCD-D6) |
|---|---|--|

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

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

Examples:

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

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
Identify Project Area or specify "Outside": Central District
General Title of Housing Project/Program: The Uptown Parcel 1
Project/Program Address (optional): _____
Street: 600 William Street **City:** Oakland **ZIP:** 94612

Owner Name (optional): _____
Total Project/Program Units: # 255 **Restricted Units: #** 70 **Unrestricted Units: #** 185

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

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? YES NO
 Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end # 0
 Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end # 0
 Number of units restricted for special needs: (number must not exceed "Total Project Units") # 0
 Number of units restricted that are serving one or more Special Needs: # 0 Check, if data not available
 (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

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

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

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date				8/10/09
Restriction End Date				8/10/64
Perpetuity				

Funding Sources:

Redevelopment Funds: \$ 12,186,216
 Federal Funds: \$ _____
 State Funds: \$ 61,353,383
 Other Local Funds: \$ 2,032,331
 Private Funds: \$ _____
 Owner's Equity: \$ 3,957,677
 TCAC/Federal Award: \$ _____
 TCAC/State Award: \$ _____
 Total Development/Purchase Cost: \$ 79,529,607

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

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

SCHEDULE HCD-D7
HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)
(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Central District

Housing Project Name: The Uptown Parcel 1

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

Example 1 (reporting partial units): A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6).

Example 2 (reporting all units): Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

INSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>					185	185
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>					185	185

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER	BUILDING PERMIT DATE
------------------------	----------------------

OUTSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER	BUILDING PERMIT DATE
------------------------	----------------------

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|--|--|---|
| <input type="checkbox"/> Replacement Housing Units
(Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:
<input checked="" type="checkbox"/> <u>Inside</u> Project Area (Sch HCD-D3)
<input type="checkbox"/> <u>Outside</u> Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:
<input type="checkbox"/> <u>With</u> LMIHF (Sch HCD-D5)
<input type="checkbox"/> <u>Without</u> LMIHF (Sch HCD-D6) |
|--|--|---|

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

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

Examples:

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

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
Identify Project Area or specify "Outside": Central District
General Title of Housing Project/Program: The Uptown Parcel 3
Project/Program Address (optional): _____
Street: 500 William Street **City:** Oakland **ZIP:** 94612

Owner Name (optional): _____
Total Project/Program Units: # 217 **Restricted Units: #** 43 **Unrestricted Units: #** 174

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

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? YES NO
 Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end # 0
 Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end # 0
 Number of units restricted for special needs: (number must not exceed "Total Project Units") # 0
 Number of units restricted that are serving one or more Special Needs: # 0 Check, if data not available
 (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

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

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

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date				8/10/09
Restriction End Date				8/10/64
Perpetuity				

Funding Sources:

Redevelopment Funds: \$ 10,370,231
 Federal Funds: \$ _____
 State Funds: \$ 52,210,526
 Other Local Funds: \$ 1,729,474
 Private Funds: \$ _____
 Owner's Equity: \$ 3,367,905
 TCAC/Federal Award: \$ _____
 TCAC/State Award: \$ _____
 Total Development/Purchase Cost: \$ 67,678,136

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

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

SCHEDULE HCD-D7
HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)
(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Central District

Housing Project Name: The Uptown Parcel 3

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

Example 1 (reporting partial units): A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6.

Example 2 (reporting all units): Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

INSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
New Construction Units:					174	174
Substantial Rehabilitation Units:						
Total Units:					174	174
If agency <u>did not</u> assist any part of project identify Building Permit Number and Date:		BUILDING PERMIT NUMBER		BUILDING PERMIT DATE		

OUTSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
New Construction Units:						
Substantial Rehabilitation Units:						
Total Units:						
If agency <u>did not</u> assist any part of project identify Building Permit Number and Date:		BUILDING PERMIT NUMBER		BUILDING PERMIT DATE		

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|--|---|---|
| <input type="checkbox"/> Replacement Housing Units
(Sch HCD-D2) | <input checked="" type="checkbox"/> Inclusionary Units:
<input checked="" type="checkbox"/> <u>Inside</u> Project Area (Sch HCD-D3)
<input type="checkbox"/> <u>Outside</u> Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:
<input type="checkbox"/> <u>With</u> LMIHF (Sch HCD-D5)
<input type="checkbox"/> <u>Without</u> LMIHF (Sch HCD-D6) |
|--|---|---|

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

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

Examples:

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

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
Identify Project Area or specify "Outside": Outside Project Area
General Title of Housing Project/Program: Golf Links
Project/Program Address (optional): _____
Street: 2824 82nd Ave; 8207, 8327, 8379, 8395, 8477 Golf Links Road **City:** Oakland **ZIP:** 94605

Owner Name (optional): _____
Total Project/Program Units: # 10 **Restricted Units: #** 3 **Unrestricted Units: #** 7

