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AGENDA REPORT

TO: DEANNA J. SANTANA
CITY ADMINISTRATOR

FROM: Fred Blackwell

SUBJECT: Mid-Term Review Of Five Year
Implementation Plans

DATE: November 1, 2012

City Administrator
Approval

Deanna J. Santana

Date

11/10/12

COUNCIL DISTRICT:

RECOMMENDATION

Staff recommends that the City Council:

Receive A Report Providing Mid-Term Review Of The Five-Year Implementation Plans (2009-2014) For The Broadway/Macarthur/San Pablo, Central District, Coliseum And Stanford/Adeline Redevelopment Project Areas And;

Adopt Three Oakland Redevelopment Successor Agency ("ORSA") Resolutions Approving Amendments To The Five-Year Implementation Plans For Central District, Central City East And Coliseum Project Areas, respectively.

EXECUTIVE SUMMARY

The purpose of this report is to provide a mid-term review of the status of the goals, programs and projects and estimated expenditures set forth in the Five-Year Implementation Plans (the "Five-Year Plans") for the Broadway/Macarthur/San Pablo, Central District, Coliseum and Stanford/Adeline Redevelopment Project Areas (the "Project Areas"), to evaluate the progress made in each Project Area to date and describe future activities. In addition, the report and attached resolutions amend the Five-Year Implementation Plans for Central District, Central City East and Coliseum, in order to add specific details for the disposition of Agency property.

In December 2009, the former Redevelopment Agency of the City of Oakland ("the Redevelopment Agency") adopted its current Five-Year Plans for FY 2009-10 through FY 2013-14 for the Project Areas. The Five-Year Plans described the Redevelopment Agency's goals, potential projects and programs, estimated expenditures, and the nexus between the projects and programs proposed and mitigation of blight for each Project Area. Midway through the five-year terms, redevelopment law required the Redevelopment Agency to conduct a public hearing to

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review and evaluate the progress the Redevelopment Agency has made in implementing the Five-Year Plans in each Project Area.

Staff also recommends that ORSA adopt certain amendments to the Five-Year Plans for the Central District, Central City East, and Coliseum Project Areas. This is necessary in order to allow for future development of projects on remaining ORSA property following ORSA's receipt of a Finding of Completion from the California Department of Finance, anticipated next year. Upon receipt of this Finding, ORSA will prepare and submit a Long Range Property Management Plan that will address disposition of real properties formerly owned by the Redevelopment Agency. The Plan will be able to propose that certain properties be retained by the City for future development, but only for projects identified in an approved redevelopment plan.

OUTCOME

The conduct of a Public Hearing and adoption of the resolutions which accompany this staff report will put ORSA into compliance with state redevelopment law, which, notwithstanding the dissolution of redevelopment agencies still requires that each Project Area's Five-Year Implementation Plan be reviewed at the mid-point of each Plan's time span. Proposed amendments to Five-Year Implementation Plans for Central District, Central City East and Coliseum Areas, as described later in this report, are a required step prior to any subsequent development of properties which the ORSA might contemplate.

BACKGROUND/LEGISLATIVE HISTORY

The Redevelopment Agency was dissolved on February 1, 2012. The dissolution process required the designation of a successor agency to the Agency. The successor agency, under the supervision of an oversight board, is responsible for winding down the former redevelopment agency's affairs including meeting the remaining legal obligations of the redevelopment agency. On July 17, 2012, ORSA was formed to act as successor agency to the former Redevelopment Agency. In addition, the City elected to step in as successor to the former Redevelopment Agency's housing assets, obligations and functions (although the Low and Moderate Income Housing Fund continues to be held by ORSA). ORSA has adopted Recognized Obligation Payment Schedules (ROPS) listing the remaining enforceable obligations of ORSA, including many contractual obligations related to activities in the various Project Areas.

As a result, ORSA initiated the process under the dissolution legislation to unwind the affairs of the dissolved Redevelopment Agency. Existing obligation still include many activities to eliminate physical and economic blight conditions in the various redevelopment areas by completing the construction of public improvements and facilities, and meeting the former

Redevelopment Agency's contractual obligations in partnerships with the private sector to develop vacant and/or underutilized properties.

This report will cover the accomplishments of the Redevelopment Agency during the period covering FY2009/10 to FY 2011/12 prior to the dissolution, and provide a look forward to describe ORSA activities during the FY 2012/13 to FY 2013/14 Implementation Plan Period.

In December of 2009, the Redevelopment Agency adopted Five-Year Plans for the following six Project Areas:

- Broadway/MacArthur/San Pablo
- Central District
- Coliseum
- Stanford/Adeline
- Acom
- Oak Center

Both the Acom and Oak Center Plans were completed and closed out in January 2012, and thus are not covered in this mid-term report. All the other Project Areas are still in place, so staff is reporting the accomplishments and future activities in those areas so as to be in compliance with remaining obligations under redevelopment law. Even with the dissolution of the Redevelopment Agency, redevelopment law requires agencies to conduct a public hearing near the mid-term of the Five-Year Plan period to evaluate the progress of its redevelopment projects and affordable housing requirements for each Project Area. ORSA has provided the public noticing of this public hearing as required by redevelopment law.

ANALYSIS

The activities documented in the attached mid-term reviews for each Project Area show the many accomplishments of the former Redevelopment Agency in meeting the goals and objectives as stated in the Five-Year Plans. Each of the projects and programs detailed in the individual mid-term review for each Project Area has contributed to the former Redevelopment Agency's primary goal of reducing or eliminating blight and ensuring the long term economic vitality of the community.

The general strategy in all Project Areas to attain these goals is to use public investment and/or the sale of publicly-owned property to attract and stimulate private investment and development. The former Redevelopment Agency has used agreements, such as Disposition and Development Agreements (DDAs) and Owner Participation Agreements (OPAs), to form public-private partnerships, which have led to the development of housing, office buildings, retail spaces, culmral/art facilities and public parking garages. Through these or other agreements, the former

Redevelopment. Agency has also encouraged retention and restoration of older buildings that provide historic context in the Project Areas, but are often sources of blighting conditions.

As demonstrated by the mid-term review, the former Redevelopment Agency engaged in continuing efforts from FY2009/10 to FY 2011/12, prior to the dissolution, to:

- develop vacant sites and improve blighted properties
- seek out new housing sites and to assist in the development of housing that is affordable to diverse income groups
- bring new office buildings and workers to the Project Areas
- attract or retain retail establishments, such as auto dealerships or shops
- replace inadequate public infrastructure by implementing streetscape projects,
- provide new public improvements or facilities, such as parking garages or cultural/recreational centers
- focus on the development of transportation-oriented projects

During the FY 2012/13 to FY 2013/14 Implementation Plan Period, ORSA will continue to complete those projects listed on the ROPS. In addition, it will seek to expend currently unobligated bond funds for projects and programs in compliance with redevelopment law and bond use restrictions, such as infrastructure and public facilities improvements, planning efforts and matching grants for improvement of commercial properties, as permitted following receipt of a Finding of Completion. These expenditures could include the following projects for each of the Project Areas:

Central District: Streetscape and Public Facilities, Façade and Tenant Improvements, Broadway Small Business Loans, 1800 San Pablo, Uptown Retail and Valdez Retail

Central City East: Streetscape Projects, Façade and Tenant Improvements, Oak/29th Housing, Historic Rehab and Miscellaneous Projects and Programs

Coliseum: Coliseum City, Coliseum Transit Village Infrastructure improvements, Lion Creek Crossings Phase V, Façade and Tenant improvement Programs, Grants

In addition to the above mentioned projects, plan amendments are being made to clarify the ORSA's plans for the disposition of property formerly owned by the Redevelopment Agency. ORSA and the City have a substantial amount of sites in the Central District, Central City East and Coliseum Redevelopment Areas that were acquired for development projects. ORSA and/or the City are proposing to enter into development agreements on the larger sites; those over 20,000 square feet. The plans will be amended to include discussion of all of the proposed development sites, including:

Central District (7 sites)

1800 San Pablo Avenue: The proposal is to sell the site for a mixed-use retail and entertainment project located close to public transit, and use the sales proceeds and bond funds to purchase approximately 200 public parking spaces to support other activities in the Uptown Activity Area. The parking will be owned by the City of Oakland. Sunfield Development, LLC is currently under an ENA for the site.

23rd Street and Valdez Street: The proposal is to sell the sites for a major retail development or a mixed-use development with street level retail, housing and public parking and use the sales proceeds and bond funds to purchase public parking spaces in the project or near by the project. The parking will be owned by the City of Oakland.

City Center T-5/6: This site is now available and entitled for development as a 580,000 sf office building with 7,500 sf ground floor retail. The City will prepare a development strategy to identify a developer for the property during FY 2009-14.

Kaiser Convention Center: This site is located at Tenth Street at the southern end of Lake Merritt. The building houses the 1,789-seat Calvin Simmons Theater, a 4,000-8,000 seat capacity arena and three large ballrooms. The City closed the Kaiser Center at the end of 2005. The plans for the property include finding an experienced operator for the facility that would participate in funding and completing required building improvements in order to put the property back into productive public use.

12th Street Remainder: The 12th Street Remainder is proposed for a primarily residential mixed-use project with ground floor retail and/or community uses. The project should enhance and complement the City's improvements around Lake Merritt and along the Lake Merritt Channel.

Uptown Parcel 4: The City is looking to find a developer with control of adjacent property in order to create a regional shopping district. The Oakland Retail Strategy identified public parking as one of the key redevelopment investment strategies and the Agency budgets significant bond funds for this use.

Telegraph Plaza Garage: The proposal is to redevelop the site for large format retail and larger public parking garage, with residential or commercial development above.

Central City East (5 sites)

Seminary Point: A 1.69 acre site made up of 11 parcels located at the intersection of Foothill Boulevard and Seminary Avenue. Sunfield Development, LLC has an ENA for the site and is prepared to enter into a DDA to build a new 27,000 sf neighborhood-serving retail center featuring a 14,250 sf Walgreens store as an anchor tenant with additional smaller retail tenants.

27th Avenue and Foothill Boulevard: A 0.52 acre site made up of 2 parcels located at 2777 and 2759 Foothill Blvd at the intersection of Foothill and 28th Avenue Seminary: The site could accommodate a retail neighborhood serving commercial development supported by the scheduled streetscape improvements along Foothill Blvd mixed-use residential development with approximately 75 residential units and 3,000 sf of retail. The next step is to attract a developer to implement the project.

36th Avenue and Foothill Boulevard: Two adjacent corner sites made up of 4 parcels totaling 0.78 acre. The sites are identified as good locations for retail in this underserved area. Each corner could accommodate an approximately 6,000 retail building and parking. The next step is to select a developer to implement the project.

73rd & Foothill, Eastmont: A 1.22 acre site located at the intersection of 73rd Avenue and Foothill Boulevard. The site has been identified as a good location for neighborhood serving retail. The City has identified a bank and drug store that would be interested in the area. The next step is to select a developer to implement the project.

Foothill Square: A 0.53 acre site located at 10451 MacArthur Blvd made up of 11 parcels located near the intersection of 106th Avenue and MacArthur Boulevard and across from Foothill Square. The site has been identified as good location for a mixed-use residential development. The site could accommodate approximately 75 residential units and 3,000 sf of retail. The next step is to select a developer to implement the project.

Melrose Ford: A 0.73 acre site made up of 2 parcels only one of which is in the Central City East Redevelopment Area. The Site is located at the intersection of International Boulevard and Derby Street. Several possible uses include the option of retail uses fronting International Boulevard and a second building housing community/medical offices. The next step is to select a developer to implement the project.

Coliseum (5 sites)

Melrose Ford: A 0.73 acre site made up of 2 parcels one of which is in the Coliseum East Redevelopment Area. Possible uses include retail uses fronting International Boulevard and housing community/medical offices to the rear. The next step is to attract a developer to implement the project.

66th & San Leandro: Site slated for a 72,000 square foot grocery store with fuel center to serve nearby residents. The 6.3 acre property was purchased in 2009 with Coliseum taxable bonds. The former Redevelopment Agency demolished the existing structures and has prepared the site for development. The former Agency released an RFP and received a proposal from Ralph's/Foods Co to develop the site into a new supermarket.

Clara & Edes: A mixed-use medical facility and residence for senior citizens is planned for this 0.60 acre property in the Brookfield neighborhood. The proposed development calls for a four-story 112 bed skilled nursing facility with 13,000 square feet of ground floor neighborhood serving retail.

Hill/ Elmhurst: Plan is for a proposed mixed-use housing development project located between 94th and 96th Avenues on International Boulevard in the heart of Oakland's Coliseum Redevelopment Area and also in one of the City's Housing Target Areas (Elmhurst Neighborhood). The 0.54 acre development site consists of seven contiguous parcels purchased by the former redevelopment agency in 2011 with taxable bond funds.

Fruitvale Transit Village: The second phase of the Fruitvale Transit Village Project at the Fruitvale BART Station is entitled for 275 unit residential units and 277 parking garage stalls adjacent to the project's first phase. The current use of the 3.98 acre project site as surface parking lot would be phased out during the construction of the proposed project.

Coliseum City: Coliseum City is a comprehensive plan for the redevelopment of the area from the Coliseum BART Station to the Estuary, integrating professional sports facilities with commercial and residential development. The City envisions this unique area as a world class sports and entertainment center with hotel, condominiums, retail, commercial, convention space, and a location for sub-regional corporate headquarters all accessible to multiple modes of transportation.

PUBLIC OUTREACH/INTEREST

These actions require a public hearing, posting and advertising in the newspaper. Project Area Committees (PACs) no longer exist for these Project Areas.

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COORDINATION

Staff consulted with the City Administrator's Budget Office and the Office of the City Attorney in the preparation of this agenda report.

COST SUMMARY/IMPLICATIONS

The report reviews the former Redevelopment Agency's redevelopment activities for the previous three fiscal years. This report also includes an overview of the former Redevelopment Agency's revenues and expenses for each Project Area during this three-year period. There is no direct fiscal impact from the review, revision, and approval of these plans.

Any project expenditures identified in these plans would be funded from unencumbered bond funds or from payments approved on the ROPS, which would require additional specific approval from the City Council/ORSA Board. Any specific fiscal impacts from such projects would be discussed at that time.

SUSTAINABLE OPPORTUNITIES

Economic: The redevelopment activities outlined in the mid-term review of the Five-Year Plans have an economic benefit on each Project Area, as each plan outlines how bond funds will be used to support various business growth and retention projects and programs, capital improvement projects, housing programs, and other commercial development, which sustain the economic viability of each Project Area. The former Agency's financial support for affordable housing development has expanded the supply of affordable housing in Oakland for low and very low income households and individuals. In many cases the former Agency's partnerships with private developers and contractors require compliance with the City's contracting programs, including Small/Local Business Enterprise Construction and Professional Services Program ("L/SLBE") and the Local Employment Program. All of the workers performing construction work for many of the redevelopment projects must be paid prevailing wage rates and project developer will also be subject to the Living Wage Ordinance in certain cases.

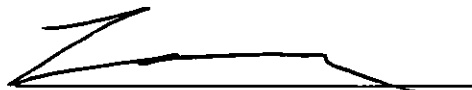
Environmental: Many of the former Agency's redevelopment activities involve underutilized and blighted properties. By developing in already built-up areas, many of the former Agency's redevelopment projects, especially those located near mass transit, reduce the pressure to build on agricultural and other undeveloped land at the periphery of the Bay Area. The location of the former Agency's transportation-oriented developments near mass transit enables residents to reduce dependency on automobiles and therefore contribute to lowering the emission of greenhouse gases. Many of the sites involved in the former Agency's efforts are also contaminated with hazardous materials, and will be cleaned up as part of the redevelopment activity. The

former Agency has also made every effort to ensure that any redevelopment project completed or underway will adhere to the City's sustainable development guidelines, which include criteria for green building technologies, site selection and preparation, water, energy conservation, indoor environmental quality, materials selection, and waste and recycling procedures.

