

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

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2008 DEC 22 AM 11:28

TO: Office of the City Administrator
ATTN: Dan Lindheim
FROM: Community and Economic Development Agency
DATE: January 13, 2009

RE: **Informational Report presenting the Redevelopment Agency's Fiscal Year 2007-2008 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 for fiscal year 2007-2008, to the City Council: Blight, Housing Activity, Loans, Property and Time Limits for the following 10 redevelopment areas: Acorn, Central District, Coliseum, Oak Center, Stanford/Adeline, Oak Knoll, Oakland Army Base, Broadway/MacArthur/San Pablo, Central City East and West Oakland.

The **Blight Report** (Attachment A) summarizes the Agency's progress in each of the 10 Redevelopment Areas, including specific actions and expenditures, in alleviating blight in fiscal year 2007-2008.

The **Housing Activity Report** (Attachment B) consists of the following sections:

Schedule HCD-A: 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: Similar to HCD-A, this reports on 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: 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.

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Schedule HCD-D: 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.

The **Loan Report** (Attachment C) summarizes all loans of fifty thousand dollars (\$50,000) or more made by the Agency, that were either in default in fiscal year 2007-2008 or not in compliance with the terms of the loan approved by the Agency.

The **Property Report** (Attachment D) summarizes the total number and nature of the properties that the Agency owns and those properties the Agency acquired in fiscal year 2007-2008.

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

FISCAL IMPACT

This is an informational report only. These reports are being submitted to 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.

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 to alleviate blight, and activities affecting housing and displacement. Additionally, Section 33080.1 requires every redevelopment agency to present annual reports of property, project time limits, and all defaulted loans for the previous fiscal year.

KEY ISSUES AND IMPACTS

Blight Activities

Within the 10 redevelopment project areas, fiscal year 2007-2008 activities included transit villages, mixed-used, commercial and residential developments, community spaces, neighborhood project initiatives, tenant and facade improvement programs, opportunity sites, and streetscapes.

Acorn Blight Alleviating Activities

- **Jack London Gateway Shopping Center:** In Spring 2006, the Center was sold by the Agency to JLG Associates ("JLGA"), a limited liability company composed of a subsidiary of the East Bay Asian Local Development Corporation ("EBALDC"), the West Oakland Marketplace Advancement Company, and TFB Associates, Inc. Subsequently, EBALDC obtained a funding commitment from the Redevelopment Agency in the amount of \$4.9

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million for a 62-unit senior housing complex which will be located on an underutilized section of the Center's parking lot identified as 900 Market Street. The project started construction January 31, 2008 and is scheduled for completion in May of 2009. Project lease-up is anticipated by August 2009.

- Jack London Gateway Shopping Center Façade Improvements: EBALDC obtained a \$30,000 funding commitment from the City's Community Development Block Grant funds for façade and landscaping improvements which were completed in early June, 2008.

Army Base Blight Alleviating Activities

- Master Development of 108-acre site: The Agency issued a Request for Qualifications (RFQ) to identify a master developer for a 108-acre site to create a high-density, mixed-use development of flex-office, retail, and industrial uses with iconic architecture. The new development will emphasize the creation of high-quality jobs in key industries such as green development, trade and logistics, film and multimedia, and emerging technologies.
- 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. Three projects under construction include: (1) Zephyr Gate, a 130 unit condominium project under construction with 25 units completed in FY 2007-08; (2) Pacific Cannery Lofts, a 163 unit condominium project under construction in FY 2007-08; and (3) 14th Street Apartments at Central Station, a 99 unit affordable housing project.
- 16th Street Train Station: The Agency has been working with a developer to renovate the historic 16th Street Train Station into a community and business center that will include a restaurant and catering business, a performance venue, offices, a museum, and open space.
- Maritime/Industrial Development: The Agency has been working 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 former Oakland Army Base will also result in the deconstruction of more than 500,000 square feet of blighted and mostly abandoned warehouses.

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 FY 2007-08, the project completed environmental review and received Planned Unit Development/Preliminary Development Plan Entitlements from the City of Oakland.

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- **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. Construction began on the first phase of the project in May 2007.
- **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, 20 façade improvement projects have been completed, 15 are in the design/construction bidding phase, and four Tenant Improvement projects are in the design/construction bidding phase.
- **Neighborhood Project Initiative Program:** In February 2006, the Agency adopted a Neighborhood Project Initiative program that offers capital grants of up to \$75,000 for small-scale neighborhood improvement projects. 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. Implementation of the second round of funded projects is currently underway. The Agency issued a grant application for the third round of the program in May 2007 and will award the grants for this round in October 2008.

Central City East (CCE) Blight Alleviating Activities

- **Tenant Improvement Program (TIP):** The TIP offers a dollar-for-dollar basis up to \$45,000 of matching grants for tenant improvements, and up to \$5,000 for design services per property in the CCE Project Area. In FY 2007-08, 6 TIP projects were completed with a total of \$136,750 expended for these projects.
- **Streetscapes Improvement Program (SIP):** The SIP is targeted to eight areas in the CCE Project Area. In FY 2007-08 design and engineering work was completed in five of the targeted areas - MacArthur Boulevard (73rd Avenue to San Leandro border, MacArthur Boulevard: Durant Avenue to 106th Avenue, 90th Avenue to 89th Avenue; and 76th Avenue to 73rd Avenue. In FY 2007-08 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.
- **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 FY 2007-08, 2 projects were completed using CDBG and Redevelopment Agency grants.

- The Opportunity Sites Program: In 2007-08, Community and Economic Development Agency (CEDA) staff further developed and worked on the CCE Opportunity Sites Program to address the reuse and development of blighted and underutilized properties in the CCE Project Area. CEDA staff and the CCE Project Area Committee identified the properties that are now targeted by this program. Over the next 3 years, taxable bond proceeds of \$51.5 million will be used for land acquisition and site infrastructure improvements to stimulate in-fill development. CEDA staff is now working with nine property owners to address the development of their sites.

Central District Blight Alleviating Activities

- Streetscape Improvements: 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 completed construction in summer of 2008. 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, is currently under construction with an anticipated completion date in late 2008. The Telegraph Phase I Streetscape Improvements Project (West-side of Telegraph from 18th – 20th Streets and the Broadway/ West Grand - Broadway from 21st to West Grand Avenue) both commenced construction in late summer of 2008.
- Fox Theater: The historic Fox Theater will be rehabilitated to house the Oakland School for the Arts, a performance venue (2,100 seat theater) and 10,000 square feet of commercial/restaurant. Combining state funding, private grants, New Market and Historic Rehabilitation Tax Credits, the Agency authorized a loan of \$25,500,000 from Central District Tax Allocation Bond proceeds for the project. In September of 2006, the Agency transferred the building to a related entity, Fox Oakland Theater, Inc., to develop the project. 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 is anticipated to receive a Temporary Certificate of Occupancy in December 2008.
- Downtown Façade Program: In FY 2007-2008, 40 façade projects were completed or under construction (27 completed and 13 in construction): These projects represent \$1,072,161 in grant money that was either paid or encumbered. The grant money is leveraging \$9,525,329 in total exterior improvements.
- Downtown Tenant Improvement Program: In FY 2007-08, 29 Tenant Improvement projects were completed or under construction (16 completed, 13 under construction). These projects represent \$829,339 in grant money that was either paid or encumbered. This grant money will help leverage \$4,510,000 in total interior improvements.

- 10K: Since 1999, the Agency has been directly involved in five ongoing projects for 10,000 new residents or approximately 6,000 new units and a marketing campaign to encourage private development. As of July 2008, 2,802 units were completed, 1,789 units are in construction, 2,246 units have planning approvals and 3,928 units are in planning. These 10,765 units exceed the 10K goal.
- 2100 Franklin (Center Twenty-One): (675,000 square feet office building plus 30,000 square feet of retail). Under a Disposition and Development Agree (DDA), construction of a new office building began in November of 2005 and was completed in October of 2007.

Coliseum Blight Alleviating Activities

- Lion Creek Crossings Mixed Income Housing Development: To date, 370 affordable rental units in Phases I, II, and III have been completed. Phase IV of the project recently received \$7.5 million in Proposition 1C Transit Oriented Development funding from the California Department of Housing and Community Development. 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, 2010.
- Coliseum BART Station Transit Village: Currently, the Agency and BART are working with Oakland Economic Development Corporation / MacFarlane Costa Housing Partners to 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.
- 81st Avenue Branch Public Library: The Agency is contributing \$4 million toward the construction of this \$14.3 million 21,000 square foot public library, a joint project of the Oakland Unified School District and the City of Oakland. 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.

Oak Center

- The Oak Center Redevelopment 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.

Oak Knoll Blight Alleviating Activities

- The Agency and SunCal finalized the terms for a Disposition and Development Agreement for the sale of 5.45 acres of Agency property on the site, which will include the abatement and demolition of the 18 vacant and blighted housing units, within one year following the execution of the Agreement; and Agency staff and the developer finalized the terms for a Deposit and Reimbursement Agreement to fund the formation of a Community Facilities District to support site infrastructure construction, maintenance and beautification efforts.

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.

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.
- Commercial Façade Improvement and Tenant Improvement Programs: Staff worked with 15 projects and completed 3 projects during FY 07-08. The West Oakland Project Area Committee ("WOPAC") recommended an allocation of \$75,000 to fund architectural assistance.
- Mandela Foods Cooperative: The Agency approved a commitment of \$200,000 for tenant improvements in September, 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. The store is scheduled to open in winter, 2008.
- Raimondi Park - Phase One: The Agency approved an allocation of \$336,107 for renovation activities at Raimondi Park in March, 2007, and second allocation of \$1,238,803 in December, 2007, for a total allocation of \$1,574,910. The Agency Board approved the allocation in December, 2007. This project is managed by the Public Works Agency. Construction has started.
- NPI Neighborhood Project Initiative Program: In March 2008, the Agency approved an allocation of \$200,000 for capital grants of up to \$50,000 for small-scale neighborhood improvement projects. Staff has worked with the WOPAC during spring, 2008, to refine the program parameters and has issued a Request for Proposals.