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

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? YES NO
 Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end 0
 Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end 0
 Number of units restricted for special needs: (number must not exceed "Total Project Units") 0
 Number of units restricted that are serving one or more Special Needs: 0 Check, if data not available
 (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

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

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

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

Funding Sources:

Redevelopment Funds: \$ 948,000
 Federal Funds: \$ _____
 State Funds: \$ _____
 Other Local Funds: \$ _____
 Private Funds: \$ 520,000
 Owner's Equity: \$ 428,000
 TCAC/Federal Award: \$ _____
 TCAC/State Award: \$ _____
 Total Development/Purchase Cost: \$ 1,896,000

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

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

SCHEDULE HCD-D5

OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITH LMIHF)

(units not claimed on Schedule D-2,3,4,6,7)

(lack minimum replacement or inclusionary restrictions and/or not controlled by agency or community)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Outside Project Area

Affordable Housing Project Name: Golf Links

Check only one:

- Inside Project Area Outside Project Area

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Agency Developed Non-Agency Developed

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Rental Owner-Occupied

Enter the number of units for each applicable activity below:

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

A. New Construction Units (non replacement/non inclusionary):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
			3				3	3				3	3	

B. Substantial Rehabilitation Units (value increase with land > 25% (non replacement/non inclusionary):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

C. Non-Substantial Rehabilitation Units:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

D. Acquisition of Units Only (non acquisition of affordability covenants for inclusionary credit):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

E. Mobilehome Owner / Resident:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

F. Mobilehome Park Owner / Resident:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**SCHEDULE HCD-D5
OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITH LMIHF) (continued)**

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

G. Preservation (H&S 33334.2(e)(11) Threat of Public Assisted/Subsidized Rentals Converted to Market):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

H. Subsidy (other than any activity already reported on this form):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

I. Other Assistance:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

TOTAL UNITS (Add only **TOTAL** of all "TOTAL Elderly / Non Elderly Units"):

3

If **TOTAL UNITS** is less than "Total Project Units" shown on HCD Schedule D1, report the remainder as instructed below.

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

Replacement Housing Units
(Sch HCD-D2)

Inclusionary Units:

Inside Project Area (Sch HCD-D3)

Outside Project Area (Sch HCD-D4)

Other Housing Units Provided:

Without LMIHF (Sch HCD-D6)

No Assistance (Sch HCD-D7)

SCHEDULE HCD-D7
HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)
(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Outside Project Area

Housing Project Name: Golf Links

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

Example 1 (reporting partial units): A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6.

Example 2 (reporting all units): Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

INSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER	BUILDING PERMIT DATE

OUTSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>					7	7
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>					7	7

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER	BUILDING PERMIT DATE

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|--|---|--|
| <input type="checkbox"/> Replacement Housing Units
(Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:
<input type="checkbox"/> <u>Inside</u> Project Area (Sch HCD-D3)
<input type="checkbox"/> <u>Outside</u> Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:
<input checked="" type="checkbox"/> <u>With</u> LMIHF (Sch HCD-D5)
<input type="checkbox"/> <u>Without</u> LMIHF (Sch HCD-D6) |
|--|---|--|

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

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

Examples:

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

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
Identify Project Area or specify "Outside": Outside Project Area
General Title of Housing Project/Program: Wang Scattered Sites
Project/Program Address (optional): _____
Street: 1027 62nd Street, Units A, B, C City: Oakland ZIP: 94608

Owner Name (optional): _____

Total Project/Program Units: # 3 **Restricted Units: #** 2 **Unrestricted Units: #** 1

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

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? YES NO
 Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end 0
 Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end 0
 Number of units restricted for special needs: (number must not exceed "Total Project Units") 0
 Number of units restricted that are serving one or more Special Needs: 0 Check, if data not available
 (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

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

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

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

Funding Sources:

Redevelopment Funds: \$ 34,000
 Federal Funds: \$ _____
 State Funds: \$ _____
 Other Local Funds: \$ _____
 Private Funds: \$ 1,146,000
 Owner's Equity: \$ _____
 TCAC/Federal Award: \$ _____
 TCAC/State Award: \$ _____
 Total Development/Purchase Cost: \$ 1,180,000

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

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

SCHEDULE HCD-D5

OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITH LMIHF)

(units not claimed on Schedule D-2,3,4,6,7)

(lack minimum replacement or inclusionary restrictions and/or not controlled by agency or community)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Outside Project Area

Affordable Housing Project Name: Wang Scattered Site

Check only one:

- Inside Project Area Outside Project Area

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Agency Developed Non-Agency Developed

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Rental Owner-Occupied

Enter the number of units for each applicable activity below:

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

A. New Construction Units (non replacement/non inclusionary):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
						2		2			2		2	