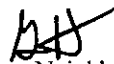
Social Equity: Social equity is ensured through active public involvement in the various redevelopment projects and programs, production of affordable housing for diverse income groups in each of the Project Areas, and sponsorship of public art. For example, the production of affordable housing is a means of achieving greater social equity, as these projects provide low and very low income families affordable housing that is located in proximity to public transportation, employment opportunities and social services

For questions regarding this report, please contact Jeff Chew, Urban Economic Coordinator, at (510) 238-3629.

Respectfully submitted,



Fred Blackwell
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ATTACHMENTS:

Mid-term reviews for the following Project Areas:

- A. Broadway/MacArthur/San Pablo
- B. Central District
- C. Coliseum
- D. Stanford/Adeline

ATTACHMENT A

Mid-Term Review of the Five Year Implementation Plan (2009-2014) for the Broadway/MacArthur/San Pablo Redevelopment Project Area

I. INTRODUCTION AND BACKGROUND

Introduction

California Redevelopment Law Requirements

In accordance with Section 33490 of the California Community Redevelopment Law, the Redevelopment Agency of the City of Oakland (“Agency”) adopted a Five-Year Implementation Plan (the “Implementation Plan”) for the Broadway/MacArthur/San Pablo Redevelopment Project Area in December 2009. The purpose of the Implementation Plan was to set forth the Agency’s specific goals and objectives, programs and projects, and estimated expenditures for the Broadway/MacArthur/San Pablo Project Area for the five-year period beginning in 2009/10 through 2013/14. State law requires that the Agency review the Implementation Plan at least once within the five-year period of the Implementation Plan and evaluate the progress in meeting the goals and objectives. The following summary material has been prepared to document the progress in meeting the Broadway/MacArthur/San Pablo Redevelopment Project Area implementation Plan’s goals and objectives.

Elimination of Redevelopment

The Oakland Redevelopment Agency (Agency) was dissolved on February 1, 2012. The dissolution process required the designation of a successor agency to the Agency. The successor agency, under the supervision of an oversight board, is responsible for winding down the former redevelopment agency’s obligations and affairs, including performing on the remaining enforceable obligations of the former redevelopment agency. On January 10, 2012, the City Council designated the City of Oakland to serve as the Oakland Redevelopment Successor Agency (ORSA) and the housing successor to the Agency. The City Council as governing body of the Agency has adopted a Recognized Obligation Payment Schedule (ROPS) listing the remaining enforceable obligations of ORSA, including many contractual obligations related to activities in the Broadway/MacArthur/San Pablo Project Area.

As a result, ORSA initiated the process under the dissolution legislation to unwind the affairs of the dissolved Agency. Existing obligations still include many activities to eliminate physical and economic blight conditions in the Broadway/MacArthur/San Pablo Project Area by completing the construction of public improvements and facilities, and meeting the former Agency’s contractual obligations in partnerships with the private sector to develop vacant and/or underutilized properties. This report will cover the accomplishments of the Agency during the period covering FY2009/10 to FY 2011/12 prior to the dissolution, and provide a look forward to describe ORSA activities during the FY 2012/13 to FY 2013/14 Implementation Plan Period.

Background of Project Area

The Broadway/MacArthur/San Pablo Redevelopment Plan (“Redevelopment Plan”) was adopted by the Oakland City Council on July, 25, 2000, and subsequently amended on March 6, 2007. The Project Area consists of two distinct sub-areas in North Oakland and is comprised of 676 acres. The Broadway/MacArthur sub-area incorporates Broadway Auto Row and Telegraph Avenue between 27th and 42nd Streets. The San Pablo sub-area incorporates the Golden Gate neighborhood on San Pablo between 53rd and 67th Streets. A map of the Project Area is attached

The Broadway/MacArthur/San Pablo Redevelopment Plan has the following time, effectiveness and fiscal limits. These dates limit the ability of this Redevelopment Area to accrue and repay debt, and take action:

Time Limit to Incur New Debt: July 25, 2020
Plan Effectiveness/Activity Time Limit: July 25, 2030
Tax Increment Collection Time Limit: July 25, 2045

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.

II. GOALS AND OBJECTIVES FOR THE PROJECT AREA

The goals of the Broadway/MacArthur/San Pablo Redevelopment Project are as follows:

- 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 Area residents.
- D. Improve transportation, public facilities and infrastructure throughout the Project Area.
- E. Stimulate home ownership opportunities in the Project Area and preserve and expand the supply of rental housing through new construction, rehabilitation, and conservation of living units in the Project Area.
- F. Revitalize neighborhood commercial areas.

III. PROJECTS AND PROGRAMS

The Agency's Five-Year Plan for the Broadway/MacArthur/San Pablo Project Area listed several categories of projects and programs to eliminate blighting conditions in the area. The following provides a status report on these capital projects and programs included in the Agency's Implementation Plan for the Broadway/MacArthur/San Pablo Project Area.

1) Catalyst Infill Project Development/Land Acquisition, Assembly and Remediation for Catalyst Projects

Project Description: Fund a portion of development, land acquisition, assembly, demolition, relocation or toxic remediation for catalyst projects, including the MacArthur Transit Village project.

Funding Allocated FY 2009-2014: \$16,800,000 Tax Increment Bond Funds and \$34,300,000 Prop IC Grant Funds - MacArthur Transit Village; \$2,000,000 Other Land Acquisition

Project Status:

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. In FY 2009-10, the Redevelopment Agency entered into an Owner Participation Agreement with the Development team outlining the redevelopment financial contribution to the deal and the project schedule. The first phase of construction, the demolition of two motels on the site for

the replacement BART garage, was completed May 2011. Construction on the replacement BART garage commenced in August 2012. The first phase of housing will commence in April 2013.

Targeted Land Acquisition

The Agency set aside funding to use for the opportunity purchase of key parcels within the Project Area to further the goals of blight removal, crime reduction, and infill development. Parcels that will be targeted include brownfield sites, properties known to be crime magnets, and key opportunity sites for catalyst development. Identified focus corridors for land acquisition include West MacArthur Boulevard, San Pablo Avenue, and Broadway. Within the review period, no new properties were acquired by the Agency for redevelopment.

2) Business Assistance and Commercial Corridor Enhancement

Project Description: Fund façade improvements, tenant improvements, and working capital for businesses on commercial corridors within the Project Area. Fund business retention and development efforts on commercial corridors within the Project Area.

Funding Allocated FY 2009-2014: \$1,050,000

Project Status:

Façade Improvement Program and Tenant Improvement Program

The Façade and Tenant Improvement Programs offer matching grants determined by linear footage of storefront or square footage of retail space. In addition, both programs offer free architectural assistance of up to \$5,000 to participating property owners and businesses. Target corridors include Telegraph Avenue, San Pablo Avenue, Broadway, 40th Street and West MacArthur Boulevard. The Agency completed 9 Façade Improvement Projects between July 2009 and July 2012. Presently, there are 8 new Façade projects that are underway. The Agency completed 7 Tenant Improvement Projects between July 2009 and July 2012 and presently has 5 projects underway.

Graffiti Abatement Program

In September 2011, the Agency partnered with a community-based non-profit to start a graffiti abatement program for businesses and properties on the major commercial corridors within the Project Area. Since the program's inception, approximately 81 tags have been abated.

3) Streetscape/Infrastructure Projects

Project Description: Provide capital for infrastructure improvements such as streetscape, lighting, freeway access, and park and recreation center upgrades

Funding Allocated FY 2009-2014: \$3,200,000

Project Status:

40th Street Pedestrian Improvements

The Agency received a grant from the Caltrans Environmental Justice Program to create a plan to improve pedestrian access to the MacArthur BART Station along 40th Street between Telegraph Avenue and Martin Luther King, Jr. Way. The Agency completed the schematic designs for the project in March 2003 and was awarded a federal capital grant the project in July 2005. The Agency completed the construction documents for the project in March 2007 and the improvements were completed in July 2009.

San Pablo Pedestrian Streetlights

The Agency installed 70 pedestrian-oriented street lights on San Pablo Avenue between 53rd Street and 67th Street. This project was identified as a high priority by the Project Area Committee in order to improve safety and pedestrian access to the Golden Gate retail district. The project was completed in November 2010.

Telegraph Avenue Pedestrian Streetscape Improvement Plan

In March 2005, the Agency completed a streetscape design plan for pedestrian improvements on Telegraph Avenue. The study includes the entire stretch of Telegraph Avenue within the Broadway/MacArthur/San Pablo Redevelopment Project Area. The plan includes improvements to sidewalks, street lights, street trees, bus stops, and crosswalks. The Agency is working to identify capital funding to implement the plan.

4) Neighborhood Improvements/Public Facility Upgrades

Project Description: Provide funding for neighborhood capital improvements and public facilities

Funding: Allocated FY 2009-2014: \$600,000 for NPI program; \$1,500,000 for public facilities

Project Status:

Neighborhood Project Initiative Program

The Redevelopment Agency adopted a Neighborhood Project Initiative program in the Broadway/MacArthur/San Pablo Area in February 2006. The program offers capital grants of up to \$75,000 for small-scale neighborhood improvement projects within the project area. To date the program has funded 24 projects within the project area over 4 rounds of grant awards. Funded projects include median landscaping upgrades, park improvements, murals, flowering street planters, street furnishings and new street trees. Since July 2009, Golden Gate neighborhood gateway signs were installed, the Mosswood Tot Lot was completed, and Telegraph Avenue Street Trees and Temescal Pedestrian Lights were installed.

Golden Gate Recreation Center & Mosswood Teen Center Upgrades

The Agency is working with the City of Oakland to upgrade the two recreation centers in the Project Area. In January 2012, contracts were executed for extensive renovations to the Golden Gate Recreation Center and for a new teen center to be constructed at Mosswood Park. Design work is underway on both projects.

4) Crime Prevention/Safety

Project Description: Provide funding for enhanced security and safety in the Project Area

Funding: Allocated FY 2009-2014: \$400,000

Project Status:

Enhanced Security Officer

This program funded a patrol officer that was specifically assigned to the Project Area to provide additional police services during peak hours to address crime and safety issues on the main commercial corridors within the Project Area. The Agency stopped funding this project in January 2012.

5) Planning Activities

Project Description: Provide funding for planning activities in the Project Area

Funding: Allocated FY 2009-2014: \$900,000

Project Status:

Broadway Valdez Specific Plan

In 2008, the Redevelopment Agency contributed funds for the preparation of a Specific Plan to analyze retail and housing opportunities for the reuse of key properties in the Broadway Auto Row portion of the redevelopment area. Work on the Specific plan began in FY 2008-09 and was still ongoing in FY 2011-12.

Broadway/MacArthur/San Pablo Redevelopment Plan Amendment

In July 2010, the Redevelopment Agency adopted the Lowell/Gaskill neighborhood as a Redevelopment Survey Area for the purpose of studying an amendment to the Broadway/MacArthur/San Pablo Redevelopment Plan to expand the boundaries to include this area. Inclusion of this neighborhood within the Project Area would help address blighting conditions within the existing boundaries. In January 2011, Agency executed consultant contracts and started work on a blight study and Environmental Impact Report. Due to the elimination of redevelopment, the Redevelopment Plan Amendment process was terminated in January 2012.

6) Low Income Housing Rehabilitation

Project Description: Assist with the rehabilitation of low income housing within the Project Area.

Funding: Allocated FY 2009-2014: \$400,000

Project Status:

OAHPI Solar Project

In September 2009, members of the Broadway/MacArthur/San Pablo Redevelopment Project Area Committee (PAC) recommended a grant of \$100,000 to Oakland Affordable Housing Preservation Initiatives, Inc. (OAHPI), a non-profit subsidiary of Oakland Housing Authority (OHA) to place solar panels and/or solar hot water systems on a permanently affordable multi-family housing complex within the redevelopment Project Area. The project was intended to help reduce utility costs for low income residents. The grant was approved by city council in January 2011. Due to project delays and the elimination of redevelopment, this project is on hold.

7) Housing for Low-and Moderate Income Residents

Project Description: Provide capital to support mortgage assistance for low and moderate-income first-time homebuyers and provide capital to support new for-sale and rental residential development.

Funding Allocated FY 2009-2014: \$6,394,388 (estimated housing set aside)

Project Status:

The Agency contributes 25% of the gross tax increment generated in the Broadway/MacArthur/San Pablo Redevelopment Project Area to the Agency's Low and Moderate Income Housing Fund. The revenues from this fund are used to fund the City's First Time Homebuyer Program and the annual Notice of Funding Availability for new low and moderate-income housing development.

IV. PROJECT AREA REVENUES AND EXPENDITURES

This Section reviews the Agency's existing obligations in the Project Area. It also reviews total projected and actual revenues and expenditures for FY 2009-10 through FY 2011-12.

Revenues

The Agency has two primary revenue sources: Tax Allocation Bond (TAB) proceeds and property tax increment revenues. This section describes both sources and the amounts that the Agency has received and used FY 2009-10 through FY 2011-12.

Tax Allocation Bond Proceeds

The Agency issued the following TABs during FY 2009-10 through FY 2011-12:

Broadway/MacArthur/San Pablo TAB Series 2010C-T (Taxable) - \$7,390,000

After deducting the cost of issuance, \$6.3 million of the bond proceeds were deposited to finance redevelopment activities in the Project Area. The bond proceeds have been programmed for use as follows in the adopted Agency Budget for Fiscal Years 2009-14:

Project or Program	Budgeted Funds for FY 2009-14
MacArthur Transit Village Development	\$6,300,000

Tax Increment Revenues

The following table compares the projected property tax increment to the actuals obtained during FY 2009-2012 as well as projections for FY 2012-2014 (stated in \$'000s).

Broadway/MacArthur/San Pablo	Actual 2009-10	Actual 2010-11	Actual 2011-12	Projected 2012-13	Projected 2013-14	TOTAL
Gross Tax Increment Revenue	5,125	5,066	2,302	2,145	1,851	16,489
Housing Set-Aside Req't	(1,469)	(971)	0	0	0	(2,440)
AB 1290 Pass Through	(1,018)	(835)	(982)	(998)	(1,000)	(4,833)
Debt Service	(888)	(1,318)	(1,698)	(1,745)	(1,739)	(7,388)
State Education Funds (ERAF)	(2,564)	(413)	0	0	0	(2,977)
ORSA Administration	0	0	0	(400)	(112)	(512)
City Staff & Overhead	(1,087)	(1,150)	(731)	(359)	(366)	(3,693)
TAB Proceeds	0	7,390	0	0	0	7,390
Encumbered Projects	0	0	0	6,365	3,600	9,965
Use Remaining TAB Proceeds	0	0	0	500	1,000	1,500

* Net of County Administrative Fee, after the end of redevelopment it is the funds received from the Redevelopment Property Tax Trust Fund. The calculation for Trust Fund includes the AB1290 payments that are made directly from the fund by the County.

** Low-/Moderate Income Housing Set-Aside 1) includes FY 2010-11 voluntary contribution of 2.4% and FY 2011-12 voluntary contribution of 5.0% in addition to the CRL-required 20%.

As a result of the dissolution of the Agency, ORSA is charged with various tasks during the remaining implementation period. In the Project Area, these activities include making debt service payments on outstanding Tax Increment Bonds that were issued by the Agency, satisfying existing recognized obligations of the Agency by meeting contractual requirements for a variety of on-going projects in the Project Area as listed on the Recognized Obligation Payment Schedule (ROPS), and expending existing bond proceeds after receipt

of a finding of completion from State Department Of Finance (DOF) in the total projected amount of \$1.5M. Expenditures of currently unobligated bond funds would be for projects and programs in compliance with redevelopment law and bond use restrictions, such as infrastructure and public facilities improvements, planning efforts and matching grants for improvement of commercial properties. These activities include costs for staff and administrative services.