Housing Activities

The following activities in housing production were included in the Report to the State of California for the Housing and Community Development Department for the City of Oakland, fiscal year 2007-2008:

Acorn Housing Activities

Units Underway:

Jack London Gateway, 55 units new construction apartments for senior citizens

Central City East Housing Activities

Units Underway:

Orchards on Foothill, 65 units new construction apartments for senior citizens

Central District Housing Activities

Units Completed:

Madison Street Lofts, 79 units new construction apartments

The Uptown, Parcel 2, 193 units new construction apartments (53 affordable inclusionary units)

Units Underway:

Fox Courts, 80 units new construction apartments

Coliseum Housing Activities

Units Completed:

Lion Creek Crossings, Phase III, 106 units new construction apartments

Units Underway:

Edes Avenue, Phase A, 26 units homeownership

Edes Avenue, Phase B, 25 units homeownership

West Oakland Housing Activities

Units Completed:

Mandela Gateway Townhomes, 14 units homeownership

Units Underway:

Saint Andrew's Manor, 60 units substantial rehabilitation

Saint Patrick's Terrace, 66 units substantial rehabilitation

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Housing Activities Outside Redevelopment Project Area

Units Completed:

Sausal Creek, 17 units homeownership

Units Underway:

Golf Links (Wang Scattered Site), 10 units homeownership

In fiscal year 2007-2008, net resources available (beginning balance plus revenue) and expenditures were \$131 million and \$40.8 million, respectively. Program costs account for 66% of Housing expenditures. The remainder of expenditures were 19% for debt service and 15% for planning and administration (see following Summary of Section HCD – C):

Summary of Section HCD-C (Attachment B)

Beginning Balance (Net Resources Available form fiscal year 2006-2007)	95,607,000.00
Total Housing Fund resources	35,478,000.00
Total Resources Available	131,085,000.00
Acquisition of Property for Affordable Housing	8,012,000.00
First Time Homebuyers Down Payment Assistance	2,514,000.00
Debt Service	7,874,000.00
Planning and Administration Costs	6,138,000.00
Grants and Loans to Developers and Homeowners	16,216,000.00
Total Expenditures	40,754,000.00
Net	90,331,000.00

Loan Report

The **Loan Report** (Attachment C and Table 1) summarizes \$805,354 in defaulted Agency loans. Although Agency Resolution No. 2007-0051 C.M.S. authorized the removal of the loans from the Agency's accounts, annual reporting and collections activity are required.

Table 1

Fund Description	Customer Name	Original Loan	Amount Paid	Loan Balance	% Paid
1989 Bonds (9516)	American Uniforms, Inc.	\$55,700	\$0	\$55,700	0.00%
Central District: Operations (9510)	Arts Loan Program	\$250,000	\$182,029	\$67,971	73.00%
Low Mod Operations (9580)	Catholic Charities Housing Development	\$200,000	\$4,622	\$195,378	2.00%
Redevelopment Planning Fund (9103)	Mitre Business Organization/Growth Opportunities	\$120,000	\$12,891	\$107,109	11.00%
1986 Bonds (9504)	Oakland Convention Center Management	\$100,000	\$13,786	\$86,214	14.00%
Central District: Operations (9510)	Women's Economic Agenda	\$2,420,000	\$2,127,018	\$292,982	88.00%
	Grand Total – All Funds	\$4,695,700	\$3,888,788	\$805,354	

American Uniforms, Inc.

In February 2003, the former One Stop Capital Shop (Commercial Lending) referred this \$200,000 loan to the Office of the City Attorney. The City Attorney's Office filed an abstract judgment with the courts to collect the outstanding debt. In June 2003, the City Attorney's Office determined that the loan was uncollectible due to the statute of limitations after a prior bankruptcy.

Arts Loan Program

On July 26, 1994, Resolution No. 94-55 C.M.S. authorized the Redevelopment Agency Administrator to negotiate a contract with the Oakland Business Development Corporation (OBDC) to administer the \$250,000 Oakland Redevelopment Agency Arts Loan Program. During the course of the program, it was determined that the loan program was not fully utilized by the arts community. On June 5, 2002, Resolution No. 77241 C.M.S authorized the reallocation of \$150,000 from the Arts Loan Program to the fiscal year 2002-2003 Parades, Runs and Street Festival Fund. As of June 5, 2002, a balance of \$94,057 remained in the Arts Loan fund. Reported by Oakland Business Development Corporation (OBDC) on October 7, 2004, as of July 17, 2002, the Arts Loan Program was transferred back to the Cultural Arts Department after the \$150,000 was returned to the City's Crafts & Cultural Arts Department. However, art loans underwritten prior to July 17, 2002 continued to be serviced by OBDC until September 2004. Currently, the Agency's accounts reflect an outstanding loan balance of \$67,971.

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Catholic Charities Housing Development

In May 1995, the Redevelopment Agency authorized a loan of \$200,000 to the Catholic Charities Housing Development (CREDO) Organization for predevelopment expenses for a proposed Downtown Gateway housing development project. In early 1997, the developer encountered substantial financial problems, and ceased operations in April 1997. All of the projects that CREDO managed or had under construction were transferred to other nonprofit developers, but the predevelopment loan for the Downtown Gateway project was uncollectible. Status reports on this situation were presented to the Redevelopment Agency in May 1997 and July 1997, but no action was taken to write off this loan. A loan balance remains of \$195,378.

Women's Economic Agenda Project

The Women's Economic Agenda Project (WEAP) received loans in the amounts of \$2,100,000 and \$320,000 to purchase and renovate a commercial building in Oakland. The loans were secured with Deeds of Trust. WEAP defaulted on these loans and the bank foreclosed. When the property was sold, the bank paid off the \$2,100,000 loan and part of the \$320,000 since the value of the property was insufficient. A loan balance remains of \$ 292,982.

Mitre Business Organization/Growth Opportunities

In July 1990, the Agency loaned \$120,000 for working capital to the Mitre Business Organization/Growth Opportunities to develop and operate a wool processing mill. The borrower was unable to obtain necessary additional financing. The debt was discharged through bankruptcy court proceedings.

Oakland Convention Center Management

Oakland Convention Center Management was established for in-house/co-promotion of special events and loaned \$100,000 by the Agency, of which \$86,214 remains. The City Auditor's 1993 inventory indicates that the loan would be due when the balance of the loan exceeded \$200,000, which is not anticipated to happen.

Property

The **Property Report** (Attachment D and Table 2) summarizes \$129 million in Agency-owned properties in fiscal year 2007-2008.

Table 2

Project Area	Amount 6/30/2007	Acquisition/Other Debits	Sales/Other Credits	Amount 6/30/2008
Army Base	48,611,449	327,975		48,939,425
Broadway-MacArthur-San Pablo	1,459,793			1,459,793
Central City East		1,671,738		1,671,738
Central District	68,803,777	6,886,560	(8,861,446)	66,828,891
Coliseum	1,710,652			1,710,652
Low and Moderate Housing		8,012,504		8,012,504
	120,585,671	16,898,777	(8,861,446)	128,623,003

Time Limits

The **Time Limits Report** (Attachment E and Table 3) lists the end dates for eminent domain, debt incurrence, plan termination and debt repayment/tax increment collection with the proceeds of property taxes in accordance with the reporting requirements of the California Community Redevelopment Law, Health and Safety Code Section 33080.1.

Table 3

Project Area	Redevelopment Time Limits			
	Plan Limit Termination Dates			
	Eminent Domain	Debt Incurrence	Plan Activity / Duration	Debt Repayment / Increment Collection
1 Acorn	12/16/1998	1/1/2004	1/1/2012	1/1/2022
2 Broadway / MacArthur /San Pablo	7/25/2012	7/25/2020	7/25/2030	7/25/2045
3 Central City East	7/29/2015	7/29/2023	7/29/2033	7/29/2048
4 Central District original project area	6/12/2009	<i>Eliminated on 1/6/2004</i>	6/12/2012	6/12/2022
Central District Brush & MLK amendment area	7/24/2013	<i>Eliminated on 1/6/2004</i>	6/12/2012	6/12/2022
5 Coliseum <i>amended area</i>	7/25/2007	7/25/2015	7/25/2027	7/25/2042
	7/25/2007	7/29/2017	7/29/2028	7/29/2043
6 Oak Center	12/16/1998	1/1/2004	1/1/2012	1/1/2022
7 Oak Knoll*	7/24/2010	7/14/2018	7/14/2028	7/14/2043
8 Oakland Army Base	6/30/2014	7/11/2020	7/11/2031	7/11/2046
9 Stanford / Adeline	12/16/1998	1/1/2004	4/10/2016	4/10/2026
10 West Oakland	11/18/2011	11/18/2023	11/18/2033	11/18/2048

*Time limits for former military base redevelopment project areas start when the county auditor certifies that \$100,000 or more in tax increment revenues have been paid to the agency. The debt incurrence limit of 20 years, plan activity/duration of 30 years and debt repayment/tax increment collection time limit of 45 years are triggered once project -to-date increment revenue collections reach \$100,000. Oak Knoll has yet to reach this limit.

SUSTAINABLE OPPORTUNITIES

No sustainable opportunities have been identified.

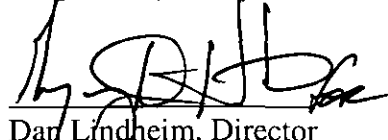
DISABILITY AND SENIOR CITIZEN ACCESS

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

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council accept fiscal 2007-2008 reports: Blight (Attachment A); Housing Activity (Attachment B), Property; (Attachment C) and d) Loans (Attachment D), and Time Limits (Attachment E).

Respectfully submitted,



Dan Lindheim, Director
Community and Economic Development Agency

Reviewed by:

Gregory Hunter, Deputy Director
Economic Development and Redevelopment, CEDA

Prepared by:

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

**APPROVED AND FORWARDED TO THE
FINANCE AND MANAGEMENT COMMITTEE**



Office of the Agency Administrator

Attachments

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ATTACHMENT A - ACORN

ACORN REDEVELOPMENT PROJECT BLIGHT REPORT 2008

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 2007-08

Activities to reduce blight with in the Acorn Project Area in FY 2007-08 include:

1. Jack London Gateway Shopping Center: The 53,000 square-foot Jack London Gateway Shopping Center (the "Center") was constructed in 1983. The Center is anchored by grocery store and approximately 11 small businesses which provide a variety of goods and services. A Disposition and Development Agreement between the Agency and JLG Associates ("JLGA"), a limited liability company composed of a subsidiary of the East Bay Asian Local Development Corporation ("EBALDC"), the West Oakland Marketplace Advancement Company, and TFB Associates, Inc. was negotiated and executed in July, 2004. The Center was sold to the JLGA in spring, 2006.