B. Substantial Rehabilitation Units (value increase with land > 25% (non replacement/non inclusionary):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

C. Non-Substantial Rehabilitation Units:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

D. Acquisition of Units Only (non acquisition of affordability covenants for inclusionary credit):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

E. Mobilehome Owner / Resident:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

F. Mobilehome Park Owner / Resident:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**SCHEDULE HCD-D5
OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITH LMIHF) (continued)**

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

G. Preservation (H&S 33334.2(e)(11) Threat of Public Assisted/Subsidized Rentals Converted to Market):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

H. Subsidy (other than any activity already reported on this form):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

I. Other Assistance:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

TOTAL UNITS (Add only **TOTAL** of all "TOTAL Elderly / Non Elderly Units"):

2

If TOTAL UNITS is less than "Total Project Units" shown on HCD Schedule D1, report the remainder as instructed below.

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

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

SCHEDULE HCD-D7

HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)

(units not claimed on Schedule D-2,3,4,5,6)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Outside Project Area

Housing Project Name: Wang Scattered Site

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

Example 1 (reporting partial units): A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6).

Example 2 (reporting all units): Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

INSIDE Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER	BUILDING PERMIT DATE
------------------------	----------------------

OUTSIDE Project Area..... Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>					1	1
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>					1	1

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER	BUILDING PERMIT DATE
------------------------	----------------------

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- | | | |
|--|---|---|
| <input type="checkbox"/> Replacement Housing Units
(Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:
<input type="checkbox"/> <u>Inside</u> Project Area (Sch HCD-D3)
<input type="checkbox"/> <u>Outside</u> Project Area (Sch HCD-D4) | Other Housing Units Provided:
<input checked="" type="checkbox"/> <u>With</u> LMIHF (Sch HCD-D5)
<input type="checkbox"/> <u>Without</u> LMIHF (Sch HCD-D6) |
|--|---|---|



