

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

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2011 OCT 27 PM 1:04

TO: Office of the City/Agency Administrator  
ATTN: Deanna J. Santana  
FROM: Community and Economic Development Agency  
DATE: November 8, 2011

RE: A Report And Public Hearing On The Midterm Review Of The 2008–2013 Five-Year Implementation Plan For The West Oakland Redevelopment Project; And  
  
A City Resolution Authorizing A One-Year Extension Of The Project Area Committee For The West Oaldand Redevelopment Project To November 18, 2012

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### SUMMARY

This item is a report to the City Council/Redevelopment Agency regarding the Mid-Term Review of the West Oakland 2008-2013 Five-Year Implementation Plan (please see *Attachment A*), and a public hearing to invite comments on the review. In addition, a City resolution has been prepared, which requests authorization of a one-year extension of the Project Area Committee for the West Oakland Redevelopment Area (WOPAC) to November 18, 2012.

The 2008-2013 Five Year Implementation Plan for West Oakland was adopted in November, 2008. By law, one mid-term review is required between the second and third years.

The WOPAC will expire on November 18, 2011 unless extended by the City Council.

### FISCAL IMPACT

The midterm review of the 5 Year Implementation Plan has no direct fiscal impact on the City/Agency. There is a minimal impact due to the extension of the PAC for operational purposes. Operating expenses for the WOPAC will continue to be covered by West Oakland/Coliseum Administration Fund (9101), West Oakland Base Reuse Organization (88679), West Oakland Project (P37650). Meeting room expenses, meeting material, mailings, and other administrative costs totaled about \$5,000 during the 2010-2011 Fiscal Year. Currently, two redevelopment staff are required to prepare for and attend WOPAC meetings twice a month. Depending on the outcome of current redevelopment legislation and the monetary hit to the Agency, WOPAC meetings may have to be reduced to once a month to bring staff and administrative costs down.

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## BACKGROUND

Implementation Plan Mid-Term Review: In January 1994, Assembly Bill 1290 (Isenberg) came into effect, dramatically changing redevelopment law in California. Among such changes was a requirement for redevelopment project areas created after January 1, 1995 to produce implementation plans at their creation, and every five years thereafter over the life of the redevelopment plan. Redevelopment law also provides for the periodic public review of the five-year implementation plan, as a means to evaluate the progress of the redevelopment project. A public hearing on the implementation plan must be held no earlier than two years and no later than three years after the plan's adoption. The 2008-2013 Five-Year Implementation Plan for West Oakland was adopted on November 18, 2008. The midterm review for the 2008-13 Five-Year Implementation Plan must therefore be held between November 18, 2010 and November 18, 2011. The midterm review must also include a public hearing.

West Oakland Project Area Committee (WOPAC) Extension: On November 27, 2001, the City Council approved Resolution No. 76841 C.M.S., which called for the formation of a Project Area Committee (PAC) and adopted procedures for the formation of a PAC. On March 26, 2002 the City Council approved Resolution No. 77043 C.M.S., which certified the membership of the WOPAC. According to Redevelopment Law, a Project Area Committee maintains its advisory role throughout the period of preparation of the Redevelopment Plan and for a three-year period after the adoption of the Redevelopment Plan, subject to one-year extensions by the legislative body.

On November 18, 2003, the West Oakland Redevelopment Project Area was created. The PAC has been renewed in previous years, and the current date of expiration for the PAC is November 18, 2011. The WOPAC has been meeting monthly for the last eight years and has actively worked on the development of projects and programs for the West Oakland Project Area. On October 12, 2011 the WOPAC expressed their support of staff's recommendation to extend the PAC until November 18, 2012.

## KEY ISSUES AND IMPACTS

### West Oakland Redevelopment Implementation Plan Review

Typically, the midterm review would be an opportunity to consider amending the Implementation Plan. However, due to the current suspension of redevelopment activities imposed by the State, the Agency is unable to amend the Plan at this time. Instead, staff has prepared a review of accomplishments and challenges over the past three years relative to the Plan's specific benchmarks.

Accomplishments: Major accomplishments during the past three years include:

- Securing a \$400,000 federal TIGER Grant,
- Launching the West Oakland Specific Plan,
- Completing the West Oakland Infrastructure Study,
- Completing the Fitzgerald Park improvements,

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- Preparing construction drawings (95% complete) for the West Oakland Teen Center,
- Developing the MLK/Peralta Streetscape Master Plan,
- Awarding \$960,426 in funding to twenty-four Neighborhood Projects Initiative (NPI) projects. Eight projects are complete, seven projects are well underway, and nine projects are in their start-up phase,
- Completing thirteen tenant and façade improvement grants (with thirteen projects currently underway).