In March of 2006, EBALDC obtained a funding commitment from the Redevelopment Agency in the amount of \$4.9 million for a 62-unit senior housing complex which will be located on an underutilized section of the Center's parking lot identified as 900 Market Street. The project started construction January 31, 2008 and is scheduled for completion in May of 2009. Project lease-up is anticipated by August 2009.

2. Jack London Gateway Shopping Center Façade Improvements: EBALDC has also obtained a \$30,000 funding commitment from the City's Community Development Block Grant funds for façade and landscaping improvements along the Brush Street side of the Center. EBALDC worked with Agency staff on landscaping and signage improvements on the Brush Street side of the Center which were completed in early June, 2008. These improvements will greatly increase the Center's visibility and attractiveness to motorists who drive on Brush Street.

ATTACHMENT A - 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 2007-08

Activities to reduce blight within the Oakland Base Reuse Project Area in FY 2007-08 include:

1. Master Development of 108-acre site: The Agency issued a Request for Qualifications (RFQ) to identify a master developer for a 108-acre site within the Oakland Army Base Sub-District, and currently is completing the final stages of

ATTACHMENT A - 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 2007-08

Activities to reduce blight with in the Broadway/MacArthur/San Pablo Project Area in FY 2006-07 include:

1. MacArthur Transit Village: The Redevelopment Agency is working jointly with BART and the MacArthur BART Citizens Planning Committee to develop a transit village at the MacArthur BART Station on the BART surface parking lot. The project will offer a mix of high-density residential units (both market-rate and below-market rate), neighborhood serving retail, and community space. The Agency selected a development team, MacArthur Transit Community Partners, LLC., in April 2004 for this project and executed an Exclusive Negotiating Agreement with the development team and BART in November 2004. In FY 2007-08, the project completed environmental review and received Planned Unit Development/Preliminary Development Plan Entitlements from the City of Oakland.
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

selecting the master developer. As part of the selection process, the Agency has completed a comprehensive land use analysis and market feasibility study, as well as a series of public workshops – which resulted in the Agency determining a “preferred development scenario” for the Master Developer Site. Under the preferred development scenario, the Agency will seek to create a high-density, mixed-use development of flex-office, retail, and industrial uses with iconic architecture. The new development will emphasize the creation of high-quality jobs in key industries such as green development, trade and logistics, film and multimedia, and emerging technologies. Under the current anticipated schedule, the Agency plans to select the master developer in May 2008. Planning, entitlements, and schematic design of the development would be completed by late 2009. Site preparation would begin in late 2009 and 2010. Construction would be phased, with the first buildings set to open in 2012.

2. North Gateway Area Development: The Agency adopted a plan to develop a 28-acre freeway auto mall within the North Gateway Area of the Oakland Army Base Sub-District. The plan included the construction of new roads, utilities, and other infrastructure to prepare the site for development.
3. 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. Three projects developed for construction, including: (1) Zephyr Gate a 130 unit condominium project under construction with 25 units completed in FY 2007-08; (2) Pacific Cannery Lofts a 163 unit condominium project under construction in FY 2007-08; and (3) 14th Street Apartments at Central Station a 99 unit affordable housing project under construction in FY 2007-08.
4. 16th Street Train Station: The Agency is working with a developer to renovate the historic 16th Street Train Station into a community and business center that will include a restaurant and catering business, a performance venue, offices, a museum, and open space.
5. Maritime/Industrial Development: The Agency worked 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 former Oakland Army Base will also result in the deconstruction of more than 500,000 square feet of blighted and mostly abandoned warehouses.
6. Infrastructure Planning: The Army Base will require extensive infrastructure improvements estimated at roughly \$200,000,000 that will include soil surcharging, utility upgrades, enhancement of existing streets, major traffic mitigations, and construction of new roads. The Agency developed a preliminary infrastructure improvement plan to position the site for funding opportunities as they become available..

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 began on the first phase of the project in May 2007 and is anticipated to be completed in August 2008.

3. Commercial Façade and Tenant Improvement Programs: The Redevelopment Agency has established a Commercial Façade Improvement program and a Tenant Improvement program in the project area. The Façade Improvement Program and Tenant Improvement Program offer matching grants depending on the square footage of the retail space. In addition, both programs also offer free architectural assistance up to \$5,000 to participating property owners and businesses. The program boundaries include Telegraph Avenue, San Pablo Avenue, Broadway, and West MacArthur Boulevard. To date, 20 façade improvement projects have been completed, and 15 are in the design/construction bidding phase. In addition four Tenant Improvement projects 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. Construction started on the project in January 2008 and is anticipated to be completed by October 2008.
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. 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. Implementation of the second round of funded projects is currently underway. The Agency issued a grant application for the third round of the program in May 2007 and will award the grants for this round in October 2008.

ATTACHMENT A – CENTRAL CITY EAST

CENTRAL CITY EAST REDEVELOPMENT PROJECT FIVE-YEAR IMPLEMENTATION PLAN 2004-2009

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 2007-08

Activities to reduce blight within the CCE Project Area in FY 2007-08 included implementation of a Tenant Improvement Program, Façade Improvement Program, Homeownership Rehabilitation Program, Streetscapes Improvement Program, an Opportunity Sites Program, and the next phase of the Fruitvale Alive Project along Fruitvale Avenue to address pedestrian, traffic, and physical conditions from the estuary to MacArthur Boulevard. The following 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 2007-08, 2 projects were completed using CDBG and Redevelopment Agency grants.

Currently there are 5 applicants going through the various stages of the Façade Improvement Program.

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 a dollar-for-dollar basis up to \$45,000 of matching grants for tenant improvements, and up to \$5,000 for design services per property in the CCE Project Area. In FY 2007-08 6 TIP projects were completed with a total of \$136,750 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 7 HRP projects that have been completed for a total amount of \$341,620. There are 7 HRP projects that are currently in the early development stages, with an estimated total cost of \$412,500.
4. Streetscapes Improvement Program (SIP): The SIP is targeted to 8 areas in the CCE Project Area. In FY 2007-08 design and engineering work was completed in 5 of the targeted areas. The following is a description for each of the areas. In FY 2007-08 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. CCE staff devised a general spending plan for these funds as 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 200 new streetlights and 200 new ornamental pedestrian scale street lights with provisions for holiday lighting. This project has been split into the three areas listed below. The underground work began in December of 2005, and was completed in late 2007. It may take to the second half of 2008 for all the utilities to complete their work.

Central City East funds of \$300,000 were expended to assist with the underground work along MacArthur Boulevard. The underground work is expected to be completed by late 2008. The above ground streetscape work is expected to begin in late 2008. The streetscape work will be implemented in the following three areas:

Area No. 1: Durant Avenue to 106th Avenue;

Area No. 2: 90th Avenue to 89th Avenue; and
Area No. 3: 76th Avenue to 73rd Avenue

- b. 23rd Avenue between East 12th Street and Foothill Boulevard: The 35 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 will take this project from the 35% to 100% construction documents. The construction documents are expected to be completed by end of the 2008-09 fiscal year.
- c. Foothill/Fruitvale between 29th Avenue and High Street with emphasis between 29th and 38th Avenues: The firm of Design, Community & Environment, in collaboration with VSCE, was selected to lead the project planning and design phase. Design documents and cost estimates for this streetscape project 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 for 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 was 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. CCE staff will hire a consult to complete the remaining work on these architectural documents during the FY 2008-2009.
- 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. The 35 percent design and engineering documents are expected to be completed in the fall of 2008.
- f. 5th Avenue: This project area presents unusually complex and interrelated planning, engineering, and design challenges because of the railroad tracks and Interstate 880, and the 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 unit is partnering with the Measure DD team which is already working on improvements to this area's link to Lake Merritt and the adjacent Athol Park. Conceptual design plans have been completed for the East 18th Street area between Lake Merritt and Park Boulevard. 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 documents are expected to be completed in the fall of 2008.
 - 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. In FY 2007-08, the firm Design, Community & Environment (DCE), was working to complete 35 percent design documents. Some issues regarding the design and execution have been revisited, and the 35 percent design documents are expected to be completed by the end of the calendar year, 2008. 65 percent construction level documents will be the next goal, and should be well on the way by the end of the FY 2008-09.
5. The Opportunity Sites Program: In 2007-08 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. Over the next 3 years, taxable bonds proceeds of \$51.5 million will be used for land acquisition and site infrastructure improvements to stimulate in-fill development throughout the CCE Project Area. 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 nine property owners to address the development of their sites.
6. 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.

ATTACHMENT A – CENTRAL DISTRICT

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 through the construction of public improvements and utilities, and assisting the private sector in developing vacant and/or underutilized properties. It is the Agency's intent that the Implementation Plan as proposed will encourage further private sector investment in areas designated for commercial and residential use.

The Agency will focus on three categories of activities in order to eliminate blight in the Central District. These are:

- A. Assemble large sections of blighted and underutilized properties into sites suitable for new development. Such land assembly would likely take place in response to property owner, developer or Agency-initiated efforts to assemble property needed for the expansion of existing uses or for the creation of sites capable of development for new uses. Through Owner Participation (OPA) or Disposition and Development Agreements (DDA), the Redevelopment Agency may provide land cost write-downs or grant or loan money to assist new retail, commercial, or housing development or expansion of existing facilities. Projects that have received such assistance are: Uptown Project (Forest City) and the 10K Housing Initiative.
- B. Supply low cost loans, grants, subsidies and directly improve blighted structures, including the Fox Theater, the Uptown Project, the Façade Programs, the Downtown Historic Façade Program and the Downtown Tenant Improvement Program. By eliminating physical deterioration and improving the substandard (obsolete) appearance of retail and commercial buildings and surrounding sites, more patrons will be attracted to the area, which will improve retail sales. The increased business activity should attract new businesses to the Project Area. Also, by improving the buildings, property values should increase.
- C. Provide infrastructure improvements covering a variety of public works projects ranging from installation of utilities, traffic capacity projects, mass-transit improvements, parking facilities, new streets, undergrounding overhead distribution and communication lines, storm drainage and sanitary sewers, bridges and under- or over-crossings, flood control improvements, pedestrian and bicycle friendly areas, traffic calming, freeway noise walls, and many other assorted capital projects. This may also include streetscape projects including constructing new curbs, gutters and sidewalks where they do not exist or where broken curbs, gutters and sidewalks require replacement; planting street trees and shrubs; constructing both decorative and handicapped accessible crosswalks; constructing new medians with landscaping; adding visual and safety improvements to existing medians; installing street furniture, such as trash receptacles and newspaper racks;

and improving area lighting by increasing the number of luminaries, increasing the wattage of individual streetlights or adding pedestrian streetlights.