ATTACHMENT C

**OAKLAND REDEVELOPMENT AGENCY
LOAN REPORT
As of June 30, 2009**

FUND#	CUSTOMER NAME	June 30, 2008	July 1, 2008 - June 30, 2009			June 30, 2009	Net
		Net	New Loans	Payments	Adjustments	Reserved Loan Amounts	
COLISEUM							
9450	Fruitvale Development Corp	200,000.00		(35,500.00)		164,500.00	164,500.00
9450	Revolution Foods, Inc.		170,500.00	(2,861.47)		167,638.53	167,638.53
9450	Dodg Corporation		249,500.00	(1,511.83)	(12,899.16)	235,089.01	235,089.01
9450	Celeste Enterprises		17,200.00			17,200.00	17,200.00
9450	Eastside Arts & Hsng-VHARP		249,000.00			249,000.00	249,000.00
9450	Friendly Cab Co		249,500.00			249,500.00	249,500.00
	Total Coliseum	200,000.00	935,700.00	(39,873.30)	(12,899.16)	1,082,927.54	1,082,927.54
CENTRAL DISTRICT							
9504	Rotunda Partners	3,033,000.00				3,033,000.00	3,033,000.00
9504	Subtotal	3,033,000.00				3,033,000.00	3,033,000.00
9510	Various borrowers					2,754,701.70	(2,754,701.70)
9510	Fox Oakland Theater, Inc.		7,450,000.00			7,450,000.00	7,450,000.00
9510	Subtotal		7,450,000.00			2,754,701.70	(2,754,701.70)
9511	S.F. Fortune Property					127,641.38	(127,641.38)
9511	Friends of the Oakland Fox, Corp		1,150,931.14			1,150,931.14	1,150,931.14
9511	Grace Skye LLC		24,156.16			24,156.16	24,156.16
9511	Subtotal		1,175,087.30			127,641.38	(127,641.38)
9512	Oakland School of the Arts	P131124	700,000.00	(33,770.80)		666,229.20	666,229.20
9512	Subtotal		700,000.00	(33,770.80)		666,229.20	666,229.20
9513	Rotunda Partners	1,600,000.00				1,600,000.00	1,600,000.00
9513	Subtotal	1,600,000.00				1,600,000.00	1,600,000.00
9526	Rotunda Partners	3,367,000.00				3,367,000.00	3,367,000.00
9526	Subtotal	3,367,000.00				3,367,000.00	3,367,000.00
9532	Fox Courts LP	T245620	40,592.35	(40,592.35)		-	-
9532	Subtotal		40,592.35	(40,592.35)		-	-
9535	Fox Oakland Theater Inc	25,500,000.00				25,500,000.00	25,500,000.00
9535	Fox Oakland Theater Inc (ground lease & in					9,251,483.82	(9,251,483.82)
9535	Fox Theater Landlord LLC/Oakland Sch of I	P131123	385,851.76	(18,557.30)		367,294.46	367,294.46
9535	Subtotal	25,500,000.00	385,851.76	(18,557.30)		9,251,483.82	(9,251,483.82)
9562	Resources for Community Development (Fr	414,400.00			40,592.35	454,992.35	454,992.35
9562	Oakland School of the Arts	P131125	1,017,041.00			1,017,041.00	1,017,041.00
9562	Fox Theater Landlord LLC/Oakland Sch of I		173,519.40	(56,691.11)		116,828.29	116,828.29
9562	Subtotal	414,400.00	1,190,560.40	(56,691.11)	40,592.35	1,588,861.64	1,588,861.64
	Total Central District	33,914,400.00	10,942,091.81	(109,019.21)		12,133,826.90	(12,133,826.90)
LOW & MODERATE HOUSING							
9580	26th Ave. Housing Assn.-Oak Park Apt.	1,188,000.00				1,188,000.00	1,188,000.00
9580	Abram Housing Corp.	165,737.36	292,178.59			457,915.95	457,915.95
9580	Allen Temple Housing	48,536.00				48,536.00	48,536.00
9580	Altenheim Senior Residential Housing	2,306,100.00				2,306,100.00	2,306,100.00
9580	Altenheim Senior Residential Housing		414,291.00			414,291.00	414,291.00
9580	Altenheim Senior Residential Housing		1,338,709.00			1,338,709.00	1,338,709.00
9580	Beth Flores	26,715.00				26,715.00	26,715.00
9580	Barbara Bragg	L284810	27,094.00			27,094.00	27,094.00
9580	Cahon, Inc.	408,685.28				408,685.28	408,685.28
9580	Chestnut Linden Court	322,300.00				322,300.00	322,300.00
9580	Oakland Coliseum Housing	600,000.00				600,000.00	600,000.00
9580	Creekside Housing Partners, LP-Coliseum I	3,000,000.00				3,000,000.00	3,000,000.00
9580	Community Assets Inc.	L257210	6,804.40			6,804.40	6,804.40
9580	Bridge Oakland Mutual Housing (Courtyard:	13,036.91				13,036.91	13,036.91
9580	Bridge Economic Devt Corp		723,536.00			723,536.00	723,536.00
9580	Drachma Housing, LP	100,000.00				100,000.00	100,000.00
9580	David Wellington	47,848.00	16,502.00			64,350.00	64,350.00
9580	Dolores Germaine	56,020.00				56,020.00	56,020.00
9580	Drachma Housing, LP	229,000.00				229,000.00	229,000.00
9580	Drachma Scattered Sites	99,999.00				99,999.00	99,999.00
9580	Eastside Arts & Hsng-VHARP	1,130,000.00				1,130,000.00	1,130,000.00
9580	Habitat For Humanity East Bay-Edes Avenu	1,758,397.13				1,758,397.13	1,758,397.13
9580	Fairmount, LP		3,060,000.00			3,060,000.00	3,060,000.00