In addition, the West Oakland Project Area Committee (“WOPAC”) voted to spend \$1,098,000 of Redevelopment money, to match the \$5 million from the State Prop 84 Grant, for the purposes of constructing the West Oakland Teen Center. Another \$500,000 was approved and allocated to acquire key parcels of land at 7<sup>th</sup> and Campbell Streets. Additional staffing levels for the West Oakland redevelopment project area have helped to address some of the backlog of projects and programs faced in the past.

Challenges: There have also been challenges. The threat of the elimination of redevelopment by the governor has presented a challenge that is beyond the control of staff. Also, the stagnant economy and the housing foreclosure crisis has resulted in WOPAC’s O&M budget being reduced significantly from a high of \$2.7 million in FY 2007-08, to just over \$1.0 million for FY 2011-12.

Gross tax increment revenue has been adjusted significantly downward from a total of \$60.9 million over five years as originally stated in the Plan to \$28.8 million, due largely to the downturn in the economy and the housing crisis, which resulted in a significant reduction in assessed valuation of properties in the project area. In addition, the debt service line item has been zeroed out because the Agency has not issued any bonds for West Oakland, as originally intended. Last, the SERAF projections for FY2011-13 are very rough estimates developed by staff, and are subject to change when the City Council makes its determination of how the required payments to the State will be divided among the various redevelopment project areas.

An ongoing challenge is figuring out how to address the many needs in West Oakland with very little funding. Leveraging available federal grants funds will be important. Another challenge for both WOPAC and staff relates to improving outreach, for the NPI Program, tenant and façade improvement opportunities and for new housing programs.

### WOPAC Extension

The CRL states that a project area committee maintains its advisory role throughout the period of preparation of the redevelopment plan and for a three year period after the adoption of the redevelopment plan, subject to one year extensions by the legislative body. The West Oakland Redevelopment Plan was adopted by City Council on November 18, 2003; thus the WOPAC’s term has been extended annually since November 18, 2006. The WOPAC will expire on November 18, 2011, unless extended for an additional year by the City Council.

During the past year, the WOPAC has recommended funding of façade and tenant improvement programs, Neighborhood Projects Improvement (NPI) grants, and participated in NOFA (Notice of Funds Available) reviews for housing development grants. The WOPAC played critical outreach and advisory roles for the NPI program as well as the development of the West Oakland Specific Plan and streetscape improvement plans.

An extension of the WOPAC's term will allow for greater community participation in the decision-making process regarding redevelopment activities in the West Oakland Redevelopment Project Area. The WOPAC has demonstrated its commitment to working with the Redevelopment Agency staff over the past eight years.

Failure to extend the WOPAC will result in a significant decrease in the ability of the community to provide input, and will also weaken the Agency's outreach network in the West Oakland Redevelopment Project Area.

The WOPAC has met monthly since its inception, with an additional monthly subcommittee meeting to address specific issues. Currently, staff performs all WOPAC administrative functions and two staff members attend both meetings (one subcommittee meeting and one meeting of the whole committee). WOPAC meetings are also regularly attended by staff from other City departments to discuss various topics. Depending on the outcome of current redevelopment legislation and the monetary hit to the Agency, WOPAC meetings may have to be reduced to once a month to bring staff and administrative costs down.

## SUSTAINABLE OPPORTUNITIES

**Economic:** The midterm report of the 5-Year Implementation Plan and the extension of the PAC will have no direct economic impact, with the extension of the PAC potentially having a strong indirect influence as it relates to community outreach.

**Environmental:** The midterm report of the 5-Year Implementation Plan and the extension of the PAC will have no direct environmental impact to the area.

**Social Equity:** The midterm report of the 5-Year Implementation Plan and the extension of the PAC will allow for various forms of input that will allow continued representation of community interests.

## DISABILITY AND SENIOR CITIZEN ACCESS

Any projects and programs implemented in the project area will be required to comply with applicable City, state and federal disabled access requirements. Any new construction that occurs on the properties in the project area will also be required to comply with applicable City, state, and federal disabled access requirements. CEDA Building Services will address such standards during plan check and building inspection.

All WOPAC meetings are held in venues that comply with the Americans with Disability Act ("ADA"). This report and the accompanying resolution will have no impact on disability and senior citizen access.

#### RECOMMENDATION AND RATIONALE

Staff recommends that the West Oakland Project Area Committee be extended to November 18, 2012.

#### ACTION REQUESTED OF THE CITY COUNCIL/REDEVELOPMENT AGENCY

It is recommended that the City Council approve the attached resolution extending the West Oakland Project Area Committee to November 18, 2012.