Improving the infrastructure will help to attract development to the Project Area by eliminating costs that might otherwise be born by the private sector. This should help to increase building activity and improve property values.

Furthermore, public improvements such as parking structures will improve the viability of commercial property, helping to compensate for individual property site deficiencies, and lighting improvements will create a safer environment in which to shop and reduce graffiti. The proposed Agency programs for these activities include the Streetscape Master Plan, including Streetscape Improvements in Uptown, Old Oakland/ Chinatown and Lower Broadway, the Broadway Improvement Program and the continued operation and possible new construction of public parking facilities.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2007-08

Activities to reduce blight within the Central District Project Area in FY 2007-08 include:

1. 10K Housing: (housing for 10,000 new residents or approximately 6,000 new units since 1999). The Agency is directly involved in five ongoing projects and is involved in a marketing campaign to encourage private development, as of July 2008, 2,802 units were completed, 1,789 units are in construction, 2,246 units have planning approvals and 3,928 units are in planning. These 10,765 units exceed the 10K goal.
 - i. Market Square, Phase I and II. (176 residential units and 28 micro-lofts) DDA approved June 2001, Phase I construction completed on June 15, 2006, and Phase II construction completed on December 21, 2007.
 - ii. Citywalk. (252 residential units and 3,000 square feet of retail) RFP issued November 2003, DDA approved July 2004, demolition began in January 2005 and construction in March 2005. There have been delays in construction and a project completion date has not yet been determined.
 - iii. Uptown Apartments. (665 residential units and 9,000 square feet of retail) Construction started in October of 2005. Two out of the three buildings have already been completed and are being leased up. The entire project is scheduled for completion in November of 2008.
 - iv. Uptown – Parcel 4. The City Council approved a DDA with Forest City for the development of a mid-rise residential project with 175 – 200 units, and 20,000 square feet of retail. The commencement date for construction of this project has not yet been determined as the developer has asked for an extension.

- v. Fox Courts (80 units of rental housing and 4,000 square feet of child care space and children's art education programs). The Agency approved a DDA with Resources for Community Development. The project commenced construction on August 29, 2007 with an anticipated completion of March of 2009.
2. 2100 Franklin (Center Twenty-One): (675,000 square feet office building plus 30,000 square feet of retail). Under a Disposition and Development Agreement, construction of a new office building began in November of 2005 and was completed in October of 2007.
3. Streetscape Improvements: 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 completed construction in summer of 2008. 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, is currently under construction with an anticipated completion date in late 2008. The Telegraph Phase I Streetscape Improvements Project (West-side of Telegraph from 18th – 20th Streets) and the Broadway/ West Grand (Broadway from 21st to West Grand Avenue) will both commence construction in late Summer of 2008. The Old Oakland (Washington 7th to 9th Streets) Streetscape Improvement Project was bid in May of 2007 but the bids were rejected because they substantially exceeded the engineer's estimate. The Old Oakland project re-bid date has not yet been determined.
4. Fox Theater: (2,100 seat theater and 10,000 square feet of commercial/restaurant space). The historic Fox Theater will be rehabilitated to house the Oakland School for the Arts, a performance venue and associated restaurant space. Combining state funding, private grants, New Market and Historic Rehabilitation Tax Credits, the Agency authorized a loan of \$25,500,000 from Central District Tax Allocation Bond proceeds for the project. In September of 2006; the Agency transferred the building to a related entity 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 is anticipated for completion in December of 2008.
5. Downtown Façade Program: The program provides \$5,000 in design services and matching grants up to \$50,000 for construction of façade improvements. In FY 2007-2008, 40 façade projects completed or under construction (27 completed and 13 in construction.) These projects represent \$1,072,161 in grant money that was either paid or encumbered. The grant money is leveraging \$9,525,329 in total exterior improvements.
6. Downtown Tenant Improvement Program: The program provides up to \$99,000 in matching grants and \$5,000 of free design assistance to lure retail, restaurants,

arts and entertainment uses to vacant storefronts in designated areas of the Downtown. In FY 2007-08, 29 Tenant Improvement projects were completed or under construction (16 completed, 13 under construction). These projects represent \$829,339 in grant money that was either paid or encumbered. This grant money will help leverage \$4,510,000 in total interior improvements.

7. Key System Building: This project includes renovation of the historic Key System building and its integration into a new high-rise mixed-use office and retail tower to be developed on an adjacent vacant site. Key accomplishments include obtaining Council authorization to enter into an expanded Owner Participation Agreement with the developer of the project, and obtaining Council authorization to sell the adjacent 145-space UCOP garage for its replacement costs to the developer in order to facilitate the financial feasibility of the project, and to maximize the amount of retail space in the new building. The project developer secured planning approvals in July of 2008. It is anticipated that project construction will start and that the Agency will sell the UCOP garage in the fall of 2009.

8. 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. The Shorenstein Company has exercised the option to purchase the site known as T-12 located at 12th Street and Jefferson Street, while still retaining an option to purchase T5/6 located at 12th Street and Clay Street. The Agency sold T-12 to Shorenstein in December. Construction of a 600,000 square-foot office building is scheduled to commence in October of 2008.

ATTACHMENT A - COLISEUM

COLISEUM AREA REDEVELOPMENT PROJECT FIVE-YEAR IMPLEMENTATION PLAN 2004-2009

HOW 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. Activities in FY 2007-08 include:

- A. Public expenditures to improve roadways and intermodal transportation opportunities, and installation of infrastructure, including:
 - i. Construction of the Coliseum Transit Hub streetscape along San Leandro Street
 - ii. Construction of the Airport Gateway along Doolittle Drive and Airport Access Road
 - iii. Construction of the Hegenberger East streetscape
 - iv. Design of Phase II Railroad Avenue street improvements
 - v. Support for the Oakland Airport Connector project
- B. Assistance with environmental assessments, clean-up, land assembly and screening to improve underutilized properties and incompatible uses, including:
 - i. Support for transit villages at the Coliseum and Fruitvale BART station areas, including the Oakland Housing OHA Lion Creek Crossings Project
- C. Targeted Oakland Police Department (OPD) and commercial security service efforts to improve security in the project area
- D. Programs to stimulate private investment in the neighborhoods as well as the commercial and industrial areas of the Coliseum Redevelopment Project Area including the following:
 - i. Façade Improvement Program
 - ii. Tenant Improvement Program
 - iii. Neighborhood Projects Initiative
 - iv. Infill Development Incentives Program
 - v. Revolving Commercial Loan Program

BLIGHT ALLEVIATING ACTIVITIES IN FY 2007-08

Activities to reduce blight in the Coliseum Project Area in FY 2007-08 include:

1. Doolittle Drive and Airport Access Road Streetscape Improvements: These improvements are part of the Airport Gateway Streetscape Project, a joint initiative between the Cities of Oakland and San Leandro, the Port of Oakland and the Alameda County Transportation Authority. Improvements consist of new landscaping, lighting, sidewalks, palm trees, and colorful banners. Doolittle Drive, led by the City of San Leandro, is 90% complete. Airport Access Road, led by the City of Oakland, was completed in May 2008.
2. 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 are completing the final design for Phase II between Louisiana Street and 98th Avenue, with construction to commence in Spring 2009.
3. Hegenberger East Streetscape Improvements: This project to improve Hegenberger Road east of Interstate 880 will complete the thoroughfare's transformation, which began with the Airport Gateway – Hegenberger Road Project. Streetscape improvements include new landscaping, ornamental lighting, palm trees, and banners. Construction began January 2007 and was completed in June 2008.
4. South Coliseum Way/Edes Avenue Streetscape Project: This project is intended to provide a stronger link between the hotels on Edes Avenue and the Coliseum entertainment complex and may include ornamental streetlights, banners and trees. It will extend from the south entrance of McAfee Coliseum to 85th Avenue along South Coliseum Way and Edes Avenue. Construction drawings were completed to the 35 percent level and construction is planned for summer 2009.
5. 66th Avenue Streetscape Project: Improvements are planned for 66th Avenue between International Boulevard and San Leandro Street. Project design is expected by December 2008 with construction beginning in spring 2009. Funding for this \$3 million project includes a \$1,230,300 Housing Incentive Program award, a \$387,115 Transportation for Clean Air grant and a \$1,188,000 Agency contribution. The project will provide better pedestrian access to the area's transit, schools and activity centers.
6. Coliseum Transit Hub Streetscape and Undergrounding: Improvements to San 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 is expected to be complete in August 2008 and the utility undergrounding by December 2009.

7. 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. Phase IV of the project recently received \$7.5 million in Proposition 1C Transit Oriented Development funding from the California Department of Housing and Community Development. 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 2010.
8. 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 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.
9. 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 Rudsdale 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.

ATTACHMENT A - 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

Microsoft Office Word 2003.lnk community input for project selection.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2007-08

Activities to reduce blight with in the Oak Center Project Area in FY 2007-08 include:

1. Historical Markers Project

The Oak Center Redevelopment Area was designated as a Historic Preservation Area by the Oakland City Council in 2003. Using Agency funds, this project consists of signage, markers, archways and lighting that delineate this district for visitors and residents. The project elements include:

1. A design plan that links signage components thematically
2. Gateway sculpture in the median at 14th Street and Brush Street to include lighting and signage
3. Mid-scale signage at major entry points to the district (14th Street, Adeline and Market Streets, 12th and Brush Streets)
4. Interpretive signage at Deferrer Park that includes the history of Oak Center and a map of the district
5. Sign caps on street signs at intersections on Brush Street between 14th and 18th Streets
6. Plaques for the nine Designated Historic Properties in the district
7. Smaller plaques for contributing buildings in the district
8. Freeway signs

Construction began in Fall of 2007. The project was completed in January of 2008.