Expenditures

The table above describes the actual and projected debt service, housing set-aside fund payments, tax sharing, pass-through agreements and Supplemental Education Revenue Augmentation Fund (SERAF) payments.

Housing Set-Aside

California Redevelopment Law requires that 20 percent of the gross property tax increment revenue generated from the Project Area must be used by the Agency to increase and improve the community's supply of affordable housing for persons and families of low and moderate income. Moreover, in June of 2000, the Agency approved legislation setting aside an additional five percent of gross property tax increment revenue for low and moderate income housing development. Hence, a total of \$2,440,000 from the Broadway/MacArthur/San Pablo Project Area was reserved from FY 2009-10 to FY 2010-11 for the development of such housing.

AB 1290 Pass-throughs

For redevelopment project areas created after 1993, California law (AB 1290) requires that a specified portion of the increment be passed through to the affected taxing entities, such as the City of Oakland, the Oakland Unified School District, the County, etc. The exact percentage of this mandatory pass-through depends on the age of the redevelopment project area. During years 1 through 10, the pass-through is 20 percent of gross tax increment revenue. Beginning in the 11th year, the first adjusted base year is calculated (i.e. difference between year 11 and year 10 gross tax increment revenues); an additional 16.8 percent is applied to the resulting second tax increment. This additional pass-through, which only applies to this second tax increment revenue, continues through the end of the project area's tax increment revenue collection. However, beginning in year 31, the second adjusted base year is calculated (i.e. the difference between year 31 and year 30 gross tax increment revenues). On this third resulting tax increment, a pass-through of 11.2 percent applies.

Supplemental Educational Revenue Augmentation Fund (SERAF) Payments

On July 28, 2009, the Governor signed into law AB X4 26 modifying the Community Redevelopment Law. AB X4 26 permanently shifted approximately two billion dollars away from redevelopment agencies to the SERAF in each county. During FY 2009-11, the Broadway/MacArthur/San Pablo share of the Agency's total SERAF payment was approximately \$3 million. Passage of Proposition 22 in November of 2010 invalidated the requirement for any additional SERAF payments. As a result, the Agency did not set aside any additional funding for this purpose during the following years.

Debt Service

Debt service payments on the TAB Series 2006C-TE, TAB Series 2006C-T and TAB Series 2010C-T for the Project Area amounted to a total of \$3,904,000.

During the period beginning FY 2009-10 through FY 2013-14, the Agency has to make debt service payments on the following Tax Allocation Bonds:

Broadway/MacArthur/San Pablo Tax Allocation Bond Series 2006C-TE

Agency Administration Staff and Overhead

In order to fulfill Agency goals and objectives, the Agency has the legal authority to hire staff carrying out the activities identified in the Five-Year Plan. The Agency covered personnel costs of \$2,968,000 during FY 2009-10 through FY 2011-12 from net property tax increment receipts that are shown in the table above.

Project and Programs

During the FY09-12 review period, the Agency spent approximately \$2.2 million in tax increment and \$2.8 million in bond funds on projects and programs in the Project Area.

V. HOUSING

Housing Production Requirement

As reported in detail in the Implementation Plan, California Redevelopment Law (Section 33413 of the Health and Safety Code) requires for all redevelopment project areas adopted that certain percentages of housing developed within the project area meet certain affordability requirements:

- **AREA HOUSING PRODUCTION REQUIREMENTS.** In project areas adopted after January 1, 1976, at least 30 percent (30%) of all new and substantially rehabilitated dwelling units developed by a redevelopment agency must be available at affordable housing cost to persons and families of low and moderate income and shall be occupied by these persons and families (Section 33413(b)(1)). At least 15 percent (15%) of all new residential units dwelling units developed within a project area under the jurisdiction of an agency by public or private entities or persons other than the Agency must be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons or families (Section 33413(b)(2)). At least 15 percent (15%) of all substantially rehabilitated units that have received agency assistance must be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons or families (Section 33413(b)(2)(iii));
- **REPLACEMENT HOUSING REQUIREMENTS.** Suitable locations must be identified for replacement housing units rehabilitated, developed or constructed pursuant to Section 33413(a), if the destruction or removal of low-mod units will result from a project contained in the Implementation Plan (Section 33490(a)(3)).

The housing production requirements must be met every ten years during the life of the project area. As reported in the Implementation Plan for this period, the unit production in first ten-year compliance period was met by counting 50% of units produced in areas outside the Broadway/MacArthur/San Pablo Project Area. The tables on the following pages provide information on progress to date in meeting the second ten-year compliance period goals. The first table summarizes all market rate development completed in the second ten-year compliance period (there were no affordable housing units completed to date in this compliance period). The second table assesses the progress of meeting affordable housing productions requirements given both requirements from the first and second ten-year compliance periods and accounting for units produced outside the project area. The third table takes into account projects that have been approved by the City's planning department and are currently underway. The fourth table summarizes the affordable unit production requirement given all completed units for the two ten-year compliance periods plus those units that are underway and identifies a projected surplus of affordable housing production.

Housing Production July 25, 2010 to Date ¹:

Completed Market Rate and Affordable Housing Developments-Second Compliance Period 2009-2020

Project Name	Units	Type	Year Completed	Affordability Level			
				Very Low	Low	Mod	Above Mod
485 West MacArthur Blvd ²	16	Homeownership	2009				16
6521 San Pablo Avenue	14	Homeownership	2010				14
Total	30			0	0	0	30
Percentage	100%			0%	0%	0%	100%

Affordable Unit Production Requirements Based on Completed Projects in First and Second Compliance Periods-2000 to Present

	Units			Total Affordable ^a	VLI Only
Total Units Completed First Compliance Period	373			0	0
Surplus Units Counted Toward BMSP Production Requirements Unaccounted From Other Redevelopment Areas (50% of Total Units)	Fox Courts = 79 Jack London Gateway = 60	Total Aff Units = 139	Total VLI Units = 64	69	32
Total Units Completed Second Compliance Period	30			0	0
Less Required Affordable Units (15% total, 6% VLI)				61	25
Surplus/(Deficit)				8	7

Housing Developments Underway – Second Compliance Period 2010-2019

Project Name	Units	Type	Year Completed	Affordability Level			
				Very Low	Low	Mod	Above Mod
MacArthur BART Transit Village	625	Mixed Use	TBD	89			536
Total	625			89	0	0	536

¹ Source: City of Oakland Building Permit Data, City staff, October 2012.

² Although these units were completed in 2009, the prior production compliance period, they were accidentally omitted from the 2009-2014 Implementation Plan unit count.

Affordable Unit Production Requirements if All Completed and Underway Units are Built **Plan Inception 2000 to 2019**

	Total			Total Affordable ²	VLI Only
Total Units Completed First Compliance Period	373			0	0
Surplus Units Counted Toward BMSP Production Requirements Unaccounted From Other Redevelopment Areas (50% of Total Units)	Fox Courts = 79 Jack London Gateway = 60	Total Aff Units = 139	Total VLI Units = 64	69	32
Total Units Completed Second Compliance Period	30			0	0
Total units Underway / Pending Units	625			89	89
Less Required Affordable Units (15% total, 6% VLI)				155	62
Surplus/(Deficit)				3	59

Development of Affordable Housing in the Project Area

As noted in the Implementation Plan, California Redevelopment Law requires that 20 percent of the gross tax increment generated in a redevelopment project area be deposited into a Low and Moderate Income Housing Fund and used to support housing for very low, low and moderate income households. In 2000, Oakland voluntarily increased that contribution to 25 percent of the gross tax increment though that had been suspended in 2011.

With the exception of funds generated in the West Oakland and Central City East project areas, Low and Moderate Income Housing Funds are aggregated and used to support housing development and first-time homebuyer assistance throughout the entire City of Oakland. In addition, the City of Oakland uses federal HOME grant funds to provide additional assistance for development of affordable housing. The listing below provides a summary of all affordable housing developed or underway in the project area, regardless of the funding source:

Detail of Proposed Affordable Housing Developments

MacArthur BART Transit Village

Telegraph and 40th Street at the MacArthur BART Station

This project is slated to construct 625 high-density multi-family housing for both ownership condominiums and apartment rental units, including 89 units affordable to households below 50% area median income. Other amenities include 30,000 to 34,000 sq. ft. of ground floor neighborhood serving retail and 5,000 sq. ft. of community space.

ATTACHMENT B

MID-TERM REVIEW OF 5-YEAR IMPLEMENTATION PLAN CENTRAL DISTRICT REDEVELOPMENT PROJECT AREA 2009-2014

5

I. INTRODUCTION AND BACKGROUND

Introduction

California Redevelopment Law Requirements

In accordance with Section 33490 of the California Community Redevelopment Law (CRL), the Redevelopment Agency of the City of Oakland ("Agency") adopted a Five-Year Implementation Plan ("2009 Implementation Plan") for the Central District Redevelopment Project Area ("Project Area") in December 2009. The purpose of the Implementation Plan was to set forth the Agency's specific goals and objectives, programs or projects, and estimated expenditures for the Project Area for the five-year period from FY 2009/10 through FY 2013/2014.

In April of 2012, the 2009 Implementation Plan was amended in connection with a 17th Amendment to the Central District Urban Renewal Plan ("CDURP" or "Redevelopment Plan") that (1) extended the time limits for Redevelopment Plan effectiveness and receipt of tax increment revenues by eleven years (pursuant to SB 211, codified at California Health and Safety Code Section 33333.10, et seq., and Health and Safety Code Section 33331.5), (2) extended the time limit for use of eminent domain authority, and (3) increased the dollar cap on tax increment revenue.

On December 11, 2012, the 2009 Implementation Plan will be amended again to modify several project descriptions presented in the first amendment of the Implementation Plan.

State law requires that the Agency review the Implementation Plan at least once within the five-year period of the Implementation Plan, and evaluate the progress in meeting the stated plans, goals and objectives.

Elimination of Redevelopment Agency

On December 29, 2011, the California Supreme Court upheld state legislation, ABx1 26, which dissolved all redevelopment agencies in California. The Court also established the dissolution date for redevelopment agencies as February 1, 2012. The dissolution process requires the designation of a successor agency to the Agency. The successor agency, under the supervision of an oversight board, is responsible for winding down the former redevelopment agency's obligations and affairs, including fulfilling the legally enforceable obligations of the former redevelopment agency. On January 10, 2012, the City Council adopted Resolution Nos. 83679 C.M.S. and 83680 C.M.S., electing to become the Oakland Redevelopment Successor Agency (ORSA) upon Agency dissolution, and to become the housing successor agency upon Agency dissolution. On February 1, 2012, the Redevelopment Agency was dissolved.

On June 27, 2012 the Legislature of the State of California passed AB 1484, which amended

ABx1 26 to provide that successor agencies are separate public entities from their sponsoring cities. On July 17, 2012, pursuant to Resolution No. 84017 C.M.S., ORSA became a separate public entity from the City.

As a result, ORSA has initiated the process under the dissolution legislation to unwind the affairs of the dissolved Agency. Existing obligations still include many activities to eliminate physical and economic blight conditions in the Project Area, such as completing the construction of public improvements and facilities, and meeting the former Agency's contractual obligations in partnerships with the private sector to develop vacant and/or underutilized properties.

This report will cover the accomplishments of the Agency during the period covering FY2009/10 to FY 2011/12 prior to the dissolution, and provide a look forward to describe ORSA activities during the FY 2012/13 to FY 2013/14 Implementation Plan Period.

Background of Project Area

The Central District Project Area

The Central District consists of three geographical components originally adopted between 1969 and 2001. The Project Area covers approximately 250 city blocks (828 acres) in an area generally bounded by I-980, Lake Merritt, 27th Street and the Embarcadero. Within the Project Area, there are four major redevelopment activity areas: City Center, Chinatown, Oakland and the Uptown area. The Central District is a major economic and transportation hub in the San Francisco-Oakland Metropolitan Area. There are nearly 30 office buildings with approximately 10.7 million square feet of office space located in the Central District. The Project Area is also at the center of the Bay Area Rapid Transit (BART) system, with three stations (12th Street Oakland City Center, 19th Street Oakland and Lake Merritt) located within its boundaries. More than forty AC Transit bus lines connect the Project Area with other parts of Oakland and nearby communities.

Legislative History

On June 12, 1969, the City Council of the City of Oakland (the "Council") adopted the Redevelopment Plan for the Project Area. Since its adoption, the Redevelopment Plan has been amended 18 times. The City amended the Redevelopment Plan on August 1982, to add territory near the southwestern edge of Lake Merritt and adjacent to the Original Area (the "1982 Area"). At the time of the 1982 plan amendment, the 1982 Area consisted solely of land and buildings that were publicly owned or dedicated to public use.

On December 16, 1986, the City Council adopted Ordinance No. 10822 C.M.S., which among other things, set the limit on the number of tax increment revenues that may be divided among taxing entities and allocated to the Agency pursuant to the Redevelopment Plan at \$1,348,862,000. The Redevelopment Plan also sets a limit on the number of dollars that may be divided and allocated to the Agency from areas added to the Central District between 1979 and 2001 at \$75,000,000.

In July of 2001, the City amended the Redevelopment Plan for a twelfth time to add territory west of the Interstate 880 (I-880) (the "2001 Area"). The 2001 Area contained a mixture of industrial, commercial and residential uses.

On July 24, 2001, the City Council adopted Ordinance No. 12348 C.M.S., which among other things, established a time limit on the Agency’s eminent domain authority in the Central District at June 12, 2009, for territory included in the Central District prior to June 1, 2001, and for 12 years after adoption of the plan extension amendment for the 2001 Area.

On December 21, 2004, the City Council adopted Ordinance No. 12641 C.M.S., which amended the Redevelopment Plan to extend the time limit on the effectiveness of the Redevelopment Plan for the Project Area (excluding the 2001 Area) to June 12, 2012, and extended the time limit on the Agency’s ability to pay indebtedness and receive tax increment revenues as to the Project Area (excluding area added to the Project Area by the Twelfth Amendment to the Redevelopment Plan adopted in 2001), to June 12, 2022.

On March 8, 2012, the City Council adopted Ordinance No. 13109 C.M.S., which amended the Redevelopment Plan for the 17th time to extend the time limit for plan effectiveness over the Project Area (other than the 2001 Area) for ten years from June 12, 2012 to June 12, 2022; extend the time limit for tax increment collection from the Project Area (other than the 2001 Area) for ten years from June 12, 2022 to June 12, 2032; increase the limit on the amount of tax increment revenue that the Agency may claim from the Project Area from the current limit of \$1.3 billion to a new limit of \$3.0 billion; extend the time limit for eminent domain authority and restrict eminent domain to nonresidential properties for up to 12 years, but no longer than the proposed plan effectiveness limits for the Project Area; update affordable housing provisions to conform to the requirements of California Redevelopment Law (CRL) in connection with the time extension amendments, including extending the affordable housing area production obligation to the entire Project Area (other than the 2001 Area), and increasing the set-aside to the Agency’s Low and Moderate Income Housing Fund (the “Affordable Housing Fund”) to 30 percent (other than the 2001 Area); and make other required changes pursuant to the requirements of CRL.

On March 8, 2012, the City Council adopted Ordinance No. 13110 C.M.S., which amended the Redevelopment Plan for the 18th time to extend the time limits on plan effectiveness by one additional year from June 12, 2022 to June 12, 2023, and on the receipt of tax increment revenues from June 12, 2032 to June 12, 2033.

The Redevelopment Plan has time, effectiveness and fiscal limits indicated in the table below. These dates limit the ability of this Redevelopment Area to accrue and repay debt, and take action.