Respectfully submitted,



Walter S. Cohen, Director  
Community and Economic Development Agency

Reviewed By:  
Gregory D. Hunter, Deputy Director  
Community and Economic Development Agency

Prepared by:  
Janice Lang  
West Oakland Redevelopment Division

APPROVED AND FORWARDED TO THE  
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE:



Office of the City/Agency Administrator

*Attachment A: 2008-2013 West Oakland 5-Year Implementation Plan Midterm Review*

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**MIDTERM REVIEW OF 5-YEAR IMPLEMENTATION PLAN  
FOR THE WEST OAKLAND REDEVELOPMENT PROJECT**

**Background**

California CRL requires redevelopment agencies to adopt an implementation plan for every redevelopment project area for each 5-year period that the project area is active and until the term for the plan effectiveness of the project area expires. The implementation plan is a policy document that guides and sets priorities for redevelopment activities for the 5-year period. The current 5-Year Implementation Plan for West Oakland was adopted in 2008 and is effective until 2013.

In addition, the Agency is required by CRL to prepare a mid-term review of the Implementation Plan between the second and third year after the Implementation Plan has been adopted. This memo serves as the mid-term review. The Agency must conduct one public hearing as part of this mid-term review.

**Highlights 2008-2011**

This section presents the Agency's activities and accomplishments for the three fiscal years between FY 2008-09 through FY 2010-11.

**Highlights of Accomplishments:** Some major accomplishments during this past three years include:

- Obtaining a \$400,000 federal TIGER Grant,
- Launching the West Oakland Specific Plan,
- Completing the West Oakland Infrastructure Study,
- Completing the Fitzgerald Park improvements,
- Preparing construction drawings (95% complete) for the West Oakland Teen Center,
- Developing the MLK/Peralta Streetscape Master Plan,
- Awarding \$960,426 in funding to twenty-four Neighborhood Projects Initiative (NPI) projects. Eight projects are complete, seven projects are well underway, and nine projects are in their start-up phase,
- Completing thirteen tenant and façade improvement grants (with thirteen projects currently underway).

In addition, the West Oakland Project Area Committee ("WOPAC") voted to spend \$1,098,000 of Redevelopment money, to match the \$5 million from the State Prop 84 Grant, for the purposes of constructing the West Oakland Teen Center. Another \$500,000 was approved and allocated to acquire key parcels of land at 7<sup>th</sup> and Campbell Streets. Additional staffing levels for the West Oakland redevelopment project area have helped to address some of the backlog of projects and programs.

**Challenges:** There have also been challenges: The threat of the elimination of redevelopment by the governor has presented a challenge that is beyond the control of staff. Also, the stagnant economy and the housing foreclosure crisis has resulted in WOPAC's O&M budget being reduced significantly from a high of \$2.7 million in FY 2007-08, to just over \$1.0 million for FY2011-12. A

major challenge is figuring out how to address the many needs in West Oakland with very little funding. Leveraging available federal grants funds will be key. Another challenge for both WOPAC and staff relates to improving outreach, for both the NPI Program, and for the new housing programs.

**Review of Revenues**

Table 1 below outlines the revised projected tax increment revenue from the West Oakland project area over the 5-year period of the Plan. The amounts for FY2008-09, FY2009-10, and FY2010-11 have been revised since the adoption of the Plan in 2008 to show actual gross tax increment revenues received during those years. The remaining fiscal years are estimates for future gross tax increment revenues.

It should be noted that the gross tax increment revenue has been adjusted significantly downward from a total of \$60.9 million over five years as originally stated in the Plan to \$28.8 million, due largely to the downturn in the economy and the housing crisis, which resulted in a significant reduction in assessed valuation of properties in the project area. In addition, the debt service line item has been zeroed out because the Agency has not issued any bonds for West Oakland, as originally intended. Last, the SERAF projections below for FY2011-13 are very rough estimates developed by staff, and are subject to change when the City Council makes its determination of how the required payments to the State will be divided among the various redevelopment project areas.