ATTACHMENT A – OAK KNOLL

REPORT TO CITY COUNCIL OAK KNOLL REDEVELOPMENT PROJECT

HOW THE PROGRAM WILL ALLEVIATE BLIGHT IN THE PROJECT AREA

City and Agency staff are 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 SunCal 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 2007-08

Activities to reduce blight within the Oak Knoll Project Area in FY 2007-08 include:

- 1. SunCal completed clearing the site of distressed trees and performed other vegetation management efforts to reduce blight and improve fire safety;
- 2. SunCal completed most of the hazardous materials abatement work on more than 90 abandoned buildings within most of the site.
- 3. The City began bundling Demolition Permits to enable SunCal to begin clearing the site in the fall of 2008;
- 4. SunCal has filed its application with the State for approval to implode the abandoned 11-story former Naval Hospital;
- 5. The Agency and SunCal finalized the terms for a Disposition and Development Agreement for the sale of 5.45 acres of Agency property on the site, which will include the abatement and demolition of the 18 vacant and blighted housing units, within one year following the execution of the Agreement; and
- 6. Agency staff and the developer finalized the terms for a Deposit and Reimbursement Agreement to fund the formation of a Community Facilities District to support site infrastructure construction, maintenance and beautification efforts.

ATTACHMENT A – 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 2007-08

Activities to reduce blight with in the Stanford/Adeline Project Area in FY 2007-08 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 A – WEST OAKLAND

WEST OAKLAND REDEVELOPMENT PROJECT AREA BLIGHT REPORT 2008

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

The West Oakland Redevelopment Plan proposes to reduce and/or eliminate the blighting conditions found in the Project Area by focusing on 24 key goals and objectives, including:

- A. Improve the quality of housing by assisting new construction, rehabilitation, and conservation of living units in the Project Area.
- B. Maintain and improve the condition of the existing very low, low, and moderate income housing in the Project Area.
- C. Increase opportunities for homeownership in the Project Area.
- D. Develop renter stabilization strategies that encourage and assist renters to remain in the Project Area.
- E. Mitigate and reduce conflicts between residential and industrial uses in the Project Area.
- F. Provide streetscape improvements, utility undergrounding, open space, and community facilities to enhance neighborhood quality and foster economic and neighborhood vitality.
- G. Support recreation, education, healthcare and programs for all members of the Project Area community, especially youth, seniors and disabled persons.
- H. Improve public safety for people living and working in the Project Area.
- I. Restore blighted properties in the Project Area.
- J. Assist neighborhood commercial revitalization, and attract more uses that serve the local community including neighborhood- serving retail.
- K. Retain existing businesses and attract new businesses to Project Area locations designated for business activity; promote economic development of environmentally sound, light industrial and commercial uses.
- L. Increase employment opportunities for Project Area residents.
- M. Facilitate economic development by improving and rehabilitating substandard buildings and targeting infill on vacant lots on commercial corridors in the Project Area.
- N. Minimize/eliminate environmental hazards within the Project Area.
- O. Improve infrastructure, transportation, and public facilities throughout the Project Area.
- P. Incorporate ongoing community participation in the redevelopment process so residents

of all income and wealth levels, geographic areas, language groups, and ages have opportunities to learn about and participate in the redevelopment decision-making process.

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

BLIGHT ALLEVIATING ACTIVITIES IN FY 2007-08

The West Oakland Redevelopment plan was adopted on November 18, 2003. Activities to reduce blight with in the West Oakland Project Area in FY 2007-08 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.

Agency staff has worked during 2007-08 with 7th Street Partners, LLC to purchase and develop a Caltrans-owned site in the Plan area until the Exclusive Negotiating Agreement (ENA) for this project expired in September 2007. Several discussions were held with Caltrans regarding the site's acquisition and some preliminary environmental testing was completed for the site. Staff has worked with 7th Street Partners to explore different development options that respond to the current market conditions since the ENA's expiration.

Agency staff also assisted another local developer, 1396 Fifth Street, LLC in the preparation of an application for State Proposition 1C Transit-Oriented Development funding during the summer of 2008 for 1396 Fifth Street (the "Red Star" site).

2. Commercial Façade Improvement and Tenant Improvement Programs: The Agency approved funding for the West Oakland Façade and Tenant Improvement Programs in February 2006. The programs offer matching grant funds for improvements and limited architectural assistance. Staff worked with 15 projects and completed 3 projects during FY 07-08. The WOPAC approved an allocation of \$75,000 to fund architectural assistance for the program in October, 2007.
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 approved a commitment of \$200,000 for tenant improvements in September 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 has experienced delays because of internal issues; however, the store is scheduled to open in Winter 2008.
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 of the project will begin in March 2009 and be completed by December 2009. The section of 7th Street between Union Street and Peralta Street will be Phase I.

The Agency approved an allocation of \$271, 250 in July 2008 to partially fund Phase I construction and to allow the City to match a grant from the Metropolitan Transportation Commission's (MTC) Transportation For Livable Communities (TLC) Housing Improvement Program (HIP).

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. Raimondi Park - Phase One: The Agency approved an allocation of \$336,107 for renovation activities at Raimondi Park in March 2007 and second allocation of \$1,238,803 in December 2007 for a total allocation of \$1,574,910. The Agency Board approved the allocation in December, 2007. This project is managed by the Public Works Agency. Construction has started and is scheduled to finish in August of 2008.
7. 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 are due in September 2008.
8. Security Cameras: The WOPAC approved an allocation of \$200,000 for security cameras at high crime locations throughout the Project Area in August 2007 in response to a request from the Police Department. Staff has worked with the Police Department and the Department of Information Technology to refine the concept and integrate it into current Police Department technology needs. Agency Board approval is expected in fall 2008.

9. Dogtown 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. The project is managed by the Office of Parks and Recreation. Staff worked with OPR and the CitySlicker Farms, the project developer, during FY2007-08 to develop and refine the project concept. The project is stalled because of internal issues with the project developer.

10. 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.

Attachment B

SCHEDULE HCD-A
Inside Project Area Activity
for Fiscal Year that Ended 06 / 30 / 2008

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: \$ 1,232,000

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 246,000

(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 \$ 246,000 *

* 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)]: \$ 246,000

b. Interest Income: \$ 13,000

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 \$ 62,000

_____ \$ _____

_____ \$ _____ \$ 62,000

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6). through 3j.): \$ 321,000

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
Jack London Gateway	1/17/08	8/31/09	\$4,900,000	\$	54			54
			\$	\$				
			\$	\$				

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 /2008

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: \$ 5,252,000

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 1,050,000

(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 \$ 1,050,000 *

* 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)]: \$ 1,050,000

b. Interest Income: \$ 55,000

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 \$ 263,000

_____ \$ _____

_____ \$ _____

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6). through 3j.): \$ 1,368,000

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.

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: \$ 5,806,000

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 1,161,000

(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 \$ 1,161,000*

* 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)]: \$ 1,161,000

b. Interest Income: \$ 60,000

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 \$ 291,000

_____ \$ _____

_____ \$ _____ \$ 291,000

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) through 3j.): \$ 1,512,000

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 / 2008

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

1. 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: \$ 8,041,000

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 1,608,000

(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 \$ 1,608,000*

* 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)]: \$ 1,608,000

b. Interest Income: \$ 84,000

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 \$ 402,000

_____ \$ _____

_____ \$ _____ \$ 402,000

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6). through 3j.): \$ 2,094,000

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
Saint Andrew's Manor	9/27/07	4/30/10	\$	\$				
Saint Patrick's Terrace	9/27/07	4/30/10	\$	\$				
			\$	\$				

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: \$ 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%): \$ 0
(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)]: \$ _____

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). through 3j.): \$ _____

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 <u> </u> / <u> </u> / <u> </u> mo day yr	Name of Agency Custodian _____
Date <u> </u> / <u> </u> / <u> </u> mo day yr	Name of Agency Custodian _____

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

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

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

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

No.

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

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

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

<input type="checkbox"/> 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

<input type="checkbox"/> 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 /2008

Agency Name: Redevelopment Agency of the City of Oakland

Project Area Name: Stanford/Adeline

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: 1973
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: 04 / 10 / 2016
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: \$ 164,000

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 33,000

(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 \$ 33,000*

* 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)]: \$ _____

b. Interest Income: \$ 3,000

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 \$ 8,000

_____ \$ 38,000

_____ \$ 46,000

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) through 3j.): \$ 82,000

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.

Project Area Housing Fund Revenues and Other Sources

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

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

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 9,000

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

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

(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 \$ 2,000*

* 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)]: \$ 2,000

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)]:

Agency approved 5% voluntary housing set-aside \$ 1,000

_____ \$ _____

_____ \$ _____ \$ 1,000

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6). through 3j.): \$ 3,000

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.

Agency Name: Redevelopment Agency of the City of Oakland

Project Area Name: Oak Knoll

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 / /
 mo day yr

Name of Agency Custodian _____

Date / /
 mo day yr

Name of Agency Custodian _____

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

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

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

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

No.

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

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

<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.

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: \$ 48,666,000

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 9,733,000

(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 \$ 9,733,000*

* 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)]: \$ 9,733,000

b. Interest Income: \$ 771,000

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

d. Sale of Real Estate: \$ _____

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

f. Bond Administrative Fees: \$ _____

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

h. Loan Repayments: \$ 1,327,000

i. Debt Proceeds: \$ _____

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

Agency approved 5% voluntary housing set-aside \$ 2,433,000

_____ \$ _____

_____ \$ _____

_____ \$ 2,433,000

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) through 3j.): \$ 14,264,000

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 / /
mo day yr

Name of Agency Custodian _____

Date / /
mo day yr

Name of Agency Custodian _____

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

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

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

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

No.

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

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

<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
Fox Courts	8/1/07	3/1/09	\$4,950,000	\$	40	39		79
			\$	\$				
			\$	\$				

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

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: \$ 30,590,000

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 6,118,000

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 \$ 6,118,000*

* 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)]: \$ 6,118,000

b. Interest Income: \$ 2,121,000

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 \$ 1,529,000

_____ \$ _____

_____ \$ _____

_____ \$ 1,529,000

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6). through 3j.): \$ 9,768,000

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

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

Date / /
 mo day yr

Name of Agency Custodian _____

Date / /
 mo day yr

Name of Agency Custodian _____

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

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

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

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

No.