	Central District	Central District (1982 Area)	Central District (2001 Area)
Background Information			
Date Adopted	June 12, 1969	August 3, 1982	July 24, 2001
Existing Time Limits			

Plan Effectiveness	June 12, 2033	June 12, 2033	July 24, 2033
Tax Increment Receipt	June 12, 2033	June 12, 2033	July 24, 2048
Incurring Debt	Eliminated	Eliminated	July 24, 2021
Existing Fiscal Limits			
Tax Increment Cap		\$3,000,000,000	
Incurring Debt	No Change	\$100,000,000	No Change

Blight

The leading indicators of blight in the Project Area include:

- Unsafe or Unhealthy Buildings
- Conditions Hindering the Viable Use of Buildings or Lots
- Depreciated or Stagnant Property Values
- Impaired Property Values Due to Hazardous Wastes
- Indicators of Economically Distressed Buildings
- Excess of Problem Businesses
- High Crime Rate

II. GOALS AND OBJECTIVES FOR THE PROJECT AREA

Generally, it was the objective of the Agency to assist in the improvement of the Project Area, which is in need of redevelopment and private reinvestment to correct health and safety concerns and to address economic and physical blighting conditions. The following specific goals and objectives are included in the CDURP:

- Strengthening of the Project Area's existing role as an important office center for administradve, financial, business service and governmental activities.
- Revitalization and strengthening of the Oakland Central District's historical role as the major regional retail center for the Metropolitan Oakland Area.
- Establishment of the Project Area as an important cultural and entertainment center.
- Re-establishment of residential areas for all economic levels within specific portions of the Project Area.
- Provisions of employment and other economic benefits to disadvantaged persons living within or near the Project Area.
- Restoration of historically significant stmrctures within the Project Area.
- Improved environmental design within the Project Area, including creation of a detinite sense of place, clear gateways, emphatic focal points and physical design which expresses and respects the special nature of each sub-area.
- Provision of adequate infrastmcture such as public parking, sidewalks and traffic control.
- Utilization of key transit nodes to support transit-oriented development.

The redevelopment activities the Agency had planned over the five years beginning in FY 2009/10 focus on rehabilitation and enhancement of the Project Area's infrastmcture and buildings, while facilitating new mixed-use and intill development, attracting new businesses to

the downtown and operating public facilities in support of these efforts. Economic development is also made a priority, as evidenced by the specific retail plan for the Broadway/Valdez district, as well as continuous and comprehensive marketing efforts in the areas of overall image enhancement; business attraction marketing; city promotion; visitor marketing (through the Oakland Convention & Visitors Bureau contract); and film, special events and cultural arts to enhance vitality and fuel continued revitalization of the area. Private sector activities will additionally contribute to blight abatement within the Project Area.

III PROJECTS AND PROGRAMS

The Agency's Implementation Plan for the Project Area listed several categories of projects and programs to eliminate blighting conditions in the area. The following provides a status report on these capital projects and programs included in the Agency's Implementation Plan for the Project Area.

CENTRAL DISTRICT WIDE

IV. PROJECTS AND PROGRAMS

The Agency's Implementation Plan for the Project Area listed several categories of projects and programs to eliminate blighting conditions in the area. The following provides a status report on these capital projects and programs included in the Agency's Implementation Plan for the Project Area.

CENTRAL DISTRICT WIDE

I. Commercial Development

a. Property Acquisition, Site Preparation and Disposition, Projects and Activities

10K Downtown Housing Initiative

In 1999, former Mayor Jerry Brown and the City Council launched the 10K Downtown Housing Initiative. This major downtown redevelopment effort aimed to attract 10,000 new residents to the Central District by marketing the area, identifying opportunity sites, preparing Agency-owned properties for disposition via issuance of a Request for Proposals, and working with private developers during the project approval process to build new housing. At this time, 4,625 housing units were completed, while 1,670 units have planning approvals and 1,439 units are in planning. Although the 4,625 units completed have not met the goal of the 10K initiative since it would take approximately 6,000 units to accommodate 10,000 new city dwellers, the initiative significantly contributed to developing a substantial amount of in-fill housing in the Central District in a relatively short time, while positioning downtown Oakland as a desirable area to live. The severe downturn in the local housing market and the national credit crisis cast doubt on the near-term prospect of starting those residential projects that are not yet under construction. As a result, the Agency ceased to implement the 10K strategy at the end of 2010. However,

ORSA staff is still working work with the developers of those projects that have secured planning approvals or that are still in the planning phase to move them toward construction during the implementation period. Other accomplishment include completion of Domain, formerly Citywalk (264 rental apartments and 3,000 square feet of retail), which resumed construction in June of 2010 and was completed in December of 2011, after being idle for over three years.

1800 San Pablo Avenue

Description: The 1800 San Pablo Avenue project is located on an ORSA-owned site bounded by San Pablo Avenue, 18th Street, 19th Street and the Fox Courts Project. In October of 2009, the Agency issued a request for development proposal for the site and selected Sunfield Development, LLC. Sunfield proposes to build a mixed-use building, which includes 120,000 square feet of retail and entertainment use as well as a subterranean public parking garage of at least 200 spaces that will be owned by the City of Oakland (City). Bond proceeds will be used to construct the public parking garage. The Agency entered into an ENA with the developer in July of 2010. The property is currently owned by the City. A Supplemental Environmental Impact Report has been scheduled for approval by the Oakland Planning Commission for November of 2012. Staff also completed soil and groundwater characterization of the site to determine the presence of hazardous materials. The City will not be able to proceed with a disposition and development agreement (DDA) with Sunfield until it has received a finding of completion from the State of California's Department of Finance (DOF), which is anticipated for May of 2013.

Estimated Total Cost in Five-Year Implementation Plan: \$6,400,000
Estimated Supporting Costs for Project: \$248,710

Broadway Corridor Retail Strategy – Site Assembly and Preparation

The Upper Broadway Retail Strategy – A Component of the Oakland Retail Enhancement Strategy report identifies the Broadway Retail Corridor (BRC), which is partially located in the Project Area, as a key area in Oakland for comparison/life-style retail, office and housing mixed-use development. The Agency participated in an interdepartmental effort to (1) create a specific plan for the BRC that provides for an urban mixed-use, mixed-income development with major retail and high density housing components and (2) prepare an environmental impact report (EIR) for the specific plan.

In May of 2010, the Agency acquired two strategic parcels located at 2330 Webster and 2315 Valdez Street. These properties are now owned by the City, which will continue operation of public surface parking lots until the economy improves sufficiently for the implementation of the Retail Strategy. The Agency proposal is to sell the sites for a major retail development or a development with street level retail, housing and public parking and use the sales proceeds and bond funds to purchase public parking spaces in the project or near by the project. The parking will be owned by the City of Oakland. Goals for FY 2012/13 and FY 2013/14 include working with developers and property owners on the implementation of the strategy.

Estimated Total Cost in Five-Year Implementation Plan: \$500,000

City Center Site Preparation

This project consists of four large properties located in the City Center area of downtown, of which one, located at 555 12th Street, was developed into an office tower by the Shorenstein Company in 2002. Shorenstein also purchased the site located at 661 12th Street (known as T12) in December of 2007 from the Agency, and started construction of an office building in November of 2008. After removal of all hazardous soils from the property, which was overseen and paid for by the Agency, Shorenstein halted project construction in January of 2009 and requested a 36-month extension of the completion date. In 2010, the Agency and Shorenstein negotiated a 13th Amendment to the City Center DDA extending the date to complete construction of the project from April of 2012 to April of 2015, with two additional extension options that could defer completion of construction until 2017. At this time, Shorenstein has stabilized the site and completed an art project in FY 2011/12 to beautify the fence surrounding the vacant site.

Shorenstein terminated an option to acquire T5/6 located at 12th Street and Clay Street in 2010. This site is entitled for development as a 580,000 square foot office building with 7,500 square feet ground floor retail. The Agency will prepare a development strategy for the property during FY 2012/13.

Wood Street Partners acquired another of the City Center properties (T10) in 2010, after a previous developer halted construction on the site in July of 2007. In March of 2010, the Agency authorized a market-rate construction loan in the amount of \$5 million to the new developer to provide gap financing that was needed to resume and complete construction of a residential project, the Domain by Alta. Project construction restarted in June of 2010 and was completed in December of 2011.

Estimated Total Cost in Five-Year Implementation Plan for T10 "Domain": \$5,470,000

Key System Building – 12th & Broadway

This project consists of the renovation of the historic Key System building on the corner of 12th Street and Broadway, and its integration into a new mixed-use 20-story office tower with 310,000 square feet of office and 9,810 square feet of ground floor retail space to be developed on an adjacent vacant site. The project also includes a purchase and sales agreement (PSA) between the Agency and SKS Broadway, LLC, the developer for the site, for a 145-space public parking garage located in the adjacent University of California Office of the President (UCOP) building located at 409 – 12th Street. In FY 2009/2010, the Agency executed 1) an amendment to the Amended and Restated Owner Participation Agreement (OPA) and 2) an amendment to the PSA between the Agency and SKS. The amendment to the OPA extends the deadlines for SKS to complete a number of activities, including commencement of construction by June of 2013. The amendment to the PSA will extend the deadline for SKS to purchase the UCOP garage to June 2014. In FY 2011/12, SKS requested second amendments to the OPA and PSA because they have not been able to get an anchor tenant for the project. In recognition of the

fact that these delays are a result of the lingering effect of the Great Recession on the local office market, ORSA will work on these amendments with SKS in FY 2012/13.

Estimated Total Cost in Five-Year Implementation Plan: \$0

Uptown Project

In December of 2009, Forest City, Inc. and its affiliates completed the redevelopment of a 6.5 acre site located in the Uptown Area. The Uptown apartment complex includes a transit-oriented development consisting of 665 mixed-income rental apartments, of which 25 percent (166 units) are affordable to low and moderate income households, 9,000 square feet of neighborhood-serving retail and a 25,000 square-foot public park, known as Henry J. Kaiser Memorial Park.

The Agency pursued redevelopment of the last parcel (Parcel 4) at 1911 Telegraph Avenue, which was scheduled to start construction in October of 2008, with Forest City. However, the company did not proceed because of the deteriorating conditions in the local housing market and the national financial crisis. Plans for FY 2012/13 include the completion of a temporary rotating art display to showcase the works of local artists on the site. The Agency will also prepare a strategy for disposition and development of the property during FY 2012/13. The site is eventually proposed for large format retail and public parking garage, with residential or commercial development above in proximity to public transportation.

The Agency also purchased the Telegraph Plaza Garage from the City of Oakland in order to redevelop the site for large format retail and increased public parking garage, with residential or commercial development above. The Agency is looking to find a developer with control of adjacent property in order to create a regional shopping district. The Oakland Retail Strategy identified public parking as one of the key redevelopment investment strategies and the Agency budget significant bond funds for this use.

Estimated Total Cost in Five-Year Implementation Plan: \$57,000

Victory Court

During FY 2009/10, the Agency began discussions with Major League Baseball (MLB) over the potential development of a new ballpark for the Oakland A's in the Victory Court area near Jack London Square. The Agency evaluated site assembly and infrastructure requirements for the stadium. The project has not proceeded and no further activities are planned for the site.

Lake Merritt Channel

This project consists of two sites adjacent to the Lake Merritt Channel, where the City of Oakland has committed major funds for park and other improvements. The project has created a new parcel from realigned streets east of the channel and south of Lake Merritt, commonly referred to as the *12th Street Remainder Parcel*. The City had also owned the vacant Kaiser Convention Center just west of the channel and immediately adjacent to Measure DD

improvements. The Agency purchased the sites in order to promote redevelopment of the properties.

The *Henry J. Kaiser Convention Center* is a multi-purpose arena and theater that opened in 1914. The property is a Designated City of Oakland Historic Landmark A1+ and is on the California Register of Historic Resources. The facility underwent renovation in 1985, but has been closed since 2005 due to problems with life safety and building systems. The building measures approximately 396 feet long by 196 feet across, and contains approximately 214,969 square feet of floor area on four levels inclusive of the full basement. The main spaces are: 1) a ±4,500 seat arena (total seating capacity including floor is ±6,000); 2) an approximately 1,900 seat formal theater; and 3) three conference rooms. The Agency bought the property in order to implement renovation of the building for a new use that leaves a substantial portion of the building available for public use.

The 12th Street Remainder is proposed for a primarily residential mixed-use project with ground floor retail and/or community uses. The project should enhance and complement the City's improvements around Lake Merritt and along the Lake Merritt Channel.

b. Planning

Broadway Corridor Retail Strategy

In December 2007, the Oakland City Council reviewed recommendations from the *Upper Broadway Strategy – A Component of the Oakland Retail Enhancement Strategy*. The report identifies the Broadway Retail Corridor (BRC), which is partially located in the Project Area, as a key area in Oakland for comparison/life-style retail, office and housing mixed use development. The Agency is funding and participating in an interdepartmental effort to create a specific plan for the BRC that provides for an urban mixed-use, mixed-income development with major retail and high-density housing components and the appropriate accompanying environmental impact report (EIR); Goals for FY 2012/13 to FY 2013/14 include completion of the specific plan and the EIR. Once completed, the Broadway Corridor Retail Strategy is a major effort by the City to attract, retain and expand retail in the Project Area.

Lake Merritt Bart Station Area Plan

The City of Oakland, the Agency, BART and the Peralta Community College District, through a grant from the Metropolitan Transportation Commission, have come together to prepare a Station Area Plan for the area around the Lake Merritt BART Station. The Agency contributed \$215,000 towards these efforts. The Plan is being developed over approximately a three-year period from 2010 to summer of 2013. It considers land use, buildings, design, circulation, BART improvements, streetscape improvements, parks, public spaces and other established plans. It identifies actions the City and the other public agencies should take to improve the area, and it establishes regulations for development projects on private property. The project also involves the preparation of an Environmental Impact Report (EIR) for the Station Area Plan. Goals for FY 2012/13 to FY 2013/14 include completion of the specific plan and final EIR.

Estimated Total Cost in Five-Year Implementation Plan: \$215,000

c. **Commercial Attraction, Retention, and Expansion**

Broadway Corridor Small Business Retail Loan Program

The Small Business Retail Loan Program provides a revolving loan fund that is made available to small retail and commercial business and property owners along the Broadway corridor. The loan fund is intended to provide capital for physical improvements, including those related to life safety and façade enhancement. The City of Oakland's Community and Economic Development Agency's Commercial Lending division has contracted with the Oakland Business Development Corporation (OBDC) to assist small businesses and property owners in the Broadway Corridor Target Area, and provides hands-on business assistance throughout the commercial loan application process. During FY 2009/10 to 2011/12, OBDC made two loans to qualifying businesses. During FY 2012/13 to FY 2013/14, OBDC will continue to provide direct loan packaging and underwriting of loan program funds.

Estimated Total Cost in Five-Year Implementation Plan: \$600,843

Business Improvement District/Community Benefit District

The purpose of a Business Improvement District (BID), also known as a Community Benefit District (CBD), is to generate revenues from special assessments that are used to finance additional services to assessed districts beyond those already provided by the City, thereby improving the public perception of Oakland's commercial and mixed-use neighborhoods, including the Central Business District, as a place to work, shop, live and conduct business. Within the Central District, there are three BIDs, the Koreatown/Northgate Community Benefit District which was formed in July 2007, and the Downtown Oakland and Lake Merritt/Uptown Community Benefit Districts which were established in July 2008. Collectively, these three districts generate approximately \$2.2 million in special assessments per year.

BID activities include, but are not limited to private security and ambassador services, enhanced landscaping, sidewalk cleaning, special events, district branding and other marketing activities to support the economic vitality of the district. The BID program may also provide, as needed, technical information and advice to staff from other economic development divisions, including the Oakland Merchant Association Assistance Program (MAAP) responsible for facilitating BID service delivery on the district level and/or for assessing the readiness of new groups interested in exploring the possible future formation of a BID within their commercial district in the Central District.

Plans for FY 2012/13 through FY 2013/14 include working with community representatives interested in exploring the possible formation of a BID and facilitating the development of policies and procedures which support an effective coordination of efforts between various City divisions (e.g. Public Works, Environmental Services, Oakland Police) and the three existing downtown BIDs.