**OAKLAND REDEVELOPMENT AGENCY
LOAN REPORT
As of June 30, 2009**

FUND#	CUSTOMER NAME	June 30, 2008		July 1, 2008 - June 30, 2009			June 30, 2009		
		Net	New Loans	Payments	Adjustments	Reserved Loan Amounts	Ending Balance	Allowance for Doubtful Accts	Net
9580	Grove Parks Homes-L/M	170,000.00					170,000.00		170,000.00
9580	Jonelle A. Humprey	42,825.00					42,825.00		42,825.00
9580	Jose Esteva & N. Lopez Whitaker	25,000.00					25,000.00		25,000.00
9580	Janet Esposito		52,050.00				52,050.00		52,050.00
9580	Lake Merrit Preservation Ltd. Partnership	1,728,000.00					1,728,000.00		1,728,000.00
9580	Lai Ha Lee	16,557.00	54,276.00				70,833.00		70,833.00
9580	Lincoln Court	828,560.00					828,560.00		828,560.00
9580	Lita Medrano	43,380.00					43,380.00		43,380.00
9580	Marian Barfield		8,476.00				8,476.00		8,476.00
9580	MADISON & 14TH ST	2,947,369.16	77,545.84				3,024,915.00		3,024,915.00
9580	Mandela Gateway Associates	2,500,000.00					2,500,000.00		2,500,000.00
9580	Mandela Gateway Owne	1,103,477.46	42,622.47				1,146,099.93		1,146,099.93
9580	Marion Gerlind	21,308.00		2,312.00			23,620.00		23,620.00
9580	Minni Wilson	12,200.00		29,300.00			41,500.00		41,500.00
9580	Seven Directions, Inc.	2,211,000.00					2,211,000.00		2,211,000.00
9580	Oak Street Terrace 95	1,046,000.00					1,046,000.00		1,046,000.00
9580	Oaks Associates, Inc.	50,000.39					50,000.39		50,000.39
9580	OISC SAFE HAVEN	10,000.00					10,000.00		10,000.00
9580	Percy Lumpkin		59,000.00				59,000.00		59,000.00
9580	Resources for Community Development	362,375.00					362,375.00		362,375.00
9580	Resources for Community Development (F	4,564,079.57					4,564,079.57		4,564,079.57
9580	Salvin Bershell	74,813.00					74,813.00		74,813.00
9580	Sausal Creek Townhomes	1,315,993.60	12,906.78				1,328,900.38		1,328,900.38
9580	Sherry Wilkins	35,872.00					35,872.00		35,872.00
9580	Shirley Rodgers-Jones	56,750.00	18,050.00				74,800.00		74,800.00
9580	Sister Thea Bowman Manor	987,084.05					987,084.05		987,084.05
9580	South Lake Apartments Prjt./Christian Chrc	445,300.00					445,300.00		445,300.00
9580	Spanish Speaking Unity Council-Las Bouga	77,022.00					77,022.00		77,022.00
9580	Susan Stowers	35,123.00	3,847.00				38,970.00		38,970.00
9580	Thana Christian	74,450.00					74,450.00		74,450.00
9580	From Memo Fund					33,550,876.60	33,550,876.60	(33,550,876.60)	
9580	Subtotal	32,284,913.91	6,239,501.08			33,550,876.60	72,075,291.59	(33,550,876.60)	38,524,414.99
2000K HOUSING BONDS									
9583	10211 Byron	386,550.00					386,550.00		386,550.00
9583	Com. Dev. Corp. of OakLAND - 1574-1790	118,776.99					118,776.99		118,776.99
9583	160 14th Street Acquisition	1,498,000.00					1,498,000.00		1,498,000.00
9583	1672 - 7th Street Acquisition	166,927.66					166,927.66		166,927.66
9583	26th Ave. Hsng. Assoc.- Oak Park Homes	2,226,853.53					2,226,853.53		2,226,853.53
9583	Seven Directions Inc. - 2946 International B	1,043,453.56					1,043,453.56		1,043,453.56
9583	14Th Street Associates	1,226,506.00	401,027.21				1,627,533.21		1,627,533.21
9583	Com. Dev. Corp. of OakLand - 3701 MLK Ji	104,268.05					104,268.05		104,268.05
9583	4858 Calaveras	650,000.00					650,000.00		650,000.00
9583	5800 Foothill Blvd.	4,458.50					4,458.50		4,458.50
9583	715 Campbell Street	74,730.08					74,730.08		74,730.08
9583	Affordable Hsng. Associates-1109 Oak St. S	788,533.17					788,533.17		788,533.17
9583	Allen Temple Housing & EDC	37,404.00					37,404.00		37,404.00
9583	Altenheim Senior Housing	1,775,560.70					1,775,560.70		1,775,560.70
9583	Calaveras Housing Partners	655,821.06					655,821.06		655,821.06
9583	Community Assets Inc. - Calaveras Townhc	880,346.89					880,346.89		880,346.89
9583	Casa de las Flores	908,000.00					908,000.00		908,000.00
9583	Chestnut Homeownership Project	1,709,724.54					1,709,724.54		1,709,724.54
9583	Chestnut Linden Associates	5,358,491.99		(45,348.00)			5,313,143.99		5,313,143.99
9583	Coliseum Gardens Phase I	900,000.00					900,000.00		900,000.00
9583	Com. Dev. Corp. of Oak.-MLK MacArthur B.	44,142.46					44,142.46		44,142.46
9583	East Bay Habitat Humanity-10900 Edes Ave	375,000.00					375,000.00		375,000.00
9583	East Bay Habitat for Humanity-Mandela	333,000.00					333,000.00		333,000.00
9583	Resources for Community Development (E	1,066,000.00					1,066,000.00		1,066,000.00
9583	East Bay Habitat for Humanity-10800 Edes	2,050,348.06	761,651.94				2,812,000.00		2,812,000.00
9583	Fruitvale Avenue Home	112,000.00					112,000.00		112,000.00
9583	Lincoln Court	1,171,440.00					1,171,440.00		1,171,440.00
9583	North Oakland Senior Homes	2,551,750.00					2,551,750.00		2,551,750.00