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

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

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

<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
Edes Ave., Ph. A	3/20/07	7/31/08	\$2,517,000	\$		26		26
Edes Ave., Ph. B	3/4/08	6/30/10	\$3,601,000	\$		13	12	25

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 / 2008

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Central City East
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: 2003
- 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 No X
- 4. Current expiration of plan: 07 / 29 / 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: \$ 22,024,000

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 4,405,000

(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 \$ 4,405,000*

* 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)]: \$ 4,405,000

b. Interest Income: \$ 560,000

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 \$ 1,101,000

_____ \$ _____

_____ \$ _____

_____ \$ 1,101,000

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6). through 3j.): \$ 6,066,000

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.

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				Total
	VL	L	M	AM	

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

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

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

No

Yes

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

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

No

Yes

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

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

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

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

<u>Col A</u> Name of Project and/or Contractor	<u>Col B</u> Agreement Execution Date	<u>Col C</u> Estimated Completion Date (w/in 2 yrs of Col B)	<u>Col D</u> Sch C Amount Encumbered [Line 6a]	<u>Col E</u> Sch C Amount Designated [Line 7a]	VL	L	M	Total
Orchards on Foothill	2/1/07	12/31/08	\$1,025,000	\$		64		64
			\$	\$				
			\$	\$				

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 3 main rows: 1. Beginning Balance (\$95,607,000), 2. Project Area(s) Receipts and Housing Fund Revenues (Total \$35,478,000), 3. Total Resources (\$131,085,000). Includes sub-rows for adjustments and resources.

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.

Agency Name: _____

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>) *	\$8,012,000
(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)** \$8,012,000

b. Subsidies from Low and Moderate Income Housing Fund (LMIHF):

(1) 1 st Time Homebuyer Down Payment Assistance	\$2,514,000
(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)** \$2,514,000

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	\$ 2,235,000
(b) Revenue Bonds & Certificates of Participation	\$ _____
(c) City/County Advances & Loans	\$ _____
(d) U. S. State & Other Long-Term Debt	\$ _____
(2) Interest Expense	\$ 5,289,000
(3) Debt Issuance Costs	\$ _____
(4) Other [Explain and identify amount(s)]:	\$ _____
	\$ 350,000
	\$ _____
	\$ _____

(5) **Subtotal Debt Service (Sum of Lines 1 – 4)** \$ 7,874,000

d. Planning and Administration Costs [33334.3(e)(1)]:

(1) Administration Costs	\$6,030,000
(2) Professional Services (<i>non project specific</i>)	\$108,000
(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)** \$6,138,000

Agency Name: _____

4. Expenditures, Loans, and Other Uses (continued)

e. On/Off-Site Improvements [33334.2(e)(2)] <i>Complete item 13</i>	\$ _____
f. Housing Construction [33334.2(e)(5)]	\$ _____
g. Housing Rehabilitation [33334.2(e)(7)]	\$ _____
h. Maintain Supply of Mobilehome Parks [33334.2(e)(10)]	\$ _____
i. Preservation of At-Risk Units [33334.2(e)(11)]	\$ _____
j. Transfers Out of Agency	
(1) For Transit village Development Plan (33334.19)	\$ _____
(2) Excess Surplus [33334.12(a)(1)(A)]	\$ _____
(3) Other (specify code section authorizing transfer and amount)	
A. Section _____	\$ _____
B. Section _____	\$ _____
Other Transfers Subtotal	\$ _____
(4) Subtotal Transfers Out of Agency (Sum of j(1) through j(3))	\$ _____

k. Other Expenditures, Loans, and Uses [Explain and identify amount(s)]:	
Grants and Loans to Developers and Homeowners	\$16,216,000
_____	\$ _____
_____	\$ _____
Subtotal Other Expenditures, Loans, and Uses	\$16,216,000

l. Total Expenditures, Loans, and Other Uses (Sum of lines 4a.-k.) \$ 40,754,000

5. Net Resources Available [End of Reporting Fiscal Year] \$ 90,331,000
 [Page 1, Line 3, Total Resources minus Total Expenditures, Loans, and Other Uses on Line 4.l.]

6. Encumbrances and Unencumbered Balance

a. Encumbrances. Amount of Line 5 reserved for future payment of legal contract(s) or agreement(s). See Section 33334.12(g)(2) for definition. Refer to item 10 on Sch-A(s) and item 4 on Sch-B.	\$ 60,011,000
b. Unencumbered Balance (Line 5 minus Line 6a). Also enter on Page 4, Line 11a.	<u>\$ 30,320,000</u>

7. Designated/Undesignated Amount of Available Funds

a. Designated From Line 6b- Budgeted/planned to use near-term Refer to item 10 on Sch-A(s) and item 4 on Sch-B	\$ 25,730,000
b. Undesignated From Line 6b- Portion <u>not yet</u> budgeted/planned to use	<u>\$ 4,590,000</u>

8. Other Housing Fund Assets (non recurrent receivables) not included as part of Line 5

a. Indebtedness from Deferrals of Tax Increment (Sec. 33334.6) [refer to Sch-A(s), Line 5c (2)].	\$ _____
b. Value of Land Purchased with Housing Funds and Held for Development of Affordable Housing. Complete Sch-C item 14.	\$8,012,000
c. Loans Receivable for Housing Activities	\$ _____
d. Residual Receipt Loans (periodic/fluctuating payments)	\$ _____
e. ERAF Loans Receivable (all years) (Sec. 33681)	\$ _____
f. Other Assets [Explain and identify amount(s)]:	\$ _____
_____	\$ _____

g. Total Other Housing Fund Assets (Sum of lines 8a.-f.) \$8,012,000

9. TOTAL FUND EQUITY [Line 5 (Net Resources Available) +8g (Total Other Housing Fund Assets)] \$98,343,000

Compare Line 9 to the below amount reported to the SCO (Balance Sheet of Redevelopment Agencies Financial Transactions Report. [Explain differences and identify amount(s)]:	
\$ _____	\$ _____
\$ _____	\$ _____
ENTER LOW-MOD FUND TOTAL EQUITIES (BALANCE SHEET) REPORTED TO SCO	<u>\$98,343,000</u>

Agency Name: _____

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 2004	\$13,333,000			\$	\$	\$
3 Rpt Yrs Ago FY 2005	\$17,449,000			\$	\$	\$
2 Rpt Yrs Ago FY 2006	\$22,334,000			\$	\$	\$
1 Rpt Yr Ago FY 2007	\$27,403,000			\$	\$	\$
CURRENT Reporting Year FY _____		Sum of Column 2 \$ 80,519,00	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] \$30,320,000

b. If eligible, adjust the Unencumbered Balance for:

(1) Debt Proceeds [33334.12(g)(3)(B)]:

Identify unspent debt proceeds and related income remaining at end of reporting year \$45,451,000

(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)] \$15,131,000

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

Agency Name: _____

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
Wood Street Parcel D	3.1	Wood street zoning district	Mar 27, 2008	June 2010	

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

Agency Name: _____

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.):	<u>Cash & Disbursement Journal</u>
Name of Agency Custodian (person):	<u>Ace A. Tago</u>
Custodian's telephone number:	<u>510-238-3916</u>
Place where record can be accessed:	<u>150 Frank H. Ogawa Plaza, Suite 6353</u> <u>Oakland, CA 94612-2093</u>

Name of document (e.g. ledger, journal, etc.):	<u>General Ledger</u>
Name of Agency Custodian (person):	<u>Ace A. Tago</u>
Custodian's telephone number:	<u>510-238-3916</u>
Place where record can be accessed:	<u>150 Frank H. Ogawa Plaza, Suite 6353</u> <u>Oakland, CA 94612-2093</u>

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: _____

21. Excess Surplus Expenditure Plan (H&SC 33334.10(a))

Agency Name: _____

22. Footnote area to provide additional information.

Agency Name: _____

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):

<u>New/Additional Units (Previously Unoccupied/Uninhabitable):</u>	<u>Existing Units (Previously Occupied):</u>
- New Construction to own	- Rehabilitation of Owner-Occupied
- New Construction to rent	- Rehabilitation of Tenant-Occupied
- Rehabilitation to own	- Acquisition and Rehabilitation-to Own
- Rehabilitation to rent	- Acquisition and Rehabilitation to Rent
- Adaptive Re-use	- Mobilehomes/Manufactured Homes
- Mixed Use Infill	- Payment Assistance for Owner or Renter
- Mobilehomes/Manufactured Homes	- Transitional Housing
- Mortgage Assistance	- Other (describe)
- 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.

Agency Name: _____

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 LMHF 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/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": Broadway/MacArthur/San Pablo
 General Title of Housing Project/Program: Temescal Station, Phase II
 Project/Program Address (optional): 400 40th Street
 Street: _____ City: _____ ZIP: _____

Owner Name (optional): _____
 Total Project/Program Units: # 18 Restricted Units: # _____ Unrestricted Units: # 18

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:

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

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

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

Examples:

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

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
Identify Project Area or specify "Outside": Central District
General Title of Housing Project/Program: Madison Street Lofts
Project/Program Address (optional): _____

Street: 160 14th Street **City:** Oakland **ZIP:** 94612

Owner Name (optional): _____

Total Project/Program Units: # 79 **Restricted Units:** # 78 **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)

# <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 <i>(allowable use <u>only</u> with "Other Housing Units Provided - Without LMIHF" Sch-D6)</i>

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

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date			Agreement date: 3/27/2006	
Restriction End Date			5/15/2063	
Perpetuity				

Funding Sources:

Redevelopment Funds: \$ 4,522,915
 Federal Funds: \$ _____
 State Funds: \$ 6,269,689
 Other Local Funds: \$ 2,472,585
 Private Funds: \$ 3,494,500
 Owner's Equity: \$ 14,009,718
 TCAC/Federal Award: \$ _____
 TCAC/State Award: \$ _____
 Total Development/Purchase Cost: \$ 30,769,407

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-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: Sausal Creek
Project/Program Address (optional):
Street: 2464 26th Avenue City: Oakland ZIP: 94601