Estimated Total Cost in Five-Year Implementation Plan: \$65,000

Downtown Façade Improvement Program

The Downtown Façade Improvement Program (FIP) was created in 1999 and includes the Uptown, Old Oakland/Chinatown and the Lower Broadway areas. The Downtown FIP provides matching grants and design assistance to existing businesses and property owners for the purpose of making storefront and façade improvements. The FIP is intended to restore the exterior of historic buildings, update and modernize the exterior of older buildings for reoccupation, promote retail activity, improve the pedestrian experience and help support other redevelopment projects by enhancing the general appearance of surrounding properties. Eligible work includes the following:

- Painting/wall repair/cleaning • New awnings/canopies
- Renovation or repair of windows • Landscaping and exterior seating and lighting
- Rehabilitation of historic facades • Doors and storefront systems
- Improvement & removal of safety grilles • Removal & replacement of signage

From FY 2009/10 to FY 2011/12 150 Façade Projects were completed. ORSA's goal for FY 2012/13 and FY 2013/14 is to complete all current contracts listed on the ROPS, and initiate additional projects once ORSA receives its finding of completion from DOF and is able to spend remaining bond balances.

Estimated Total Cost in Five-Year Implementation Plan: \$3,862,000

Downtown Tenant Improvement Program

The Downtown Tenant Improvement Program (TIP) provides incentives to attract businesses to targeted locations in the downtown area. While the market for retail in Downtown has improved over the last few years, in many cases the building spaces that are available require substantial tenant improvements to meet the needs of retailers and restaurant operators. Some property owners are unable to improve their properties in order to attract premium tenants and customers. The TIP is part of the City's business CARES strategy (creation, attraction, retention and expansion.) The TIP offers property and business owners matching grants on a dollar-for-dollar basis of up to \$99,000 for tenant improvements to the interior of retail spaces. Under the TIP incentives can be provided to fund eligible expenses such as:

- Hazardous materials abatement i.e. removal of asbestos
- Compliance with the Americans with Disability Act (ADA)
- Demolition and shell reconstruction
- Plumbing, mechanical, electrical and HVAC
- Interior décor and historic restoration of interior materials
- The primary focus of the TIP will be helping to design the interior of vacant retail spaces

From FY 2009/10 to FY 2011/12 123 Façade Projects were completed. ORSA's goal for FY 2012/13 and FY 2013/14 is to complete all current contracts listed on the ROPS, and initiate additional projects once ORSA receives its finding of completion from DOF and is able to spend remaining bond balances.

Estimated Total Cost in Five-Year Implementation Plan: \$3,019,000

Economic Development Program

From FY 2009/10 to FY 2011/12, the Agency supported the Economic Development Division's Economic Development Program to increase investment in Oakland in a way that contributes to the prosperity of businesses, provides sustainable job opportunities for Oakland residents and builds a diverse economy in Oakland. The Economic Development Division is now organized into three primary service areas: Strategic Economic Development Services, Business Services and Workforce Development Units. The program serves not only the Central District Project Area and 1-880 corridor, but also other commercial areas and business districts of the city. Despite the fact that the Agency will no longer provide financial support, the Economic Development Program will focus on the following major initiatives during FY2012/13 and FY 2013/14:

- Continued implementation of the *Citywide Retail Enhancement Strategy*
- The *Downtown Development Strategy* is focused on the attraction of new, financially secure and experienced investors into Oakland's downtown market.
- The *Industry Clusters Strategy Program* is a new program that will focus on implementation of key projects in identified targeted industry sectors: Clean & Green, Creative & Innovation Services, Trade & Logistics, Health & Life Sciences, Manufacturing & Processing, especially Specialty Food production.
- Continued implementation of the *Oakland Business Services Strategy*, the City and Redevelopment Agency's overall efforts to offer a coordinated, comprehensive program of business development services to Oakland's existing and new businesses. The Business Services Center has become a key component of this strategy.
- The *Workforce Development Program* was re-established in late 2010 and is primarily responsible for administrating the Workforce Investment Board Program and contracts.
- The *Oakland Green Business* activities focus on helping businesses improve their environmental performance; and attracting and expanding businesses that offer environmental products or services.

Marketing & Special Events Program

The Marketing & Special Events Program positions Oakland and the Project Area as a center for business in the Bay Area through a comprehensive marketing strategy in the following areas: image enhancement; business attraction marketing; city promotion; visitor marketing (through the Oakland Convention & Visitors Bureau contract); and film, special events and cultural arts. Major functions include creating and implementing marketing campaigns; production of marketing collateral, high-profile special events and business support activities; promoting Oakland and the Project Area at key trade shows and conventions; generating positive publicity,

including business-related media coverage; providing marketing technical assistance for small businesses and key cultural attractions; and promoting Oakland and the Project Area as a prime destination for shopping, dining, arts and entertainment. Beginning in FY 2012/13, these programs will no longer be financially supported by the ORSA.

Public Safety and Police Services Program

From FY 2009/10 to FY 2011/12, the Agency provided targeted and enhanced police services to commercial districts in the Project Area above standard police patrol levels. The goal of the Program is to facilitate increased commercial investment and redevelopment activities in the Project Area by reducing crime and improving safety and security for property owners, businesses, workers and patrons. Beginning in FY 2011/12, this program will no longer be financially supported by ORSA.

d. Business Rehabilitation and Modernization Program

Downtown Façade and Tenant Improvement Programs

Since these programs were essential components of the Agency's business rehabilitation and modernization program, ORSA's goal for FY 2012/13 and FY 2013/14 is to complete all current contracts listed on the ROPS, and initiate additional projects once ORSA receives its finding of completion from DOF and is able to spend remaining bond balances.

II. Community Enhancement

a. Public Improvements

George P. Scotlan Memorial Convention Center

In June 2010, the Agency and the City of Oakland entered into a 12-year sublease for the George P. Scotlan Memorial Convention Center to develop appropriate marketing strategies and a capital improvement program for the renovation and modernization of the aging facility in order to enhance its appearance, marketability and long-term economic success. The sublease authorized lease payments of \$2 million for FY 2009-10, and \$2 million for FY 2010-11. In July 2010, the Agency committed \$4 million to renovate the facility. The scope of the project focuses mainly on cosmetic upgrades to the property, new furniture and fixtures, and remodeled bathrooms to make them ADA accessible. Construction management for the renovation is being handled by ISC, the property management company for the Scotlan Convention Center. In June of 2011, The Agency authorized an additional \$3.75 million for additional upgrades to the convention center. Construction is underway and the goal for the period from FY 2012/13 to FY 2013/14 is to complete all work at the Scotlan Convention Center.

Total Cost: \$7,750,000

Public Parking

Beginning in FY 2009/10 until January 31, 2012, the Agency administered contracts with operators for four public garages and two surface parking lots. These public parking facilities include the Franklin 88, UC Office of President, Telegraph Parking Plaza, City Center City Center Garage West, as well as the surface lots located at 2330 Webster and 2315 Valdez Street, and 490 Thomas L. Berkeley Way. These properties were transferred to the City of Oakland on January 31, 2012.

- **Franklin 88** - This 135-space garage serves Chinatown and was completed in October of 2004. The garage also provides overflow parking for the adjacent Courtyard by Marriott Hotel per a parking license agreement with the Agency. In 2010, Agency staff, in cooperation with the Home Owners Association at Franklin 88 hired Pacific Park Management to lease the facility. This new management company has improved the financial performance of the garage and eliminated the need for Agency subsidies. Plans for FY 2012/13 and FY 2013/14 include administration of the parking operation agreement, and working with the operator and the homeowners association on further improving the performance of this Agency asset.
- **City Center Garage West** - This garage continues to provide parking for offices and commercial tenants and workers in the City Center area, including workers in the Federal Building, the State Building, the City Administration Complex, Preservation Park and many other buildings near City Center. During FY 2012/13 and FY 2013/14, the City plans to continue to enhance parking operations and improve the financial performance of the garage.
- **UC Office of President Parking Operations** - The Agency owned and operated public parking in the UCOP Building at 11th, 12th and Franklin Streets until January 31, 2012. The City is under contract with SKS Broadway LLC to sell the garage once SKS has commenced construction of the Key System project.
- **Telegraph Parking Plaza** - The Agency acquired Telegraph Parking Plaza from the City during FY 2008-09. The City's Parking Division will issue a Request for Proposals for a new operator to improve the financial performance of the facility during FY 2012/13.
- **2330 Webster and 2315 Valdez Street** - The Agency acquired the surface lot in FY 2009/2010 as part of the site assembly for the implementation of the Broadway Retail Strategy. During FY 2012/13, the City and ORSA will evaluate future development of the site into a mixed-use project that includes a significant parking component in support of the Broadway Retail Strategy.

Touraine Hotel/Henry J. Robinson Multi-Service Center

The Henry J. Robinson Multi-Service Center (HRMSC) provides economic benefits to disadvantaged persons living within or near the Project Area by operating major supportive housing services to eliminate homelessness for struggling families through the provision of a

two-year transitional housing program, an emergency shelter and drop-in services for the homeless population in Oakland. The HRMSC provides transitional housing for up to 54 families at a time, and gives homeless individuals the opportunity to stabilize their lives while completing, through case management, the necessary work needed to become productive citizens. The Center also provides 8 emergency housing units, a drop-in center, and an award-winning program for children. The programs at the HRMSC are funded by grants, with the Department of Housing and Urban Development (HUD) funding the Supportive Housing Program at the Center. The Redevelopment Agency receives income from leasing the Center, and the funds are utilized for capital improvements and maintenance repairs at the facility.

The housing and services provided at the HRMSC feed into the City of Oakland's Permanent Access To Housing (PATH) Strategy to end homelessness in Oakland. Major accomplishments at the HRMSC during the 2009/10 program year included the provision of transitional housing and other supportive housing services for 67 families with 101 children, emergency shelter for 349 adults and children for 8,552 bed nights. 39 families exited the program and moved into permanent housing. 10 families secured other transitional housing. In FY 2010/11, major accomplishments included the provision of transitional housing for 93 (110 adults and 133 children) families of which 30 ultimately obtained permanent housing.

For FY 2012/13 and FY 2013/14, based on past performance, it is anticipated that 75% of all program participants who come in from the streets or from shelters will move into transitional housing and improve their residential stability, 100% of program participants will take part in skill development programs (vocational training, educational enrollment, life skills and money management), and 75 percent of all participants will increase their personal skills in the areas of budget management, decision-making and problem solving.

**b. Circulation, Street Improvements and Streetscapes
Basement Backfill and Repair Program**

The Central District Basement Backfill and Repair Program ("BBRP") was initiated by the Agency in 2008 to assist private property owners with the repair of their deteriorated sub-sidewalk basement spaces in specific areas of the Project Area. The purpose of this program is to correct the problems associated with these deteriorated basements –such as leaking and rusted elevator access doors, deteriorated structural elements, rusted rebar, and leaking skylights and sidewalk grilles – so that the Agency can proceed with construction of several streetscape projects included in the Downtown Streetscape Master Plan. During the period from FY 2009/10 to FY 2011/12, Agency staff assisted 14 property owners with execution of engineering grant agreements with third party consultants to analyze basement structures and develop retrofit or backfill plans for building permit review and issuance. Eight of these owners were issued building permits and are in the process of packaging construction documents for bidding out the work. One owner has closed on loan and construction is complete. One owner has closed on loan and construction is underway. 10 of the 14 owners have executed construction loan agreements. Plans for FY 2012/14 include: Executing engineering contracts; completing designs; obtaining building permits; engineering utilities; and completing construction of the improvements.

Estimated Total Cost in Five-Year Implementation Plan: \$2,832,000

Downtown Streetscape Master Plan

The Streetscape Master Plan calls for the construction of various public improvements to complement existing and future redevelopment projects, and to attract new public and private investment into the Project Area. The recommendations of the Streetscape Master Plan were guided by the objective to improve the appearance of selected sub-areas of the Project Area. The planned improvements will achieve this goal by creating a definite sense of place, clear gateways, emphatic focal points and an attractive physical design. The improvements consist of repair and/or restoration of existing pavement, widening existing sidewalks, constructing pedestrian bulb-outs, introducing new landscaping such as street trees, improving signage and striping, installing new lighting, modifying existing traffic lane patterns, and creating bicycle lanes. Agency funds for the implementation of the Streetscape Master Plan are complemented with local Alameda County Transportation Improvement Authority Measure B grant funding, local Alameda County Congestion Management Agency grant funding, and state grant funding via a voter-approved Proposition IC bond measure. Plans for FY 2009-10 through FY 2013-14 include completing design and construction of the Old Oakland Streetscape Improvement Project, the Telegraph Avenue Streetscape Improvements, and Latham Square.

Once the ORSA has received its finding of completion from DOF in May, it will investigate the need for additional streetscape projects throughout the Project Area based on an evaluation of existing conditions, planned projects and intensity of use of the streets in any given area. Priority will be given to heavily utilized streets around important public and private buildings, such as, for example, the Alameda County Superior Court building, or the Broadway/Valdez Retail Area. It is the Agency's goal to coordinate its work with Alameda County, the Peralta Community College District and BART to provide streetscapes that are safe, clean and attractive to businesses and the general public.

Estimated Total Cost in Five-Year Implementation Plan: \$3,004,000

c. **Recreational, Entertainment, Cultural and Arts Facilities and Improvements**

Marketing & Special Events Program

The Marketing & Special Events Program promotes Oakland by organizing key cultural attractions, such as the on-going production of the annual Art & Soul festival which attracts 50,000 visitors to the Central District and generates extensive positive publicity. During FY 2009/10 through FY 2011/12, the Agency provided financial support for the continued production of the Art & soul festival, the Oakland Marathon and other cultural events. The ORSA will no longer be able to support these activities.

Oakland Ice Center

The Oakland Ice Center (OIC) supported the Agency's redevelopment efforts in the Uptown Area by providing a recreational ice skating facility that attracts families to this part of

downtown Oakland, especially on evenings and weekends. The OIC contributes to the establishment of the Uptown Area as a cultural and entertainment center. The facility has been managed by San Jose Arena Management (SJAM) since 2007. Since then, SJAM has substantially improved the financial performance of and community involvement at the OIC. In December of 2010, the Agency executed a 5-year extension of SJAM's contract. SJAM has noticeably increased the ethnic, gender, and economic diversity of OIC patrons and within the various skating program. The Agency also negotiated and entered into a ground lease with SJAM to improve and operate an existing surface parking lot next to the OIC. This parking lot will satisfy a demand for off-street parking next to the OIC as voiced by many of its patrons. The OIC has been transferred to the City of Oakland which plans to initiate continued facility upgrades and to present a diverse program to Oakland residents and the public at large.

Fox Theater Management

The Fox Theater was vacant for many years and represented a blighting influence on the surrounding area. The Fox Theater Master Plan called for the renovation and adaptive reuse of a major historic landmark in downtown Oakland into a performing arts center and educational facility for the Oakland School for the Arts. Project construction commenced in September of 2006 and was completed in February of 2009. Another Planet Entertainment manages the facility, which includes the nightclub "Den". The Fox has become the most popular concert venue in the Bay Area. Accomplishments for the period beginning in FY 2009/10 and ending in FY 2011/12 include execution of a lease with "Rudy Can't Fail", a late night bar and restaurant, which will occupy the last vacant retail space in the building. Plans for FY 2012/13 and FY 2013/14 include support of the Agency-established non-profit public benefit corporation, Fox Oakland Theater which oversees the management of the theater.