**OAKLAND REDEVELOPMENT AGENCY
LOAN REPORT
As of June 30, 2009**

FUND#	CUSTOMER NAME	June 30, 2008	July 1, 2008 - June 30, 2009				June 30, 2009		
		Net	New Loans	Payments	Adjustments	Reserved Loan Amounts	Ending Balance	Allowance for Doubtful Accts	Net
9583	Resources for Community Development (N	349,229.00					349,229.00		349,229.00
9583	Oak Street Terrace 95	237,466.83					237,466.83		237,466.83
9583	Oakland Com. Housing, Inc- 1666 7th St. A	156,767.11					156,767.11		156,767.11
9583	Oakland Point Limited Partnership-West Oe	1,646,605.80					1,646,605.80		1,646,605.80
9583	OCHI & Westside EDC- Faith Hsng.-7th St.	269,583.52					269,583.52		269,583.52
9583	East Bay habitat for Humanity- Palm Court I	855,400.00					855,400.00		855,400.00
9583	Resources for Community Development (E	361,000.00					361,000.00		361,000.00
9583	Resource for Com. Hsng - DRACHMA HSN	1,482,999.83					1,482,999.83		1,482,999.83
9583	2220 10TH Ave Associates - Santana Reha	670,923.00					670,923.00		670,923.00
9583	Sausal Creek Townhome	1,000,000.00					1,000,000.00		1,000,000.00
9583	Subtotal	35,248,062.33	1,162,679.15	(45,348.00)	-	-	36,365,393.48	-	36,365,393.48
9584	14Th Street Associates	6,489,144.00					6,489,144.00		6,489,144.00
9584	Home Place Initiatives Corp.	567,617.03	93,382.97				661,000.00		661,000.00
9584	2719 Foothill, L.P.	932,433.00	92,567.00				1,025,000.00		1,025,000.00
9584	Bridge Economic Devt Corp		3,065,464.00				3,065,464.00		3,065,464.00
9584	Cahon Associates/California Hotel	661,040.30					661,040.30		661,040.30
9584	Dignity Housing West	21,871.00					21,871.00		21,871.00
9584	East Bay habitat for Humanity		393,763.40				393,763.40		393,763.40
9584	2530 Associates	32,890.87					32,890.87		32,890.87
9584	Ghilazghi/Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Hanna Gallup/Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Hy H Truong		125,000.00				125,000.00		125,000.00
9584	JLG Senior Housing LP	3,439,112.77	1,264,810.36				4,703,923.13		4,703,923.13
9584	J. Harper		125,000.00				125,000.00		125,000.00
9584	Spanish Speaking Unity Council	85,350.10	61,859.87				147,209.97		147,209.97
9584	Oaks Associates	38,869.47					38,869.47		38,869.47
9584	Nueva Vista	77,937.96					77,937.96		77,937.96
9584	San Antonio Commons Inc.	15,000.00					15,000.00		15,000.00
9584	San Antonio Terrace Associates	68,263.18					68,263.18		68,263.18
9584	Tassafaronga Partners LP	L290460	2,700,000.00				2,700,000.00		2,700,000.00
9584	Sharron Wong/Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Slim Jenkins Court Assoc	22,734.00					22,734.00		22,734.00
9584	Sharron J. Wong/Wood St Loan	I290491							
9584	FHP Housing Associates LP	61,393.22					61,393.22		61,393.22
9584	Subtotal	12,513,656.90	8,296,847.60	-	-	-	20,810,504.50	-	20,810,504.50
	Total Low & Moderate Housing	80,046,633.14	15,699,027.83	(45,348.00)	-	33,550,876.60	129,251,189.57	(33,550,876.60)	95,700,312.97
OAKLAND ARMY BASE									
9570	Bridge Housing Corp	-	84,516.39				84,516.39		84,516.39
	Total Oakland Army Base	-	84,516.39	-	-	-	84,516.39	-	84,516.39
NON-MAJOR GOVERNMENTAL FUNDS									
Acorn									
9503	Slim Jenkins	90,189.20					90,189.20		90,189.20
9503	Jack London Gateway	419,286.07					419,286.07		419,286.07
9503	Subtotal	509,475.27	-	-	-	-	509,475.27	-	509,475.27
9501	Bridge West - from Memo Fund(ORA06121					1,043,157.81	1,043,157.81	(1,043,157.81)	-
9501	Subtotal	-	-	-	-	1,043,157.81	1,043,157.81	(1,043,157.81)	-
	Subtotal	509,475.27	-	-	-	1,043,157.81	1,552,633.08	(1,043,157.81)	509,475.27
Other Projects									
9553	Frankie's Corp	57,688.54		(14,311.36)			43,377.18		43,377.18
9553	Moler Barber College	107,919.93		(56,639.86)			51,280.07		51,280.07
9553	Gill Electric	198,834.44		(22,416.68)			176,417.76		176,417.76
9553	Just Pet me	55,587.41		(9,309.59)			46,277.82		46,277.82
9553	Luka's	140,314.10		(21,329.43)	(29.00)		118,955.67		118,955.67
9553	Catered To You	25,678.62		(5,124.13)	16.29		20,570.78		20,570.78
9553	Victor J. London Photography	40,000.00		(40,000.00)			-		-
9553	Shashamane Restaurant	60,000.00					60,000.00		60,000.00
9553	Dodg Corporations	P177010		(3,360.02)	3,360.02		-		-
9553	Rocsil's Shoe Co. Inc		35,000.00	(222.66)			34,777.34		34,777.34
9553	Grace Skye LLC		75,843.84				75,843.84		75,843.84