Owner Name (optional): _____
Total Project/Program Units: # 17 **Restricted Units:** # 17 **Unrestricted Units:** # 0

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

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? YES NO
Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end 0
Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end 0
Number of units restricted for special needs: (number must not exceed "Total Project Units") 0
Number of units restricted that are serving one or more Special Needs: 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 <i>(allowable use <u>only</u> with "Other Housing Units Provided - Without LMIHF" Sch-D6)</i>

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

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date			1 unit: 10/1/08; 1 unit: 9/25/08	
Restriction End Date			--	
Perpetuity			In Perpetuity	

Funding Sources:

Redevelopment Funds: \$ 2,329,000
 Federal Funds: \$ _____
 State Funds: \$ _____
 Other Local Funds: \$ _____
 Private Funds: \$ 4,111,184
 Owner's Equity: \$ 277,000
 TCAC/Federal Award: \$ _____
 TCAC/State Award: \$ _____
 Total Development/Purchase Cost: \$ 6,717,184

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

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

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

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

Examples:

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

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
Identify Project Area or specify "Outside": Central District
General Title of Housing Project/Program: The Uptown Parcel 2
Project/Program Address (optional): 601 Williams Street
Street: _____ **City:** _____ **ZIP:** _____

Owner Name (optional): _____

Total Project/Program Units: # 193 **Restricted Units:** # 53 **Unrestricted Units:** # 140

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				At 50% occupancy (not yet achieved).
Restriction End Date				55 years
Perpetuity				

Funding Sources:

Redevelopment Funds: \$ 5,926,077
 Federal Funds: \$ _____
 State Funds: \$ 29,835,749
 Other Local Funds: \$ 988,309
 Private Funds: \$ _____
 Owner's Equity: \$ _____
 TCAC/Federal Award: \$ 1,924,592
 TCAC/State Award: \$ _____
 Total Development/Purchase Cost: \$ 38,674,727

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

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

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

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

Examples:

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

Name of Redevelopment Agency: Redevelopment Agency of the City of Oakland
Identify Project Area or specify "Outside": Coliseum
General Title of Housing Project/Program: Lion Creek Crossings Phase III
Project/Program Address (optional):
Street: 928-998 66th Avenue City: Oakland ZIP: 94621

Owner Name (optional): _____

Total Project/Program Units: # 106 **Restricted Units:** # 105 **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)

# <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 <i>(allowable use only with "Other Housing Units Provided - Without LMIHF" Sch-D6)</i>

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

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date		At 50% occupancy (not yet achieved).		
Restriction End Date		55 years		
Perpetuity				

Funding Sources:

Redevelopment Funds: \$ 3,000,000
 Federal Funds: \$ 3,350,000
 State Funds: \$ _____
 Other Local Funds: \$ 1,600,000
 Private Funds: \$ 23,110,000
 Owner's Equity: \$ 9,516,449
 TCAC/Federal Award: \$ _____
 TCAC/State Award: \$ _____
 Total Development/Purchase Cost: \$ 40,576,449

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-D2
REPLACEMENT HOUSING UNITS
(units not claimed on Schedule D-5,6,7)**

(restricted units that fulfill requirement to replace previously destroyed or removed units)

Agency: Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Coliseum

Affordable Housing Project Name: Lion Creek Crossing Phase III

Check only one:

- Inside Project Area Outside Project Area

Check only one. If both apply, complete a separate form for each (with another Sch D-1):

- Agency Developed Non-Agency Developed

Check only one. If both apply, complete a separate form for each (with another Sch D-1):

- Rental Owner-Occupied

Enter the number of restricted replacement units and bedrooms 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:

<u>Elderly Units</u>					<u>Non Elderly Units</u>					<u>Total Elderly & Non Elderly Units</u>				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
					47			47		47			47	

Count of Bedrooms (e.g.: 1 elderly, low, 2 bdrm unit and 4 nonelderly, low, 2 bdrm units = 10 low (2 bdrms x 5)

<u>1 Bedroom Unit (1 x # of units)</u>					<u>2 Bedroom Unit (2 x # of units)</u>				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
<u>3 Bedroom Unit (3 x # of units)</u>					<u>4 or more Bedroom Unit (4 x # of units)</u>				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
120			120		28			28	

<u>TOTAL (sum of all unit Bedrooms)</u>				
VLOW	LOW	MOD	TOTAL	INELG.
148			148	

**SCHEDULE HCD-D2
REPLACEMENT HOUSING UNITS (continued)**

Enter the number of restricted replacement units and bedrooms for applicable activity below:

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

B. Substantial Rehabilitation (Post '93/AB 1290 definition: increased value, inclusive of land, is >25%):

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.

Count of Bedrooms (e.g.: 1 elderly, mod, 1 bdrm unit and 2 nonelderly, mod, 1 bdrm units = 3 mod (1 bdrms x 3))

1 Bedroom Unit (1 x # of units)					2 Bedroom Unit (2 x # of units)				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

3 Bedroom Unit (3 x # of units)					4 or more Bedroom Unit (4 x # of units)				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

TOTAL (sum of all unit Bedrooms)				
VLOW	LOW	MOD	TOTAL	INELG.

TOTAL UNITS (Add only TOTAL of all "Total Elderly / Non Elderly Units" not bedrooms):

47

If TOTAL UNITS is less than "Total Project Units" on HCD Sch 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:

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

Identify the number of Replacement Units which also have been counted as Inclusionary 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.
					47			47		47			47	

**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: Lion Creek Crossings Phase III

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.
					58			58		58			58	

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:

- Replacement Housing Units (Sch HCD-D2) Inclusionary Units (Outside Project Area) (Sch HCD-D4) 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.

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: West Oakland

Affordable Housing Project Name: Mandela Gateway Townhomes

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.
						8	6	14			8	6	14	
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"): 14

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:

- Replacement Housing Units (Sch HCD-D2) Inclusionary Units (Outside Project Area) (Sch HCD-D4) 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-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: Central District

Affordable Housing Project Name: The Uptown Parcel 2

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.
					44		9	53		44		9	53	
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"): 53

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:

- Replacement Housing Units (Sch HCD-D2) Inclusionary Units (Outside Project Area) (Sch HCD-D4) 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.
					33			33		33			33	

SCHEDULE HCD-D6

OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITHOUT LMIHF)

(units not claimed on Schedule D-2,3,4,5,7)

(units without minimum affordability restrictions and/or units that agency or community does not control)

Agency: _____ Redevelopment Agency of the City of Oakland

Redevelopment Project Area Name, or "Outside": Central District

Affordable Housing Project Name: _____ The Uptown Parcel 2

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:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL
								140	140				140	140

B. Substantial Rehabilitation Units (increased value, inclusive of land, is > 25%):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

C. Other Non-Substantial Rehabilitation Units:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

D. Acquisition Only:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

E. Mobilehome Owner / Resident:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

F. Mobilehome Park Owner / Resident:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

**SCHEDULE HCD-D6
OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITHOUT 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 of Public Assisted Rentals At-Risk of Converting to Market Rent (H&S 33334.2(e)(11)):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

H. Replacement of Public Assisted At-Risk Units Without LMIHF (H&S 33334.3(h)):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

I. Replacement of Other (not at-risk) Rental Units Without LMIHF (H&S 33334.3(f)(1)(A)):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

J. Subsidy (other than any activity already reported on this form):

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

K. Other Assistance:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

TOTAL UNITS (Add only TOTAL of all "TOTAL Elderly / Non Elderly Units"): 140

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 checked="" type="checkbox"/> Replacement Housing Units
(Sch HCD-D2) | <input 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 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": Central District
 Housing Project Name: Madison Street Lofts

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 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) |
|--|--|---|

ATTACHMENT C

Oakland Redevelopment Agency
 Defaulted Loans - \$50,000 or more
 As of April 23, 2007

Fund	Fund Desc	Customer	Original Loan Date	Original Loan Amount	Loan Balance as of 4-23-07	Amount of Loan Paid	% of Loan Paid	Type /Purpose of Loan	Security Collateral	Actions taken to collect on loan	Why loan is considered uncollectible	Comments
9504	1986 Bonds	Oakland Convention Center Management		\$100,000	\$86,214	\$13,786	13.79%	Establish an in-house/co-promotion of special events.				Oakland Convention Center Management ("OCCM") was established by the City to manage the convention center and received a \$100,000 loan from the Agency. In 1995 the City contracted with the Oakland Convention Authority ("OCA"), an entity set up by the Convention and Visitor's Bureau. OCCM was therefore dissolved in 1997 with the City assuming responsibility for any outstanding debt. On the \$100,000 loan, \$13,786 had been paid and a balance remains of \$86,214.
9510	Central District Operations	Women's Economic Agenda Project (WEAP)	May-95 Jul-96	\$2,100,000 \$320,000	\$292,982	\$2,127,018	87.89%	Acquisition of property/ Renovation	1st and 3rd Deed of Trust on property located at 449 15th	City foreclosed on property	See comments	The Women's Economic Agenda Project (WEAP) received loans in the amounts of \$2,100,000 (1st) on August 4, 1995 and \$320,000 (3rd) on September 25, 1996 to purchase and renovate a commercial building in Oakland in. The loans were secured with Deeds of Trust. WEAP defaulted on these loans and the bank holding an additional loan note (2nd) foreclosed. When the property was sold, the bank paid off the \$2,100,000 (1st) loan but the \$320,000 (3rd) loan was extinguished, since the value of the property was insufficient to cover the three loans. A loan balance remains of \$ 292,982.