Public Art Program

The Agency's Public Art Program allocates 1.5 percent of Agency capital construction project funding for the commissioning of public artwork. Agency funds will be used for artwork that is part of the Agency's Streetscape Improvement projects and for public art installations on publicly-owned properties. Plans for 2010-14 include the following:

- ***BART Entrance at 17th Street*** - Staff has worked with BART and a visual artist on an installation at the 17th Street BART entrance that will complement the surrounding Uptown Arts and Entertainment District. During FY 2009-11, staff selected the artist, obtained approval from BART and the Public Art Advisory Committee and started work on the design of the piece. It is anticipated that work will start in the summer of 2013 with completion in late 2013 or early 2014.
- ***Uptown Parcel 4*** - Temporary Rotating Art Display: Staff plans to use the perimeter of the future development site at 1911 Telegraph as a temporary location for a rotating art display showcasing the works of local artist. The Public Art Program will commission new work, both permanent and temporary, for this site. Existing artwork will also be placed on site supported by stipends paid to the artists. Exhibitions will be rotated on a staggered basis every six to twelve months, so that the display is frequently refreshed for

viewers. During FY 2009-11, staff secured a \$200,000 grant from the National Endowment for the Arts for this project. Staff also hired an architect to design the art display area along 19th Street, Telegraph and Henry J. Kaiser Memorial Park. Plans for the period beginning in FY2012/13 include completion of construction in December of 2012 and a grand opening of the sculpture park in January of 2013.

Estimated Total Cost in Five-Year Implementation Plan: \$1,925,000

Public Parks and Facilities

As the population in the Central District is growing and public use of parks and facilities is increasing, there is a need to address deferred maintenance issues at certain public parks and facilities within the Project Area. As a result, in FY 2009-2011 the Agency made available \$3 million in grants to improve the following parks and public facilities. Plans for FY 2010-14 include the following projects:

- **Chinese Garden Park (7th and Harrison Streets)** - Improvements to the Chinese Garden Park eliminated a barren open space and made the park more enjoyable and safe for the many senior citizens who visit this City facility. Work included new irrigation and sod, trees and plants, concrete pathways, concrete pad at the pavilion, and parking accessible to the disabled. : Project construction was completed in FY 2009/10

Project Funding:

Estimated Total Cost in Five-Year Implementation Plan: \$335,000

- **Henry J. Kaiser Memorial Park** - The Agency, with financial assistance from the City, worked with Forest City to create Henry J. Kaiser Memorial Park, a new 25,000 square-foot public park in the Uptown area. The park was completed in October of 2008. In 2010, the Agency provided a grant not to exceed \$182,000 to the Oakland Chamber of Commerce Foundation to pay toward the cost of installing the sculptural monument titled "Remember Them: Champions for Humanity" by Mario Chiodo. Installation of the first three components of the "Remember Them" sculpture was completed in September of 2011.
- **Jefferson Square Park (618 Jefferson Street)** – This historic park is one of the original seven public squares included in the City of Oakland's first map in 1850. The project improved a park located on the edge of Downtown Oakland. Improvements included a major renovation to its tot lot, a new dog mn park with separate areas for small and large dogs, relocation of an existing full-sized basketball court with new lighting and complete general landscaping. There is also an installation of a historical marker panel and ADA parking. Construction started in 2010 and was completed in November 2010. In 2011, installation of historical marker panels and ADA parking was completed.

Estimated Total Cost in Five-Year Implementation Plan: \$645,250

- **Lincoln Square Park (261-11th Street)** – The Lincoln Square Park modernization project provides a new synthetic turf field connecting the park to the adjacent Lincoln Elementary School as well as landscaping and irrigation, fencing, game tables, benches,

site lighting and ornamental walls. The project adds approximately 1/3 acre of developed open space to the existing park. The school, as well as four day-care centers and two Head Start Programs use Lincoln Square Park as additional play area. This project was completed in December of 2011. A ribbon-cutting ceremony was held on April 8, 2012.

Estimated Total Cost in Five-Year Implementation Plan: \$787,000

- **Malonga Casquelourd Art Center Rehabilitation** - The Agency provided funding assistance toward the rehabilitation of the Malonga Casquelourd Art Center. Work included elevator repairs, rehabilitation of 75 studio apartments inside the building, construction of new ADA compliance bathrooms and painting of the building exterior. All work was completed during FY 2012-13

Estimated Total Cost in Five-Year Implementation Plan: \$920,000

IV. PROJECT AREA REVENUES AND EXPENDITURES

This Section reviews the Agency's existing obligations in the Project Area. It also reviews projected and actual revenues and expenditures for FY 2009/10 through FY 2013/14.

Revenues

The Agency has two primary revenue sources: Tax Allocation Bond (TAB) proceeds and property tax increment revenues. This section describes both sources.

Tax Increment Revenues

The following table shows actual revenues received from FY 2009/10 to FY 2011/12 (stated in \$'000s), and projects revenue receipts for FY 2012/13 and FY 2013/14.

	Actuals 2009-10	Actuals 2010-11	Actuals 2011-12	Projected 2012-13	Projected 2013-14	TOTAL
Gross Tax Increment Revenue*	57,759	52,073	20,297	32,338	33,831	196,298
Housing Set-Aside Req't **	(13,924)	(12,135)	0	0	0	(26,059)
AB 1290 Pass-through	(5,029)	(4,881)	(3,898)	(4,302)	(4,404)	(22,514)
Debt Service	(25,420)	(25,839)	(25,855)	(26,033)	(26,768)	(129,915)
TI Rebates	(1,288)	(1,317)	(1,346)	(1,377)	(1,423)	(6,751)
State Education Funds (SERAF)	(7,039)	(3,052)	0	0	0	(10,091)
ORSA Administration	0	0	0	(2,197)	(616)	(2,813)
City Staff & Overhead	(8,276)	(8,275)	(7,789)	(1,973)	(2,013)	(28,326)
Encumbered Projects	0	0	0	7,308	2,530	9,838
Use Remaining TAB Proceeds	0	0	0	7,400	15,000	22,400
Use Land Sale Proceeds (estimate)	0	0	0	2,600	16,920	19,520

* Net of County Administrative Fee, after the end of redevelopment it is the funds received from the Redevelopment Property Tax Trust Fund. The calculation for Trust Fund includes the AB1290 payments that are made directly from the fund by the County.

** Low-/Moderate Income Housing Set-Aside 1) includes FY 2010-11 voluntary contribution of 2.4% and FY 2011-12 voluntary contribution of 5.0% in addition to the CRL-required 20%.

As a result of the dissolution of the Agency, ORSA is charged with various tasks during the remaining implementation period. In the Project Area, these activities include making debt service payments on outstanding Tax Increment Bonds that were issued by the Agency, satisfying existing recognized obligations of the Agency by meeting contractual requirements for a variety of on-going projects in the Project Area as listed on the Recognized Obligation Payment Schedule (ROPS), and expending existing bond proceeds in the total projected amount of \$22.4M after receipt of a finding of completion from State Department Of Finance (DOF). Expenditures of currently unobligated bond funds would be for projects and programs in compliance with redevelopment law and bond use restrictions, such as infrastructure and public facilities improvements, planning efforts and matching grants for improvement of commercial properties. These activities include costs for staff and administrative services.

Expenditures

The table above looks at the actual and projected debt service, housing set-aside fund payments, tax sharing, pass-through agreements and Education Revenue Augmentation Fund (ERAF) payments.

Housing Set-Aside

California Redevelopment Law requires that 20 percent of the gross property tax increment revenue generated from the Project Area must be used by the Agency to increase and improve the community's supply of affordable housing for persons and families of low and moderate income. Moreover, in June of 2000, the Agency approved legislation setting aside an additional five percent of gross property tax increment revenue for low and moderate income housing development. Following dissolution of the Agency in February of 2012, the pass-through to support affordable housing in Oakland is no longer allowed under the law. Prior to dissolution of the Agency, in FY 2009/10 and FY 2010/11, a total of \$26,059,000 from the Central District was reserved for the development of such housing.

AB 1290 Pass-throughs

For redevelopment project areas created after 1993, California law (AB 1290) requires that a specified portion of the increment be passed through to the affected taxing entities, such as the City of Oakland, the Oakland Unified School District, the County, etc. The exact percentage of this mandatory pass-through depends on the age of the redevelopment project area. During years 1 through 10, the pass-through is 20 percent of gross tax increment revenue. Beginning in the 11th year, the first adjusted base year is calculated (i.e. difference between year 11 and year 10 gross tax increment revenues); an additional 16.8 percent is applied to the resulting second tax increment. This additional pass-through, which only applies to this second tax increment revenue, continues through the end of the project area's tax increment revenue collection. However, beginning in year 31, the second adjusted base year is calculated (i.e. the difference

between year 31 and year 30 gross tax increment revenues). On this third resulting tax increment, a pass-through of 11.2 percent applies. The Project Area except for the Brush & MLK Amendment Area of the Central District is not affected by the sharing provisions of AB 1290, since the Project Area was created prior to 1994.

Supplemental Educational Revenue Augmentation Fund (SERAF) Payments

On July 28, 2009, the Governor signed into law AB X4 26 modifying the Community Redevelopment Law. AB X4 26 permanently shifted approximately two billion dollars away from redevelopment agencies to the SERAF in each county. During FY 2009-11, the Central District's share of the Agency's total SERAF payment was approximately \$10 million. Passage of Proposition 22 in November of 2010 invalidated the requirement for any additional SERAF payments. As a result, the Agency did not set aside any additional funding for this purpose during the following years.

Debt Service – Tax Allocation Bonds

During the period beginning FY 2009-10 through FY 2013-14, the Agency has to make debt service payments on the following Tax Allocation Bonds:

Central District Senior Tax Allocation Bond Series 1992
Central District Subordinated Tax Allocation Bond Series 2003
Central District Subordinated Tax Allocation Bond Series 2005
Central District Subordinated Tax Allocation Bond 2006T
Central District Subordinated Tax Allocation Bond 2009T
Oakland Tribune Tower 1998 (This bond was fully repaid in FY 2011/12)

Debt service in the Project Area amounts to a total of \$129,915,000 over the 5-year Implementation Plan period.

Agency Administration Staff and Overhead

In order to fulfill Agency goals and objectives, the Agency had the legal authority to hire staff carrying out the activities identified in the Implementation Plan. The Agency covered the personnel costs during FY 2009/10 through FY 2011/12 from net property tax increment receipts as shown in the table above. ORSA has the authority to create enforceable obligations to conduct wind-down activities of the dissolved Agency, such as hiring project management staff. ORSA has set aside \$3,986,000 for this purpose for FY 2012/13 and FY 2013/14. These staff costs will be listed in the ROPS.

Successor Agency Administrative Costs

The dissolution legislation established an administrative cost allowance for each successor agency. These costs are listed in the table for FY 2012/13 and FY 2013/14.

Project and Programs

ORSA anticipates three sources of funds to satisfy existing obligations listed on the ROPS, and to fund new projects upon (1) receipt of a finding of completion from DOF and after it has secured approval from DOF of a Property Management and Disposition Plan. These sources include available fund balances to complete ROPS obligations, remaining TAB balances and land sale proceeds. Expenditures would be for projects and programs in compliance with redevelopment law and bond use restrictions, such as infrastructure and public facilities improvements, planning efforts and matching grants for improvement of commercial properties. These activities include costs for staff and administrative services.

V. HOUSING

Housing Production Requirement

As reported in detail in the Implementation Plan, California Redevelopment Law (Section 33413 of the Health and Safety Code) requires for all redevelopment project areas adopted that certain percentages of housing developed within the project area meet certain affordability requirements:

- **AREA HOUSING PRODUCTION REQUIREMENTS.** In project areas adopted after January 1, 1976, at least 30 percent (30%) of all new and substantially rehabilitated dwelling units developed by a redevelopment agency must be available at affordable housing cost to persons and families of low and moderate income and shall be occupied by these persons and families (Section 33413(b)(1)). At least 15 percent (15%) of all new residential units dwelling units developed within a project area under the jurisdiction of an agency by public or private entities or persons other than the Agency must be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons or families (Section 33413(b)(2)). At least 15 percent (15%) of all substantially rehabilitated units that have received agency assistance must be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons or families (Section 33413(b)(2)(iii));
- **REPLACEMENT HOUSING REQUIREMENTS.** Suitable locations must be identified for replacement housing units rehabilitated, developed or constructed pursuant to Section 33413(a), if the destruction or removal of low-mod units will result from a project contained in the Implementation Plan (Section 33490(a)(3)).

Until June 30, 2012 there was no production requirement in the Central District because the Plan was adopted prior to January 1, 1976. As a result, in the tables below, there is no tracking of production prior to July 1, 2012

Effective June 12, 2012 the time limit for plan effectiveness in the Project Area was extended for a period of ten years to June 12, 2022, pursuant to CRL Section 33333.10. The housing production requirements of Section 33413(b)(1) apply to any housing completed after that date. The tables on the following pages provide information on projected housing production and the resulting affordable housing production requirements. The first table identifies housing projects

completed, underway, and approved. The second table assesses the production liability and whether there is currently a surplus or deficit anticipated.

Development of Affordable Housing in the Project Area

As noted in the Implementation Plan, California Redevelopment Law requires that 20 percent of the gross tax increment generated in a redevelopment project area be deposited into a Low and Moderate Income Housing Fund and used to support housing for very low, low and moderate income households. In 2000, Oakland voluntarily increased that contribution to 25 percent of the gross tax increment though that had been suspended in 2011.

With the exception of funds generated in the West Oakland and Central City East project areas, Low and Moderate Income Housing Funds are aggregated and used to support housing development and first-time homebuyer assistance throughout the entire City of Oakland. In addition, the City of Oakland uses federal HOME grant funds to provide additional assistance for development of affordable housing. The listing below provides a summary of all affordable housing developed or underway in the project area, regardless of the funding source:

Housing Production June 12, 2012¹ to date:

Market Rate and Affordable Housing Developments Completed, Underway, and Approved²

Project Name	Units	Type	Year Completed	Affordability Level			
				Very Low	Low	Mod	Above Mod
Harrison Senior Apartments	73	Senior	2012	29	43		1
1538 Broadway	69	TBD	TBD				69
17th & Broadway (aka 1640 Broadway Mixed Use Project)	254	TBD	TBD				254
630 Webster Street	27	TBD	TBD				27
632 14th Street	40	TBD	TBD				40
Cathedral Gardens	100	Senior	2014	70	29		1
Harrison Towers	98	TBD	TBD				98
Jackson Center Two	110	TBD	TBD				110
James Lee Court	26	Families	2013	15	9	2	
Le Property Marks Building	10	TBD	TBD				10
Madison Park Apartments	98	Families	2013	96			2
The Savoy (aka: Jefferson Oaks Apts., Oaks Hotel)	106	SRO/Special Needs	2013	105			1
Total	1,011			315	81	2	613
Percentage	100%			31%	8%	0%	61%

Affordable Unit Production Requirements Based on Completed/Underway/Approved Projects

	Total	Total Affordable ^a	VLI Only
Total Units Completed/Underway	1,011	398	315
Less Required Affordable Units (15% total, 6% VLI)		152	61
Surplus/(Deficit)		246	254

¹ Source: Win2Data, City of Oakland Permit Data, City staff, October 2012.

² Approved means that there are planning approvals for development that are still active or construction is underway.

Detail of Affordable Housing Developments:

Harrison Senior (completed)

1633 Harrison St

This is new construction of rental apartments for Senior citizens and has 73 units and one manager's unit (total 74 new housing units). The affordability of the units is 29 of units for Senior citizens with incomes below 35% area median income and 44 units for incomes between 36-50% AMI. The City funding for this development is \$5,133,000 in Redevelopment Agency monies. The project goal for 2012-13 is to complete construction and proceed with lease up.