**Table 1: Revised Tax Increment Projections FY 2008-13**

<i>West Oakland Tax Increment</i>	2008-09	2009-10	2010-11	2011-12	2012-13	Total 2008-13
Gross Tax Increment Revenue <sup>1</sup>	8,104,914	5,673,745	4,972,012	4,955,400	5,054,510	28,760,581
25% Housing Set Aside Req't	(2,026,229)	(1,418,436)	(1,243,003)	(1,238,850)	(1,263,628)	(7,190,145)
20% AB 1290 Pass-through	(1,620,983)	(1,134,749)	(994,402)	(991,080)	(1,010,902)	(5,752,116)
Debt Service <sup>2</sup>	(13,443)	(13,450)	(13,450)	(13,444)	(13,444)	(67,231)
State Education Funds (SERAF) <sup>3</sup>	(322,320)	(3,894,815)	(461,490)	(1,730,000)	(432,500)	(6,841,125)
<b>Net Tax Increment Revenues</b>	<b>4,121,940</b>	<b>(787,705)</b>	<b>2,259,667</b>	<b>982,026</b>	<b>2,334,037</b>	<b>8,909,964</b>
Personnel Costs <sup>4</sup>	(1,182,786)	(1,497,553)	(1,333,536)	(1,452,058)	(1,521,657)	(6,987,590)
<i>Projects and Programs<sup>5</sup></i>	<i>(2,939,154)</i>	<i>(2,788,580)</i>	<i>(926,131)</i>	<i>(1,298,168)</i>	<i>(1,283,079)</i>	<i>(9,235,111)</i>
<b>Fund Balance<sup>6</sup></b>		<b>5,073,838</b>		<b>1,768,200</b>	<b>470,700</b>	<b>7,312,738</b>

<sup>1</sup> Actual amounts provided through FY2010-11; estimates provided for FY 2011-12 and FY2012-13 from Proposed FY2011-12 Agency Budget.

<sup>2</sup> Debt service for an approximately \$30 million bond eliminated; only existing debt service from Willow Park loan remains.

<sup>3</sup> Actual amounts provided through FY2010-11; the payments required in FY2011-12 and FY2012-13 pursuant to ABx1 27 are estimates only. The Project Area's actual share of the required ABx1 27 remittances has not yet been determined.

<sup>4</sup> Actual amounts provided through FY2010-11; estimates provided for FY 2011-12 and FY2012-13 from Proposed FY2011-12 Agency Budget.

<sup>5</sup> Actual amounts provided for FY2008-09 and FY2010-11. Deficits in Projects and Programs due to the SERAF payments (FY2009-10, FY2011-12, and FY2012-13 specifically) are paid through Fund Balance and not through actual tax increment received in that fiscal year. Hence, for each of these three years, the budgeted amounts for Projects and Programs are stated and remain intact.

<sup>6</sup> If actual Gross Tax Increment Revenue exceeds what is budgeted for any given year, the difference goes into Fund Balance. The amounts listed above are what was taken from Fund Balance to make the SERAF payments.

## How Current Projects and Programs Have Matched Priorities

The Agency and WOPAC identified priorities for the types of projects and programs to be implemented from 2008-2013 in the *West Oakland Redevelopment Project 5-Year Implementation Plan*. The established priorities are shown below; each followed by statements of the progress made to achieve those ends. In some cases, specific challenges to meeting the priorities are discussed. Throughout, the major challenge redevelopment efforts face is a decrease in the tax increment stream as a result of the stalled economy, which in turn prevents the issuance of bonds to finance larger catalyst projects. Despite the economic challenges, the Agency has made significant progress toward meeting the Implementation Plan priorities as set forth by WOPAC and the West Oakland community.

### A. Public/Civic Infrastructure and Improvements

#### 1. *Utility and communication improvements*

This item includes eventual utility undergrounding (electric, phone, cable), and underground telecommunications. The WOPAC would like to fund lobbying/planning efforts to assure undergrounding will happen.

Accomplishments:

- The West Oakland infrastructure survey is complete.

Challenges:

- The West Oakland Specific Plan (in development) will identify development alternatives. Existing infrastructure will likely need to be modified to accommodate future development.

#### 2. *Street/roadway improvements*

This item includes the installation of high-quality, aesthetically pleasing traffic-calming devices (e.g., barriers, street bumps, bulb-outs) as needed in neighborhood areas and along pedestrian routes. Bicycle lanes and facilities should be added to these projects when feasible. The WOPAC supports more bicycle lanes in the Project Area.

Accomplishments:

- Street bumps on Milton Street between San Pablo and Market Streets were installed through the NPI program.
- Bike lanes were added as part of the 7<sup>th</sup> Street Phase I Streetscape Project, and are included in the design for both Peralta and MLK.
- Bikeways recently installed in the Project Area include: 14th St, Wood to Mandela Pkwy; Market St, 3rd to W MacArthur; Market St, 57th to 61st; Mandela Pkwy, 7<sup>th</sup> to 8th; 27th St, San Pablo to Martin Luther King Jr; Stanford connector path between Adeline/61st Sts across Stanford Ave to Berkeley's King St Bike Boulevard; and West St, W MacArthur to 52<sup>nd</sup>.