OAKLAND REDEVELOPMENT AGENCY
 LOAN REPORT
 As of June 30, 2009

FUND#	CUSTOMER NAME	June 30, 2008	July 1, 2008 - June 30, 2009				June 30, 2009		
		Net	New Loans	Payments	Adjustments	Reserved Loan Amounts	Ending Balance	Allowance for Doubtful Accts	Net
9553	Casa Velasco Associates	442,000.00					442,000.00		442,000.00
9553	Subtotal	1,128,023.04	110,843.84	(172,713.73)	3,347.31	-	1,069,500.46	-	1,069,500.46
9558	Grove Park, Llc	630,000.00					630,000.00		630,000.00
9558	Subtotal	630,000.00	-	-	-	-	630,000.00	-	630,000.00
	Subtotal	1,758,023.04	110,843.84	(172,713.73)	3,347.31	-	1,699,500.46	-	1,699,500.46
	Total Nonmajor	2,267,498.31	110,843.84	(172,713.73)	3,347.31	1,043,157.81	3,252,133.54	(1,043,157.81)	2,208,975.73
GRAND TOTAL - ALL FUNDS		116,428,531.45	27,772,179.87	(366,954.24)	(9,551.85)	46,727,861.31	190,552,066.54	(46,727,861.31)	143,824,205.23



ATTACHMENT D

**OAKLAND REDEVELOPMENT AGENCY
PROPERTY REPORT
Fiscal Year 2008-09**

Fund No.	Description	Balance	Fiscal Year 2008-09		Balance
		06/30/08 Amount	Reference #	Acquisition/ Other Debits	Sales/ Other Credits
Central District					
9504	574 William St.	196,382			196,382
9504	624-16th St.				
9504	Cal Arts Parking Lot	300,000			300,000
9504	Cal Arts Bldg., 1728 San Pablo				
9504	1975 Telegraph Ave.	21,322			21,322
9504	1928 San Pablo, from Emily Ray JV#12880011	170,000			170,000
9504	UCOP Garage, 11th & 12 Broadway & Franklin	2,419,000			2,419,000
9504	Fox Theater, 521 19th Street	-			-
	Total Fund 9504	3,106,704			3,106,704
9512	SNK 9th and Franklin	2,818,000			2,818,000
9513	City Center Garage West	21,446,577			21,446,577
9514	Henry Robinson Multi Service Center, 559 16h St.	-			-
9516	1810 San Pablo Parking Lot	250			250
9516	Ice Skating Rink, 540 17th St.	10,588,072			10,588,072
9516	Fox Parking Lot, 19th Street (3)	-			-
9516	Fox Parking Lot, 18th Street	-			-
9516	Fox Parking Lot, 540 18th Street	-			-
9516	1960 San Pablo Ave.	326,786			326,786
9516	585 Thomas Berkley Way, Res.#2003-34	578,000			578,000
9516	609 Thomas Berkley Way Res.#2003-33	905,000			905,000
9516	609 Thomas Berkley Way Res	150,000			150,000
9516	571 Thomas Berkeley way	283,375			283,375
9516	610 William Street 1920 San Pablo	184,440			184,440
	Total Fund 9516	13,015,923			13,015,923
9526	602-604 William Street	45,457			45,457
9526	608 William Street	42,554			42,554
9526	1975 Telegraph, Uptown Parking Lot	891,211			891,211
9526	293 20th Street	190,336			190,336
9526	297 20th Street	290,235			290,235
	Total Fund 9526	1,459,793			1,459,793
9532	City Center T-10 Site	-			-
	Sears Auto Site	6,932,892			6,932,892
	490 Thomas Berkeley way	1,600,000			1,600,000
	610 William Street 1920 San Pablo	1,956,170			1,956,170
9532	570 William Street	408,000			408,000
	571 Thomas Berkeley way	331,625			331,625
	1972 San Pablo	475,000			475,000

OAKLAND REDEVELOPMENT AGENCY
PROPERTY REPORT
Fiscal Year 2008-09

Fund No.	Description	Balance	Fiscal Year 2008-09		Balance	
		06/30/08 Amount	Reference #	Acquisition/ Other Debits	Sales/ Other Credits	06/30/09 Amount
Total Fund 9532		11,703,687	-	-	-	11,703,687
	Sears Auto Site	2,800,000				2,800,000
	610 William Street 1920 San Pablo	640,000				640,000
Total Fund 9533		3,440,000	-	-	-	3,440,000
9536	Telegraph Parking Garage			781,911		781,911
Total Central District		56,990,683		781,911		57,772,594