Cathedral Gardens (approved)

688 21st Street

Cathedral Gardens is new construction and the repurposing of a former rectory building of rental apartments for families. The 1.37 acre lot owned by the Catholic Diocese consists of a fenced-in vacant lot and a boarded up historic rectory building. The historic rectory will be preserved and renovated into affordable housing and an additional newly affordable housing complex will be built on the vacant lot next to the rectory. Cathedral Gardens will provide 100 multifamily apartments for households between 30% and 60% AMI with five HOPWA-dedicated units. The City funding for this development is \$9,840,000 in Redevelopment Agency monies. The project goal for FY 2012-13 is to commence construction with an anticipated completion date of March 2014.

James Lee Court Substantial Rehab (approved)

690 15th Street

This is a rehabilitation of existing affordable rental housing. The apartment building consists of 26 rental apartment for families. The affordability of the units includes 10 units serving extremely low-income tenants (0-30% AMI), 5 units serving very low-income tenants (31-50% AMI), 9 units serving low-income tenants (62-80% AMI), and 2 units for those with incomes greater than 80% AMI. Of these units, 5 are reserved for tenants with special needs (i.e. formerly homeless persons or families). The City funding for this development is \$2,396,000 in Redevelopment Agency monies. The project goal for FY 2012-13 is to complete Phase I and Phase II environmental evaluation of the building and proceed with the rehabilitation.

Madison Park Apartments Substantial Rehab (approved)

100 9th Street

This is a rehabilitation of existing affordable rental housing. The apartment building consists of 98 rental apartment for families (including 2 manager's units). The affordability of the units includes 21 units serving extremely low-income tenants (0-30% AMI) and 75 units serving very low-income tenants (31-50% AMI). The City funding for this development is \$1,250,000 in Redevelopment Agency monies. The project goal for FY 2012-13 is to begin rehabilitation

The Savoy Substantial Rehab (approved)

587 15th Street and 1424 Jefferson Street

This is a rehabilitation of two existing SRO buildings. Both buildings are adjacent to each other and will result in a total of 105 rehabilitated SRO units and one manager's unit. The affordability of the units includes 42 units for households at or below 25% AMI and 63 units for households at or below 50% AMI. The City funding for this development is \$1,100,000 in Redevelopment Agency monies and \$2,500,000 in City allocated Federal HOME funds. The project goal for FY 2012-13 is to continue construction activities of Phase 2. The Jefferson Hotel portion of the Savoy (Phase 1) has completed construction and tenants moved in during January 2012.

ATTACHMENT C
**Mid-Term Review of the Five Year Implementation Plan (2009-2014) for
Coliseum Redevelopment Project Area**

I. INTRODUCTION AND BACKGROUND

Introduction

California Redevelopment Law Requirements

In accordance with Section 33490 of the California Community Redevelopment Law, the Redevelopment Agency of the City of Oakland (“Agency”) adopted a Five-Year Implementation Plan (the “Implementation Plan”) for the Coliseum Redevelopment Project Area in December 2009. The purpose of the Implementation Plan was to set forth the Agency’s specific goals and objectives, programs and projects, and estimated expenditures for the Coliseum Project Area for the five-year period beginning in 2009/10 through 2013/14. On December 11, 2012, the 2009 Implementation Plan will be amended to describe development plans for several properties purchased by the Agency.

State law requires that the Agency (now succeeded by the Oakland Redevelopment Successor Agency (“ORSA”) review the Implementation Plan at least once within the five-year period of the Implementation Plan, and evaluate the progress in meeting the stated plans, goals and objectives. The following summary material has been prepared to document the progress in meeting the Coliseum Redevelopment Project Area Implementation Plan’s goals and objectives.

Elimination of Redevelopment Agency

On December 29, 2011, the California Supreme Court upheld state legislation, ABx1 26, which dissolved all redevelopment agencies in California. The Court also established the dissolution date for redevelopment agencies as February 1, 2012. The dissolution process requires the designation of a successor agency to the Agency. The successor agency, under the supervision of an oversight board, is responsible for winding down the former redevelopment agency’s obligations and affairs, including fulfilling the legally enforceable obligations of the former redevelopment agency. On February 1, 2012, the Redevelopment Agency was dissolved. On July 17, 2012, pursuant to Resolution No. 84017 C.M.S., ORSA was formed to become the successor agency to the former Agency.

As a result, ORSA has initiated the process under the dissolution legislation to unwind the affairs of the dissolved Agency. Existing obligations still include many activities to eliminate physical and economic blight conditions in the Project Area, such as completing the construction of public improvements and facilities, and meeting the former Agency’s contractual obligations in partnerships with the private sector to develop vacant and/or underutilized properties.

This report will cover the accomplishments of the Agency during the period covering FY2009/10 to FY 2011/12 prior to the dissolution, and provide a look forward to describe ORSA activities during the FY 2012/13 to FY 2013/14 Implementation Plan Period.

Background of Project Area

The Coliseum Area Redevelopment Plan (“Redevelopment Plan”) was adopted by the Oakland City Council on June 23, 1995 (Ordinance Number 11824 C.M.S.), and subsequently amended on July 22, 1997 (Ordinance Number 12001 C.M.S.). The Coliseum Project Area is bounded by 22nd Avenue, International Boulevard, the Oakland-San Leandro border, and the Oakland International Airport and the Estuary, and encompasses approximately 11 square miles (6,764 acres). The Redevelopment Plan was amended in 1997 to add additional territory, known as the Kennedy/Fruitvale Amendment Area. A map of the Project Area is attached to this report.

The Coliseum Redevelopment Plan has the following time, effectiveness and fiscal limits. These dates limit the ability of this Redevelopment Area to accrue and repay debt, and take action:

Coliseum (original Project Area)

Time Limit to Incur New Debt:	July 25, 2015
Plan Effectiveness/Activity Time Limit:	July 25, 2027
Tax Increment Collection Time Limit:	July 25, 2042

Coliseum (Kennedy/Fruitvale Amendment Area)

Time Limit to Incur New Debt:	No Time Limit
Plan Effectiveness/Activity Time Limit:	June 12, 2012
Tax Increment Collection Time Limit:	June 12, 2022

Blight

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

II. GOALS AND OBJECTIVES FOR THE PROJECT AREA

The implementation goals of the 2009-2014 Coliseum Area Five-Year Implementation Plan were originally stated as follows:

- A. Eliminate blighting influences and correct environmental deficiencies in the Project Area.
- B. Assemble land into parcels suitable for sustainable, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- C. Re-plan, redesign and development undeveloped areas which are economically stagnant or improperly utilized.
- D. Provide opportunities for participation by owners and tenants in the revitalization of their properties.
- E. Strengthen retail and other commercial functions in the Project Area.
- F. Strengthen the economic base of the Project Area and the community by the installation of improvements to stimulate commercial/light industrial expansion, employment and economic growth.
- G. Improve transportation, public facilities and infrastructure in residential, commercial and industrial areas.
- H. Improve public safety for people living and working in the area.
- I. Provide adequate land for parking and open spaces.
- J. Establish and implement performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project.
- K. Expand and improve the community's supply of low- and moderate-income housing.

- L. Improve the quality of the residential environment by assisting new construction, rehabilitation, and conservation of living units in the area.
- M. Revitalize the International Boulevard corridor and other key Project Area corridors.

III. PROJECTS AND PROGRAMS

The Agency's 2009-14 Implementation Plan for the Coliseum Redevelopment Project Area listed a number of projects and programs to eliminate blighting conditions in the area. The following provides a status report on the capital projects and programs included in the Implementation Plan for the Coliseum Redevelopment Project Area.

1. Facade and Tenant Improvement Programs

Description: These programs offer architectural assistance and matching grants for improvements to commercial property on targeted streets in the Project Area. The Façade Improvement Program provides grants for the improvement of building exteriors and the Tenant Improvement Program provides grants for interior spaces. Some tenant and façade improvements administered by redevelopment staff are also funded with monies from the federal Community Development Block Grant program.

Program Funding: \$1,703,592

Program Status: Program is currently closed to new projects, but may become active again pending state review of Agency finances. In the first three years of the five year Implementation Plan period, 37 projects were completed, with \$1,136,930 of Agency funds matched by \$1,954,701 in private funds for a total investment of \$3,091,631. Staff is currently working to complete existing contracts.

2. Rebuilding Together Oakland

Description: Rebuilding Together Oakland uses volunteer labor and leverages financial and in-kind donations to rehabilitate the homes of low-income elderly and disabled homeowners at no cost to the homeowners, so that they may live in safety, comfort and independence. Rebuilding Together Oakland also rehabilitates non-profit community facilities that work directly within low-income communities.

Program Funding: No funding currently allocated.

Program Status: Program is terminated due to dissolution of redevelopment. Approximately \$50k had been allocated in prior fiscal years to assist in RTO's volunteer efforts to renovate homes for the disabled, elderly and low income residents.

3. Green Works Development Program

Description: Provides a two-year cycle of dedicated matching funds for "green-job" workforce training as part of connected capital funds for short-term/limited-scale green project installations

(e.g., identified public landscaping/park components; neighborhood/residential greening projects) that will utilize area residents in-training as part of a formal green conservation crew. Specific installations are to be identified as augmentations to planned Coliseum Area capital projects or in response to expressed neighborhood/residential need.

Program Funding: \$200,000

Program Status: Program is terminated due to dissolution of redevelopment. In the first three-years of the project five green installations grants were completed incorporating over 60 area resident youth trainees and utilizing \$183,000 of tax increment funds allocated to the program.

4. Neighborhood Project Initiative

Description: The Neighborhood Project Initiative (“NPI”) is intended to further blight reduction and beautification efforts in redevelopment areas through the funding of small-scale, community-initiated public/private improvement and infrastructure projects that currently have no other funding source. Funds have been allocated to 27 small projects since the program’s inception.

Program Funding: \$1,006,000

Program Status: Program is terminated due to dissolution of redevelopment. Six projects totaling \$152,000 in new grants were approved for 2009-2010 fiscal year funds in May 2010, and work continues on these and other projects approved in earlier funding rounds.

5. Infill Development Incentives Program

Description: This program offers developers and property owners up to \$15,000 in matching funds for predevelopment analysis. The program is intended to encourage the exploration of residential and nonresidential development options for infill areas in the Coliseum Redevelopment Project Area. Major corridors are a particular focus of the program.

Program Funding: \$234,961

Program Status: Program is terminated due to dissolution of Redevelopment.

6. Security Enhancement Program

Description: Coliseum Area Redevelopment funds support **OPD** activities in the Project Area through the Neighborhood Enforcement Team (“NET”) program and the 8L18 Enhanced Patrol Area, which funds overtime costs for extra police patrols in commercial/industrial areas on nights and weekends. The Coliseum Commercial Security Program funds walking and possibly bicycle patrols along commercial corridors.

Program Funding: \$550,000

Program Status: Program is terminated due to dissolution of Redevelopment.

7. Blight Abatement Programs: Graffiti Abatement Project, Tough On Blight, Community Cleanup Crew

Description: The Coliseum Redevelopment Graffiti Abatement Project abates graffiti through three different efforts: an apprenticeship program employing individuals to paint over graffiti, a mural program for highly visible properties, and through the implementation of “green walls”, where trellises and plantings cover walls that are frequently vandalized. Coliseum Tough on Blight Operation program was an enhanced blight enforcement operation that aggressively pursued blighted properties and blighting conditions within the Coliseum Project Area in cooperation with the Building Services Division, conducting sweeps of Project Area streets. In the Community Cleanup Corps, individuals transitioning out of homelessness alleviate blight in Oakland redevelopment areas through a program of education, training and paid work experience. Program participants learn life skills, work readiness skills and safety skills in a classroom setting, and perform fieldwork activities, including light clean up, weed and blight abatement and limited vegetation management activities.

Program Funding: \$580,000

Program Status: No new funding commitments have been made this year but program may become active again pending state review of Agency finances. Six murals were completed in the first three years of the five year implementation period, and the non-profit Men of Valor Academy is under contract until the end of August 2013 to abate graffiti in the Project Area. Community Cleanup Corps was partially funded by Coliseum funds until the end of the 2011-12 fiscal year.

8. Site Improvement Program

Description: In response to community input the Coliseum Area Redevelopment Project team is working to develop a new Site Improvement Program to support neighborhood capital projects for both residential and commercial districts of the Coliseum Area. The broader emphasis on neighborhood and industrial site improvement projects will complement large scale project efforts and ongoing matching grant programs to further promote investment in commercial properties.

Program Funding: Program was not funded due to dissolution of Redevelopment.

Program Status: Program is terminated due to dissolution of Redevelopment.

9. Coliseum Capital Project Support & Contract Contingency

Description: This program provides equipment, promotional materials, and professional services in support of redevelopment activities throughout the Coliseum Project Area. Funds will also be used for environmental assessments, consultants, appraisals, and legal fees for general infrastructure and offsite improvements that support major redevelopment, neighborhood, and economic catalyst projects.

Program Funding: \$600,000

Program Status: Program is terminated due to dissolution of Redevelopment.

10. Site Acquisitions

Description: The Agency has executed site acquisitions to facilitate:

- Assembly of multiple parcels for future Coliseum City expansion potential within the boundaries of 66th Avenue, Oakport Street, Hegenberger Road and San Leandro Street
- Pursued acquisitions at and near transit centers especially at both Coliseum and Fruitvale BART stations for future phase developments.
- Acquired infill sites including former Melrose Ford site at Derby and International and Hill Elmhurst properties at 94th and International Boulevard
- Neighborhood shopping center sites with grocery store anchors in locations such as San Leandro Street and 66th Avenue

Program Funding: \$61,390,853

Program Status: 17 properties were acquired for economic development purposes in the fiscal years 2009-2012 at a cost of approximately \$50 million. Demolition of existing structures and environmental remediation were conducted on five properties to prepare them for future development. A Long Range Property Management Plan will be submitted for state's approval pending state review of Agency finances.

11. Oakland Central Estuary Plan

Description: The Central Estuary Area generally encompasses 19th Avenue to the north, 54th Avenue to the south, 1-880 to the east and the Estuary and San Leandro Bay to the west. The Coliseum Area Redevelopment Project has engaged the services of the firm Community Design + Architecture to prepare a Central Estuary Specific Plan and a related Environmental Impact Report for the area through a formal planning process.

Project Funding: \$1,531,071

Project Status: A draft supplemental environmental impact report (EIR) for the Central Estuary Implementation Guide has been prepared and a Notice of Preparation will be issued by November 2012.

12. South Coliseum Way/Edes Avenue Streetscape Project

Description: This project is intended to provide a stronger pedestrian link between Hegenberger Road and the South Lot entrance to the Coliseum Complex and is scheduled to include new curb, gutters, sidewalks, streetlights and landscaping.

Project Funding: \$2,700,000

Project Status: Design/Build contract was executed for project. However, construction of project is on hold pending state review of former agency finances.

13. Oakland Airport Connector

Description: The Airport Connector is an elevated rail link between the Coliseum BART station and Oakland International Airport. Planned as a self-propelled, automated aerial guideway system, the Connector will support the Airport's growth by connecting the Airport with public transit at the Coliseum Transit Hub including BART, Amtrak and AC Transit. Former

redevelopment agency resources were appropriated via a Cooperation Agreement with the City to assist with plan review, administration and construction monitoring.

Project Funding: \$725,000

Project Status: Connector is currently under construction.

14. Fruitvale BART Transit Village

Description: The Fruitvale Transit Village, located west of East 12th Street between 33rd and 35th Avenues, is a major mixed-use development project that has revitalized the Fruitvale BART station area between 33rd and 35th Avenues west of International Boulevard. Phase I features a major public pedestrian plaza that connects the BART station with International Boulevard. Phase II currently proposed at East 12th Street BART parking lot, will include 275 units of market rate and affordable housing to complement the transit village's existing mix of retail and community services.

Project Funding: To Be Determined

Project Status: Site will be included in the Long Term Property Management Plan which is subject to state approval. Phase IV residential housing project is already fully entitled.