#### 3. *Public transit facility and service improvements*

Potentially to include neighborhood improvements in the West Oakland BART station area including lighting improvements, bus stop improvements, new alternative fuel shuttle bus vehicles and services for the area, and/or noise reduction improvements. Improvements in



this group are targeted for bond funds. This group includes higher cost items which may need to be funded over a longer period of time.

**Accomplishments:**

- The West Oakland Specific Plan and land acquisition strategy places a high priority on creation of the Mandela Transit Village. Talks between BART, Caltrans and Redevelopment staff are ongoing regarding land acquisition and assembly, including property appraisals and environmental testing on land surrounding the West Oakland BART station.
- Construction of Phase I of the 7<sup>th</sup> Street Streetscape Project in front of the West Oakland BART station is underway, which will result in improved pedestrian access and safety to transit.

4. *Streetscape improvements*

To include up-to-date street lighting, special signage, landscaping and tree planting, and gateway features.

**Accomplishments:**

- Construction of Phase I of the 7<sup>th</sup> Street Streetscape Project.
- A streetscape master plan for both Peralta and MLK are in development.
- NPI program funded projects for tree planting along San Pablo Avenue and 31<sup>st</sup> Street, as well as median landscaping along West MacArthur Avenue and 27<sup>th</sup> Street and 40<sup>th</sup> Street.
- The “West Oakland Street Tree Master Plan” is being created with the support of a \$40,000 redevelopment grant.

**Challenges:**

- Identifying funding to complete the design and construction of Phase II of the 7<sup>th</sup> Street Streetscape Project, as well as construction for the Peralta and MLK Streetscape Project.
- Identifying funding or innovative ways to support ongoing maintenance of all constructed improvements, particularly landscaping.

5. *Community facilities/resources*

To include improvements to existing facilities as well as new facilities, such as day-care facilities, after-school centers, emergency shelters, art/sound and cultural centers, education and technology centers, job-training centers, and/or small accessible healthcare facilities. Ongoing funds should be set aside for improvements to existing facilities, while new facilities should be targeted for future bond allocations.

**Accomplishments:**

- West Oakland Teen Center design/construction drawings are (95% complete). State Proposition 84 grant of \$5 million has been secured, with an additional \$1,098,000 in redevelopment funding allocated by WOPAC and set aside for construction costs.
- Meltzer Boys/Girls Club improvements are funded through NPI program.

6. *Parks and open space*

Bond sales are to include funds for improving and cleaning-up existing parks and for development of new parks and open spaces such as a skate park, Dog Park, golf-putting park, community gardens, playgrounds, etc.. The WOPAC supports the use of “green” technology that uses the latest environmentally friendly technology to the fullest extent possible for these projects.

**Accomplishments:**

- City Slicker Farms community gardens were created or upgraded at Ralph Bunche school, Fitzgerald Park, Center Street and San Pablo Avenue.
- Grove Shafter Dog Park was created using NPI funding.
- deFremery Park improvements to the tennis courts and skate park are complete.

**B. Commercial/Industrial Areas and Business Activity**

1. *Building rehabilitation/retrofit/preservation and façade improvements*

For existing and new commercial/industrial facilities and businesses, funds are to be allocated to: help correct health and safety violations; assist in building rehabilitation/retrofitting; and enable necessary accessibility improvements for disabled persons, security improvements, façade improvements, and other improvements deemed necessary. There are many businesses that need support, especially small and locally-owned neighborhood-serving businesses in facilities that need improvements and that could be vulnerable to displacement as redevelopment progresses.

**Accomplishments**

- The façade and tenant improvement program supported the completion of eight tenant and façade improvement projects since 2008. Sixteen more tenant and façade improvement projects are currently in the pipeline.
- Mandela Marketplace received a \$258,000 redevelopment grant to make the tenant improvements necessary to open a locally owned and operated grocery store offering fresh food to area residents.

2. *Redevelopment/renovation of vacant, obsolete, deteriorated property*

Funds are to be targeted to identify, assess, and clean-up/mitigate “Brownfield” sites; to acquire, renovate, or redevelop obsolete/vacant sites along commercial corridors, and to acquire, renovate or redevelop obsolete industrial facilities on major corridors. The high costs of these types of projects may require funding over a longer period of time and/or may require collaboration with other entities.

**Accomplishments:**

- A \$400,000 federal TIGER grant was secured to fund development of the West Oakland Specific Plan, which will analyze opportunities and specific steps for development along all commercial corridors in the West Oakland project area.
- WOPAC allocated \$500,000 for acquisition of the 7th and Campbell site, mostly vacant and blighted parcels located across the street from the BART station. This will be acquired by the Redevelopment Agency by June 2012.