Coliseum

9450	7001 OakPart Street	1,710,652				1,710,652
9450	9418 Edes Avenue APN # 44-5014-5	603,001				603,001
9456	646 Clara Street			281,201		281,201
	710 73rd Avenue			521,500	(184,168)	337,332
	73 Avenue west San Leandro Blvd			332,403		332,403
	73 Avenue Intercity Rail Platform			474,168		474,168
Coliseum		2,313,653		1,609,271	(184,168)	3,738,577

9575 Oakland Army Base **48,939,425** **48,939,425**

9540	Sunshine Court APN # 040-3319-025	10,434				10,434
9543	2777 Foothill	1,058,303				1,058,303
9543	2521 and 2529 Seminary Avenue			1,465,000	(88,759)	1,376,241
9543	73 Avenue and Foothill			2,340,000	(121,767)	2,218,233
9543	10451 MacArthur Blvd			755,000	(11,171)	743,829
9543	5859 Foothill Blvd.			480,000	(7,071)	472,929
9543	5803-5833 Foothill Blvd.			1,115,000		1,115,000
9553	571 Thomas Berkeley way	92,000				92,000
9533	490 Thomas Berkeley way	1,144,125				1,144,125
9553	17th St. Garage Site, 524 16th Street	-				-
9553	17th St. Garage Site, 1608 San Pablo Ave.	-				-
9553	17th St. Garage Site, 1630-1636 San Pablo Ave.	0				0
9553	1800,1802,1804 San Pablo	121,034				121,034
9553	1826-1830 San Pablo	303,432				303,432

**OAKLAND REDEVELOPMENT AGENCY
PROPERTY REPORT
Fiscal Year 2008-09**

Fund No.	Description	Balance	Fiscal Year 2008-09		Balance	
		06/30/08 Amount	Reference #	Acquisition/ Other Debits	Sales/ Other Credits	06/30/09 Amount
9553	1840 San Pablo	303,432			303,432	
9553	550 William Street	192,400			192,400	
9553	Fox Parking Lot, 550 18th Street	-			-	
9553	Fox Parking Lot, 563 19th Street	-			-	
9553	1818 San Pablo	300,928			300,928	
9553	584 William Street	35,660			35,660	
9553	728 73rd Ave. Coliseum Future Parking	365,000			365,000	
9553	538 William Street	176,919			176,919	
9553	538 William Street	128,543			128,543	
9553	538 William Street	131,113			131,113	
9553	538 William Street	195,385			195,385	
9553	538 William Street	123,180			123,180	
9553	544 William Street	75,412			75,412	
9553	550 William Street	-			-	
9553	562 William Street	-			-	
9553	566 William Street	66,151			66,151	
9553	570 William Street	77,098			77,098	
9553	529 20th Street	58,577			58,577	
9553	529 20th Street	119,061			119,061	
9553	529 20th Street	138,826			138,826	
9553	529 20th Street	73,311			73,311	
9553	529 20th Street	95,868			95,868	
9553	570 William Street	93,985			93,985	
9584		8,012,504			8,012,504	
Total Other Projects		13,492,682		6,155,000	(228,768)	19,418,914
GRAND TOTAL		121,736,443	-	8,546,182	(412,936)	129,869,690



ATTACHMENT E

**OAKLAND REDEVELOPMENT AGENCY
Plan Limit Termination Dates
Fiscal Year: 2008-2009**

Project Area	Debt Incurrence	Plan Activity/Duration	Repayment / Increment Collection
Central District	Eliminated on 1/6/2004	12-Jun-2012	12-Jun-2022
Coliseum amended area	25-Jul-2015 29-Jul-2017	25-Jul-2027 29-Jul-2028	25-Jul-2042 29-Jul-2043
Acorn	01-Jan-2004	01-Jan-2012	01-Jan-2022
Stanford / Adeline	01-Jan-2004	10-Apr-2016	10-Apr-2026
Oak Center	01-Jan-2004	01-Jan-2012	01-Jan-2022
Broadway / MacArthur / San Pablo	25-Jul-2020	25-Jul-2030	25-Jul-2045
Oakland Army Base	11-Jul-2020	11-Jul-2031	11-Jul-2046
Central City East	29-Jul-2023	29-Jul-2033	29-Jul-2048
West Oakland	18-Nov-2023	18-Nov-2033	18-Nov-2048
Oak Knoll	14-Jul-2018	14-Jul-2028	14-Jul-2043

Notes:

Special time limits apply to redevelopment areas that include former military bases, i.e. the Oakland Army Base and Oak Knoll. The debt incurrence limit of 20 years, plan activity/duration of 30 years and debt repayment/increment collection time limit of 45 years are triggered once project-to-date tax increment revenue collections reach \$0.1 million.