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ATTACHMENT C
Oakland Redevelopment Agency
Defaulted Loans - \$50,000 or more
As of April 23, 2007

Fund	Fund Desc	Customer	Original Loan Date	Original Loan Amount	Loan Balance as of 4-23-07	Amount of Loan Paid	% of Loan Paid	Type /Purpose of Loan	Security Collateral	Actions taken to collect on loan	Why loan is considered uncollectible	Comments
9510	Central District Operations	Arts Loan Program	Various Resolutions - see comments	\$250,000	\$67,971	\$182,029	72.81%					On July 26, 1994, Agency Resolution No. 94-55 C.M.S. was approved to authorize the Redevelopment Agency Administrator to negotiate a contract with the Oakland Business Development Corporation (OBDC) to administer the \$250,000 Oakland Redevelopment Agency Arts Loan Program. During the course of the program, it was determined that the loan program was not being fully utilized by the arts community. On June 5, 2002, Resolution No. 77241 C.M.S authorized the reallocation of \$150,000 from the Arts Loan Program to the fiscal year 2002-2003 Parades, Runs and Street Festival Fund. As of June 5, 2002, a balance of \$94,057 remained in the Arts Loan fund. Oakland Business Development Corporation (OBDC) reported on October 7, 2004 that as of July 17, 2002, the Arts Loan Program was transferred back to the Cultural Arts Department after the \$150,000 was returned to the City's Crafts & Cultural Arts Department. However, art loans underwritten prior to July 17, 2002 continued to be serviced by OBDC until September 2004. According to Agency Resolution No. 2005-0055, management of the Arts Loan Program was assumed by the Northern California Grant Makers. The two non-profits with remaining balances were the Oakland Ballet and Dance for Power. The Oakland Ballet and Dance for Power defaulted on the loans. A loan balance remains of \$67,971.
9516	1989 Bonds	American Uniforms, Inc.	12/14/95	\$55,700	\$55,700	\$0	0.00%	Working capital	UCC-1 on inventory	Attempted to obtain an abstract judgment	Statute of limitations date to collect lapsed.	In February 2003, the former One Stop Capital Shop (Commercial Lending) referred this \$200,000 loan to the Office of the City Attorney. The City Attorney's Office filed an abstract judgment with the courts to collect the outstanding debt. In June 2003, the City Attorney's Office determined that the loan was uncollectible due to the statute of limitations after a prior bankruptcy.

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ATTACHMENT C

Oakland Redevelopment Agency
 Defaulted Loans - \$50,000 or more
 As of April 23, 2007

Fund	Fund Desc	Customer	Original Loan Date	Original Loan Amount	Loan Balance as of 4-23-07	Amount of Loan Paid	% of Loan Paid	Type /Purpose of Loan	Security Collateral	Actions taken to collect on loan	Why loan is considered uncollectible	Comments
9580	Low Mod Operations	Catholic Charities Housing Development	10/5/95	\$200,000	\$195,378	\$4,622	2.31%	Housing Acquisition & Development	Deed of Trust	CEDA staff worked with developer to collect on delinquent loan		In May 1995, the Redevelopment Agency authorized a loan of \$200,000 to the Catholic Charities Housing Development (CREDO) Organization for predevelopment expenses for a proposed Downtown Gateway housing development project. In early 1997, the developer encountered substantial financial problems and in April 1997 it ceased operations. All of the projects that CREDO managed or had under construction were transferred to other nonprofit developers, but the predevelopment loan for the Downtown Gateway project was uncollectible. Status reports on this situation were presented to the Redevelopment Agency in May 1997 and July 1997, but no action was taken to write off the loan. A loan balance remains of \$195,378.
9103	Redevelopment Planning Fund West Oakland Coliseum Community Investment	Mitre Business Organization/ Growth Opportunities	7/20/90	\$120,000	\$107,109	\$12,891	10.74%	Business Development			Amount is determined to be uncollectible due to bankruptcy.	Debt was discharged through bankruptcy court proceedings. Borrower requested funds to operate a wool processing mill. Borrower was unable to obtain necessary additional financing. The plant closed 8/31/91. ¹
		Grand Total of Outstanding Loan Balances			\$805,354							

¹Source: Oakland City Auditor's Inventory of Non-Performing Loans Receivable for All City Departments, at June 30, 1993

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OAKLAND REDEVELOPMENT AGENCY
Property List
Fiscal Year 2007-08

Fund No.	Description	Balance			Balance
		06/30/07 Amount	Acquisition/ Other Debits	Sales/ Other Credits	06/30/08 Amount
Central District					
9504	574 Williams 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	170,000			170,000
9504	UCOP Garage, 11th & 12 Broadway & Franklin	2,419,000			2,419,000
9504	Fox Theater, 521 19th Street	3,000,000		(3,000,000)	-
	Total Fund 9504	6,106,704	-	(3,000,000)	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.	5,100,000		(5,100,000)	-
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)	161,109		(161,109)	-
9516	Fox Parking Lot, 18th Street	70,185		(70,185)	-
9516	Fox Parking Lot, 540 18th Street	140,404		(140,404)	-
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 Williams Street 1920 San Pablo	184,440			184,440
9516	Total Fund 9516	13,387,621	-	(371,698)	13,015,923
9532	City Center T-10 Site				

OAKLAND REDEVELOPMENT AGENCY
Property List
Fiscal Year 2007-08

Fund No.	Description	Balance			Balance 06/30/08 Amount
		06/30/07 Amount	Acquisition/ Other Debits	Sales/ Other Credits	
	Sears Auto Site	6,932,892			6,932,892
	490 Thomas Berkeley way	1,600,000			1,600,000
	610 Williams Street 1920 San Pablo	1,956,170			1,956,170
9532	570 Williams Street	408,000			408,000
	571 Thomas Berkeley way	331,625			331,625
	1972 San Pablo	475,000			475,000
	Total Fund 9532	11,703,687	-	-	11,703,687
9533	Sears Auto Site	2,800,000			2,800,000
9533	610 Williams Street 1920 San Pablo	640,000			640,000
	Total Fund 9533	3,440,000	-	-	3,440,000
9553	571 Thomas Berkeley way	92,000			92,000
9553	490 Thomas Berkeley way	1,144,125			1,144,125
9553	17th St. Garage Site, 524 16th Street	88,069		(88,069)	-
9553	1800,1802,1804 San Pablo	121,034			121,034
9553	1826-1830 San Pablo	303,432			303,432
9553	1840 San Pablo	303,432			303,432
9553	550 Williams Street	192,400			192,400
9553	Fox Parking Lot, 550 18th Street	23,600		(23,600)	-
9553	Fox Parking Lot, 563 19th Street	40,400		(40,400)	-
9553	1818 San Pablo	300,928			300,928
9553	584 Williams Street	35,660			35,660
9553	728 73rd Ave. Coliseum Future Parking	365,000			365,000
9553	538 Williams Street	176,919			176,919
9553	538 Williams Street	128,543			128,543
9553	538 Williams Street	131,113			131,113
9553	538 Williams Street	195,385			195,385
9553	538 Williams Street	123,180			123,180
9553	544 Williams Street	75,412			75,412
9553	550 Williams Street	159,227		(159,227)	-
9553	562 Williams Street	78,452		(78,452)	-
9553	566 Williams Street	66,151			66,151

OAKLAND REDEVELOPMENT AGENCY
Property List
Fiscal Year 2007-08

Fund No.	Description	Balance	Acquisition/ Other Debits	Sales/ Other Credits	Balance
		06/30/07 Amount			06/30/08 Amount
9553	570 Williams 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 Williams Street	93,985			93,985
Total 9553		4,801,189		(389,748)	4,411,441
Total Central District		68,803,777	-	(8,861,446)	59,942,331
Broadway-MacArthur-San Pablo					
9526	602-604 Williams Street	45,457			45,457
9526	608 Williams 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 Broadway-MacArthur-San Pablo		1,459,793	-	-	1,459,793
Coliseum					
9450	7001 OakPart Street	1,710,652			1,710,652
Army Base					
9575	Oakland Army Base	48,611,449	327,975		48,939,425
Central City East					
9540	Sunshine Court APN # 040-3319-025		10,434		10,434
9540	9418 Edes Avenue APN # 44-5014-5		603,001		603,001
9543	2777 Foothill		1,058,303		1,058,303
Total Central City East					1,671,738

OAKLAND REDEVELOPMENT AGENCY
Property List
Fiscal Year 2007-08

Fund No.	Description	Balance			Balance
		06/30/07 Amount	Acquisition/ Other Debits	Sales/ Other Credits	06/30/08 Amount
Low and Moderate Housing					
9584	Wood Street Parcel D (Hamilton Senior Homes LLC.)		8,012,504		-
GRAND TOTAL F PROPERTY		120,585,671	10,012,218	(8,861,446)	121,736,443
Fixed Assets					
	Fox Theater Land		3,000,000		3,000,000
	Henry Robinson Multi Service Center (HRMSC), 559 16th Street HRMSC Land	-	360,000		360,000
	HRMSC Building	-	4,740,000		4,740,000
	HRMSC Less Accumulated Depreciation		1,213,440		1,213,440
Total Fixed Assets			6,886,560		6,886,560
Total Carrying value of Oakland Redevelopment Property		120,585,671.27	16,898,777.74	(8,861,446.00)	128,623,003.01

Redevelopment Time Limits					
Plan Limit Termination Dates					
	Project Area	Eminent Domain	Debt Incurrence	Plan Activity / Duration	Debt Repayment / Increment Collection
1	Acorn	12/16/1998	1/1/2004	1/1/2012	1/1/2022
2	Broadway / MacArthur /San Pablo	7/25/2012	7/25/2020	7/25/2030	7/25/2045
3	Central City East	7/29/2015	7/29/2023	7/29/2033	7/29/2048
4	Central District original project area	6/12/2009	<i>Eliminated on 1/6/2004</i>	6/12/2012	6/12/2022
	Central District Brush & MLK amendment area	7/24/2013	<i>Eliminated on 1/6/2004</i>	6/12/2012	6/12/2022
5	Coliseum	7/25/2007	7/25/2015	7/25/2027	7/25/2042
	<i>amended area</i>	7/25/2007	7/29/2017	7/29/2028	7/29/2043
6	Oak Center	12/16/1998	1/1/2004	1/1/2012	1/1/2022
7	Oak Knoll*	7/24/2010	7/14/2018	7/14/2028	7/14/2043
8	Oakland Army Base	6/30/2014	7/11/2020	7/11/2031	7/11/2046
9	Stanford / Adeline	12/16/1998	1/1/2004	4/10/2016	4/10/2026
10	West Oakland	11/18/2011	11/18/2023	11/18/2033	11/18/2048
<p>*Time limits for former military base redevelopment project areas start when the county auditor certifies that \$100,000 or more in tax increment revenues have been paid to the agency. The debt incurrence limit of 20 years, plan activity/duration of 30 years and debt repayment/tax increment collection time limit of 45 years are triggered once project -to-date increment revenue collections reach \$100,000. Oak Knoll has yet to reach this limit.</p>					