3. *Relocation/rehabilitation of problem/polluting uses:*

To include funds for addressing or assisting the correction of problem uses such as liquor stores, problem motels, illegal storage, polluting/hazardous operations particularly near residential and public uses, and other sites that have a continuing issue with problem/illegal activities which owners fail to take reasonable steps to prevent.

**Accomplishments:**

- Recycling businesses in West Oakland are in negotiations with the Redevelopment Agency to relocate to the West Oakland Army Base within the next 3-5 years.
- A dumping apprehension system is being implemented through the NPI program grant in an effort to deter and apprehend illegal dumping.
- WOPAC is actively working with Caltrans to cleanup vacant and underutilized Caltrans sites in West Oakland

4. *Revitalization of commercial/business corridors and nodes*

Five principal commercial corridors identified by the WOPAC that should receive the most attention include: 7<sup>th</sup> Street, Peralta Street, Mandela Parkway, West Grand Avenue, Market Street, San Pablo Avenue, 27<sup>th</sup> to 32<sup>nd</sup> Streets along San Pablo Avenue, West MacArthur Blvd., and MLK Jr. Way. The WOPAC desires that these revitalization efforts coordinate with other implementations such as streetscape improvements, utility undergrounding, traffic calming, higher-density in-fill housing, etc. The WOPAC supports loans instead of grants whenever possible and appropriate.

**Accomplishments:**

- West Oakland Specific Plan, which will include all commercial corridors in the West Oakland redevelopment area. Particular attention is being paid to San Pablo Avenue.
- Streetscape Improvement Plans for Peralta Street and MLK Boulevard are well underway.

5. *Support for Mandela Transit Village development*

Funds are to be set-aside to support the community-led development of the mixed-use Mandela Transit Village, at and around the West Oakland BART station. Funds could be utilized at this stage for site environmental remediation, streetscape improvements, retail/commercial developments (i.e. incubator support for local residents), office development (i.e. BART's headquarters), or other aspects that would help the project succeed and attract additional private funding. Bond funding and collaboration with other agencies will also be required to assist project implementation.

**Accomplishments:**

- The West Oakland Specific Plan and land acquisition strategy places a high priority on creation of the Mandela Transit Village. Talks between BART, Caltrans and Redevelopment staff are ongoing regarding land acquisition and assembly, including property appraisals and environmental testing on land surrounding the West Oakland BART station.

**C. Housing and Affordable Housing**

*1. Affordable Housing Development/Rehabilitation*

The Housing Development section’s annual Notice of Funding Availability (NOFA) process is the City’s main avenue for disbursing funding to larger multi-family (both rental and ownership) affordable housing developments.

- 2008-09 NOFA: No new projects (Project Pride changed some terms of deal, funded from City-wide pool)
  - 3 rehabs supported (Drachma, Slim Jenkins Court and OPLP)
  - Only Slim Jenkins is awarded WOPAC area funds (\$1,154,245) and additional City-wide funds
- 2009-10 NOFA: WOPAC supports Red Star, California Hotel, St. Andrew’s Manor, OPLP increased amount and Drachma increased amount
  - OPLP is awarded WOPAC funds (\$167,776)
  - Red Star is not funded, California receives predevelopment grant from City-wide funds, St. Andrew’s Manor and Drachma are funded from City-wide funds
- 2010-11: WOPAC supports Red Star, CA Hotel, and Marcus Garvey Commons
  - California Hotel receives development loan (\$87,478 from WOPAC funds, and over \$8M more in City-wide funds)
  - Red Star not funded; Marcus Garvey funded with City-wide pool

**Table 2: Summary of Affordable Housing Development/Rehabilitation Projects, FY2008-11**

NOFA Awardee (Developer/ Owner)	Address	# Units	Type	City/Agency Development Funding (Year Awarded)	Status/Updates (September 2011)
California Hotel (EBALDC)	3501 San Pablo Avenue	137*	Acquis/rehab: Mostly SROs, some 1-2BRs	\$8,821,000 (2011, inc. \$87,478 in WOPAC funds)	Awarded 9% tax credits; loan was scheduled to close in November, & rehab work to start soon thereafter, but due to Redevelopment suspension, current loan closing estimate is February 2012.
Drachma (RCD)	Scattered duplexes	14	Family rehab	\$840,000 (2009: Ph 1); \$840,000 (2010: Ph 2)	Phase one work completed. Phase two loan for additional scope—scheduled to close in October 2011.
Marcus Garvey (EBALDC)	721A Wood Street	22	Family rehab	\$352,000 (2011)	Pre-development work underway; estimated loan closing and start of rehab work is late 2011/early 2012.
OPLP (EBALDC)	Scattered units	31	Family rehab	\$2,397,000 (2009, inc. \$167,776 in WOPAC funds)	Rehab loan closed in August. Rehab scheduled to start Sept. No more than one tenant household at a time will be temporarily relocated.
Saint Andrew’s Manor	3250 San Pablo Avenue	60	Senior rehab	\$748,000 (2004: Ph 1); \$500,000 (2010: Ph 2)	Loan for second phase of rehab work closed in September 2011.
Slim Jenkins Court (EBALDC/Slim Jenkins Inc.)	720 Willow Street	32	Family, Acquis/rehab	\$1,920,000 (2009, inc. \$1,154,245 in WOPAC funds)	Loan closed Fall 2010, rehab underway; scope expanding to include weatherization work. Temporary relocations to on-site units.

2. *First Time Home Buyers*

Since the WOPAC set-aside began for this program, there have been 14 applications in the area, of which 11 have closed loans (two applicants withdrew their applications, and the final applicant has been approved but has not yet closed their loan). As of August 31, 2011, there is \$1,867,841 remaining in WOPAC-area funds for loans under this program.

3. *Residential Lending Rehabilitation Programs*

In Spring 2011, three WOPAC programs were approved: an Automatic Gas Shut-off Valve Program, a Vacant Housing Rehab/New Construction Program, and an Owner Home Maintenance and Improvement Program. Full implementation of these programs is delayed until the Redevelopment Agency suspension is lifted.

**D. Administrative/WOPAC Support**

Funds are also to be set aside to provide ongoing support for the West Oakland Project Area Committee (WOPAC) to provide it with the ability to function, do outreach and education, and to retain a strong advisory role in redevelopment implementation. The WOPAC has identified certain tasks such as project planning and design, developing a neighborhood design review process and revising development and historic preservation standards, lobbying for increased safety and health enforcement and monitoring actions by the City and other agencies, and potentially forming a Community Development Corporation. Funds are needed for a WOPAC neighborhood office which could be combined with a technical resource center.

Staff continues to conduct all agenda administration activities for two monthly WOPAC meetings, and provide support for outreach activities, including production of an annual newsletter and providing support for an annual picnic.

Staff prepared and WOPAC adopted a West Oakland Redevelopment Strategy Chart which shows all projects, programs and efforts (such as studies and WOPAC Administration) that are underway in West Oakland, organized by the categories stated in the adopted West Oakland 5-Year Implementation Plan.

All ad-hoc funding requests were stopped. As a matter of fairness, any community funding requests are now required to go through the NPI Program so that community needs can be weighed by WOPAC members and be addressed equitably.

The two subcommittees were consolidated into one, freeing up staff time to focus on implementing projects and programs.

Table 3 on the following page provides a status update of the total amount of funding allocated from WOPAC's O&M funds relative to the targets established for the current Implementation Plan, by policy area. It should be noted that the amounts provided include allocations from previous fiscal years prior to FY2008-09.

**Table 3: Mid-Term Review of Implementation Plan Category Allocations**

Policy Area	Examples of Projects and Programs (as stated in 5-Yr Plan)	WOPAC-Approved Projects from O&M (Through FY2012)	Amount	% of O&M	% from 5-Yr Plan
Retail/Commercial/Industrial Recruitment & Retention Program	Grant Programs Commercial Fagade Commercial Tenant Industrial Retention and Recruitment Bromfield Remediation Loan Programs Industrial Retention & Recruitment - Commercial	City-Wide Retail Study FI Program TI Program FI and TI Program (2nd Allocation) FI and TI Program (3rd Allocation - 2011) Design Funds for FI/TI Program Brown Sugar Kitchen TI grant PS Print TI Grant Mandela Foods TI Grant, 1st Allocation Mandela Foods TI Grant 2nd Allocation Business Assistance Center TI Grant Alleviating Blighted Illegal Encampment and Dumping Sites Graffiti Abatement by Cypress Mandela Business Retention Services: Sun/ey & Business Alert Admin West Oakland Works Website FI and TI Program (4th Allocation) Business Alert Admin Subtotal	26,944 100,000 125,000 250,000 300,000 75,000 75,000 75,000 200,000 58,000 54,000 25,000 45,000 19,500 10,000 350,000 6,000 1,794,444	18%	10%
Housing Preservation	Housing Inventory Retrofitting Homes Automatic Gas Shut-Off Valve Prog	Alliance for West Oakland Development Job Training Grant Automatic Gas Shut-Off Valve Program Seismic Retrofit Program Subtotal	100,000 250,000 160,000 510,000	5%	10%
Infrastructure Improvements	Streetscapes MLK Jr. Way Peralta Undergrounding Utilities Undergrounding BART Removal of Railroad Tracks Installation of bike lanes on 40 <sup>th</sup> St	7th Street Streetscape match 7th Street Streetscape MTC HIP match 7th Street Streetscape Construction Phase 1 MLK Streetscape Design Work Peralta Streetscape Design Work 7th St Streetscape Phase 2 - Construction drawings Infrastructure Study Subtotal	205,000 271,250 650,000 300,000 300,000 225,912 30,000 1,982,162	19%	22%
Public Places and Facilities	Parks, Open Space, Trees Poplar Field Leveling Grove Shatter Dog Park Raimondi Park- Phase 2 Libraries Recreation Centers	Raimondi Park, 1st Allocation Raimondi Park, 2nd Allocation Fitzgerald Park NPI Program Round 2008 (Round 1) NPI Program 2010 (Round 2) NPI Program 2011 (Round 3) Trees Master Plan Trash Cans for Mandela Parkway Library in Hoover Oakland Crossroads Community Garden WO Teen Center NPI Program (Round 4) Subtotal	336,107 1,238,803 100,000 200,000 300,000 400,000 40,000 24,000 - 3,865 1,098,000 275,000 4,015,775	39%	20%
Public Safety & Crime Prevention*	Security Measures		-	0%	1%
Land Assembly and Relocation	Shopping Center Industrial Retention Assistance for moving recyclers	Purchase of LISC Note on 7th and Campbell Site Purchase of 7th and Peralta Site Redevelopment Plan Amendment WO Specific Plan Purchase of 7th and Campbell Sites Land Acquisition and Infrastructure Improvement (Round 2) Subtotal	102,119 160,000 22,000 310,000 500,000 709,569 1,803,688	18%	24%
WOPAC Activities*	Community Outreach	Paid for from "Planning" fund, outside of Gross Tax Increment	N/A	N/A	1%
Project Planning	Consulting Services	On-Call Economic Consultant Contract Planning and Administration Subtotal	94,500 15,000 109,500	1%	1%
Personnel Increases*	More staffing	Paid for from "Personnel" line item, separate from O&M	N/A	N/A	10%
Contingency Fund	Other				1%
<b>TOTAL</b>			<b>10,215,669</b>	<b>100%</b>	<b>100%</b>

\* Police officer funding, which has amounted to over \$1.6 million over 4 years, is funded separately from O&M. In addition, WOPAC activities and personnel increases also funded separately from O&M.

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OFFICE OF THE CITY CLERK  
OAKLAND

2011 OCT 27 PM 1:04

Approved as to form and legality:

  
DEPUTY CITY ATTORNEY

## OAKLAND CITY COUNCIL

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

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**A RESOLUTION AUTHORIZING A ONE YEAR EXTENSION OF  
THE PROJECT AREA COMMITTEE FOR THE WEST  
OAKLAND REDEVELOPMENT PROJECT TO NOVEMBER 18,  
2012**

**WHEREAS**, on March 26, 2002, the Council certified the membership of the West Oakland Project Area Committee (“WOPAC”) for the West Oakland Redevelopment Project (Resolution No. 77043 C.M.S.) pursuant to California Health and Safety Code Section 33385(a); and

**WHEREAS**, on November 18, 2003, Council adopted the Redevelopment Plan for the West Oakland Redevelopment project (Ordinance No. 12559 C.M.S.); and

**WHEREAS**, pursuant to California Health and Safety Code Section 33386, the WOPAC is to serve for a three year period after the adoption of the redevelopment plan; and

**WHEREAS**, the Council may authorize one year extensions of the WOPAC pursuant to California Health and Safety Code Section 33386; and

**WHEREAS**, the time period for the WOPAC for the West Oakland Redevelopment Project will expire on November 18, 2011; and

**WHEREAS**, on October 5, 2011, the WOPAC passed a motion by a unanimous vote, to recommend to the City Council to extend for an additional year; now, therefore, be it

**RESOLVED:** That the City Council hereby authorizes a one year extension of the West Oakland Project Area Committee until November 18, 2012.

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

**PASSED BY THE FOLLOWING VOTE:**

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

NOES -

ABSENT -

ABSTENTION -

ATTEST:

\_\_\_\_\_  
LATONDA SIMMONS  
City Clerk and Clerk of the Council