15. Fruitvale Alive Streetscape Improvements

Description: Streetscape has improved intermodal service, pedestrian safety and connections between transit nodes and commercial centers. The blocks along Fruitvale Avenue between E. 12th and Farnam St. are within the Coliseum Project Area and the blocks between Farnam and above Foothill Blvd are within Central City East boundaries. The Redevelopment Agency is allocating \$200,000 in additional funds for this project in fiscal year 2009-10 to complement grants from the Metropolitan Transportation Commission.

Project Funding: \$246,978

Project Status: Project has been substantially completed.

16. Coliseum Transit Village Infrastructure

Description: The Coliseum Transit Village Infrastructure project supports a mixed-use transit-oriented development at the Coliseum BART Station. The city and BART are working with Urban Core Partners and the Oakland Economic Development Corporation on developing the first phase of the Coliseum Transit Village which envisions over 100 units of rental housing on the 1.3 acre portion of the Coliseum BART parking lot. The infrastructure project supporting this development was awarded an \$8.5 million in Transit Oriented Development (TOD) funding from the California Department of Housing and Community Development. Coliseum funds matching the TOD grant have been used for design and construction costs as well as site acquisition.

Project Funding: \$8,616,466

Project Status: Initial infrastructure work has been completed surrounding the LCC IV affordable housing development and at the Coliseum BART Station plaza area. Work will commence on the CTV infrastructure phase pending state review of the former agency finances.

17. 66th Avenue Streetscape Project

Description: This project is located on 66th Avenue between San Leandro Street and International Boulevard. Leveraging the Lion Creek Crossings and San Leandro Street infrastructure improvements, the project improves pedestrian access to the transit facilities on both International Boulevard and San Leandro Street from area schools, residences and activity centers. Grant funds in the amount of \$1,230,000 from MTC Housing Incentive Program and \$387,115 from the Transportation for Clean Air program complement Agency funding.

Project Funding: \$927,582 in Coliseum funds; \$1,617,115 in federal and regional grants

Project Status: The project is substantially complete.

18. International Boulevard Streetscape Improvements

Description: Improvements are planned for three nodes comprising 23 blocks along the thoroughfare from 40th Avenue to 89th Avenue. The Agency and City are seeking regional, state and federal funding to complement existing City funding for the project. Coliseum Redevelopment funds will support project design and administration costs for Public Works capital improvement of International Boulevard.

Program Funding: \$1,000,000

Program Status: Project is on hold pending state review of Agency finances.

19. Railroad Avenue Streetscape Improvement Phase II

Description: Improvement of Railroad Avenue from Louisiana Street to 98th Avenue will complete Agency efforts to reduce dumping activities and drainage problems on the roadway. Phase I successfully enhanced the appearance and function of Railroad Avenue from 85th Avenue to Louisiana Street for the businesses along that section of the road. Phase II provides the same level of improvements for the residents along the southern portion of Railroad Avenue.

Project Funding: 1,889,783

Project Status: Project is complete.

20. Sunshine Court Improvements

Description: Sunshine Court was a former unimproved street that is located within the Coliseum and Central City East (CCE) redevelopment areas boundaries. Sunshine Ct is located between 74th and 76th Avenue, beginning at International Boulevard and turning south to terminate at 76th Avenue. Redevelopment funds were used to improve the poor condition of the street with new street surfacing, curbs, gutters, sidewalks and lighting.

Project Funding: 1,050,000

Project Status: Project is complete.

21. Industrial Zone Improvements: General Coliseum Infrastructure Project

Description: The General Coliseum Infrastructure project provides infrastructure investments in targeted industrial areas to increase jobs in the Coliseum area. Components include utilities and lighting equipment, surface and street improvements, landscape amenities, trees and signage. Targeted areas include the Melrose-Coliseum, Woodland-81st Avenue and Tidewater industrial zones.

Project Funding: \$1,675,000

Project Status: Design of improvements is in process. Construction is on hold pending state approval of Agency finances.

22. East Oakland Sports Center

Description: The former agency contributed \$2 million to the East Oakland Sports Center project at Brookfield Recreation Center on Edes Avenue. The former redevelopment agency provided funding to support construction and the city utilized Measure DD funding for the balance of the project.

Project Funding: \$2,000,000

Project Status: The facility is currently open for public use.

23. Additional Parks Projects: Officer Willie Wilkins Park and Sobrante Park

Description: At Officer William "Willie" Wilkins Memorial Park (formerly Elmhurst Plaza Park) at 9700 C Street, Coliseum area funds were expended for a new play area. Improvements to Sobrante Park at 470 El Paseo Drive included a new restroom structure and utility connections for irrigation.

Project Funding: \$478,033

Project Status: Projects are complete.

24. 81st Avenue Community Branch Library

Description: The former agency contributed over \$4.5 million towards the construction of a new public library in East Oakland at 81st Avenue and Rudsdale Street. The 21,000 square foot facility is a joint project of the Oakland Unified School District and the City of Oakland. It is the City's first Gold LEED certified public building, sharing space with two new schools, Encompass Academy and Woodland School. The library also serves 11 nearby schools, and provides over 60 computers, a full-service computer training area as well as job and adult education resources, and life-skill program.

Project Funding: \$4,750,000

Project Status: The library is currently open for use as final details are completed.

25. Additional Library Projects: Brookfield and Martin Luther King, Jr. Libraries

Description: Funding was allocated to enhance the functionality of the East Oakland branch library system within the Coliseum project area. Improvements to the Martin Luther King, Jr. Library included ADA upgrades to restrooms and drinking fountain, security and landscaping improvements. At Brookfield library, the existing skylight glazing was replaced with insulated panels to reduce heat gain and glare and HVAC controls were enhanced.

Project Funding: \$450,000

Project Status: Improvements have been substantially completed.

IV. PROJECT AREA REVENUES AND EXPENDITURES

This Section reviews ORSA's existing obligations in the Project Area. It also reviews projected and actual revenues and expenditures for FY 2012-13 and FY 2013-14.

Revenues

The Agency had two primary revenue sources: Tax Allocation Bond (TAB) proceeds and property tax increment revenues. This section describes both sources and the amounts that the Agency has received and used FY 2009-10 through FY 2011-12. The Agency also has received an \$8,485,000 award of state Proposition IC funds for Coliseum Transit Village infrastructure improvements.

Tax Allocation Bond Proceeds:

The Agency issued the following in 2006:

Coliseum Area Redevelopment Project Tax Allocation Bond Series 2006B-TE (Tax-Exempt)
- \$28,770,000

Coliseum Area Redevelopment Project Tax Allocation Bond Series 2006B-TT (Taxable)
- \$73,820,000

Current combined unexpended balance of both bond issuances is approximately \$16,500,000.

Tax Increment Revenues

The following table compares the projected tax increment revenues stated in the Implementation Plan to the actual revenues received during FY 2009-2012 (stated in \$'000s).

Coliseum Redevelopment Project Area Tax Increment Revenues and Expenditures for Fiscal Years 2009-2014							
(in Thousands of \$)							
	Projected 2009-12	Actual 2009-10	Actual 2010-11	Actual 2011-12	Total Actuals 2009-12	Projected 2012-13	Projected 2013-14
Gross Tax Increment Revenue	84,208	27,292	24,961	6,456	58,709	7,976	7,154
Legally Required Set-Asides / Expenditures:							
Affordable Housing Set-Aside (25%)	(18,998)	(13,212)	(12,586)	(7,345)	(33,144)		
AB1290 Pass-Through (20%)	(21,227)	(6,569)	(4,756)	(2,504)	(13,829)		
Supplemental Educational Revenue Augmentation Fund (SERAF)	(13,004)	(13,374)	(1,666)	0	(14,040)		
School Set-Aside	(734)						
Debt Service	(20,536)	(6,845)	(6,847)	(6,845)	(20,536)	(6,843)	(6,837)
Total Set-Asides /Expenditures	(74,540)	(42,317)	(20,744)	(11,670)	(67,218)	(6,843)	(6,837)
Net Tax Increment Revenue	9,668	(7,513)	4,217	(5,214)	(8,510)	1,113	317
Administrative Budget						(1,133)	(317)
Project Staffing		(4,931)	(4,112)	(2,598)	(11,642)	(1,018)	(1,038)
Encumbered Projects						(1,467)	(1,000)

Grant Revenues

In fiscal years 2012-14 The Agency plans to expend approximately \$5 million of the \$8,485,000 in state Proposition IC funds awarded for Coliseum Transit Village infrastructure improvements.

Responsibilities of the Oakland Redevelopment Successor Agency

As a result of the dissolution of the Agency, ORSA is charged with various tasks during the remaining implementation period. In the Project Area, these activities include making debt service payments in the total amount of \$13,679,948 on outstanding Tax Increment Bonds that were issued by the Agency, satisfying existing recognized obligations of the Agency by meeting contractual requirements for a variety of on-going projects in the Project Area as listed on the Recognized Obligation Payment Schedule (ROPS), and expending existing bonds proceeds in the total projected amount of \$16,500,000 after receipt of a Finding of Completion from State Department Of Finance (DOF). Expenditures of currently unobligated bond funds would be for projects and programs in compliance with redevelopment law and bond use restrictions, such as infrastructure and public facilities improvements, planning efforts and matching grants for improvement of commercial properties. These activities include costs for staff and administrative services.

Expenditures

The table above shows actual and projected debt service, housing set-aside fund payments, tax sharing, pass-through agreements and Supplemental Education Revenue Augmentation Fund (SERAF) payments, as well as projected expenditures for operating costs and encumbered project expenditures.

Housing Set-Aside

California Redevelopment Law required that 20 percent of the gross property tax increment revenue generated from the Project Area must be used by the Agency to increase and improve the community's supply of affordable housing for persons and families of low and moderate income. Moreover, in June of 2000, the Agency approved legislation setting aside an additional five percent of gross property tax increment revenue for low and moderate income housing development. Following dissolution of the Agency in February of 2012, the pass-through to support affordable housing in Oakland is no longer allowed under the law. Prior to dissolution of the Agency, in FY 2009/10 through 2011/12, a total of \$33,144,000 from the Coliseum Area was reserved for the development of such housing.

AB 1290 Pass-Throughs

For redevelopment project areas created after 1993, California law (AB 1290) required that a specified portion of the increment be passed through to the affected taxing entities, such as the City of Oakland, the Oakland Unified School District, Alameda County, etc. The exact percentage of this mandatory pass-through depends on the age of the redevelopment project area. During years 1 through 10, the pass-through is 20 percent of gross tax increment revenue. Beginning in the 11th year, the first adjusted base year is calculated (i.e. difference between year 11 and year 10 gross tax increment revenues); an additional 16.8 percent is applied to the resulting second tax increment. Coliseum project area reached this second threshold. This additional pass-through, which only applies to this second tax increment revenue, continues through the end of the project area's tax increment revenue collection. However, beginning in year 31, the second adjusted base year is calculated (i.e. the difference between year 31 and year 30 gross tax increment revenues). On this third resulting tax increment, a pass-through of 11.2 percent applies. AB1290 pass-through is not shown in fiscal years 2012-13 and 2013-14 because property tax increment revenue is only directed to redevelopment agencies to fulfill existing obligations.

Supplemental Educational Revenue Augmentation Fund (SERAF) Payments

On July 28, 2009, the Governor signed into law AB X4 26 modifying the Community Redevelopment Law. AB X4 26 permanently shifted approximately two billion dollars away from redevelopment agencies to the SERAF in each county. The Coliseum Project Area's share of the Agency's total SERAF payment was approximately \$14 million, or 29 percent of gross tax increment revenue, in FY 2009-11. Passage of Proposition 22 in November of 2010 invalidated the requirement for any additional SERAF payments, so the Agency did not set aside funding for this purpose during the following years.

Debt Service – Tax Allocation Bonds

In November 2006, the Agency closed on the Coliseum Redevelopment Project Area Tax Allocation Bonds Series 2006B. These bonds include tax exempt (\$28,770,000) and federally taxable (\$78,820,000) funds. A portion of the 2006B Bond proceeds was used to refund and defease the Series 2003 Bonds, leaving a net of \$80,679,707 available for projects and project support. The 2006 Coliseum Redevelopment Tax Allocation bonds will provide funds to many of the projects described above. These projects will mitigate physical and economic blight and contribute to revitalizing the Coliseum Project Area

Agency Administration Staff and Overhead

In order to fulfill Agency goals and objectives, the Agency has the legal authority to hire staff carrying out the activities identified in the Implementation Plan. The Agency expended approximately \$11.6 million for personnel costs during FY 2009-10 through FY 2011-12, and plans to spend approximately \$2 million for the final two years covered by the five-year plan.

Successor Agency Administrative Costs

The dissolution legislation established an administrative cost allowance for each successor agency. These costs are listed in the table for FY 2012/13 and FY 2013/14.

Project and Programs

The Agency spent \$45,758,906 on projects and programs in the Project Area during FY2009-12, comprised of approximately \$18 million in tax increment funds and \$28 million in bond proceeds. Projects and programs included property acquisitions for economic development purposes, streetscape improvements such as Railroad Avenue Phase II, Fruitvale Alive and 66th Avenue improvements, public facilities projects such as the new 81st Avenue Library and East Oakland Sports Complex, improvements to Agency properties such as the demolition of buildings at 905 66th Avenue to prepare the site for a new grocery store, and programs such as the Façade and Tenant Improvement program. Future expenditures will fulfill the Agency's legally enforceable obligations and expend restricted bond funds for projects and programs such as infrastructure and public facilities improvements, planning efforts and matching grants for improvement of commercial properties.

V. HOUSING

On January 10, 2012, the City of Oakland by resolution elected to retain and assume the housing assets, obligations and functions of the former Redevelopment Agency as permitted under the dissolution statutes, and the City now acts as the housing successor to the former Agency. However, per the statutes, fund balances in the Low and Moderate Income Fund remain with ORSA.

Housing Production Requirement

As reported in detail in the Implementation Plan, California Redevelopment Law (Section 33413 of the Health and Safety Code) requires for all redevelopment project areas adopted that certain percentages of housing developed within the project area meet certain affordability requirements:

- **AREA HOUSING PRODUCTION REQUIREMENTS.** In project areas adopted after January 1, 1976, at least 30 percent (30%) of all new and substantially rehabilitated dwelling units developed by a redevelopment agency must be available at affordable housing cost to persons and families of low and moderate income and shall be occupied by these persons and families (Section 33413(b)(1)). At least 15 percent (15%) of all new residential units dwelling units developed within a project area under the jurisdiction of an agency by public or private entities or persons other than the Agency must be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons or families (Section 33413(b)(2)). At least 15

percent (15%) of all substantially rehabilitated units that have received agency assistance must be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons or families (Section 33413(b)(2)(iii));

- **REPLACEMENT HOUSING REQUIREMENTS.** Suitable locations must be identified for replacement housing units rehabilitated, developed or constructed pursuant to Section 33413(a), if the destruction or removal of low-mod units will result from a project contained in the Implementation Plan (Section 33490(a)(3)).

The housing production requirements must be met every ten years during the life of the project area. As reported in the Implementation Plan for this period, the unit production in first ten-year compliance period as well as the beginning of the second ten-year compliance period, affordable unit housing production was in excess of these requirements. The tables on the following pages provide information on progress to date in meeting the second ten-year compliance period goals. The first two tables assess progress based solely on projects that are completed. The third table takes into account projects that have been approved by the City's planning department and are still active or are currently underway. The fourth table summarizes the affordable unit production requirement if all completed units plus those units that are underway or have been approved and are still active are constructed.

Replacement Housing Requirements

Development of the Lion Creek Crossings project entailed demolition of 178 public housing units in the former Coliseum Gardens public housing development serving very-low income households. Most of those units are being replaced in the various phases of the Lion Creek Crossings development; 11 units of replacement housing have been provided by the Mandela Gateway development in West Oakland (completed in the first ten year compliance period).

Housing Production July 25, 2005 to Date¹:

Completed Market Rate and Affordable Housing Projects in Coliseum Project Area – Second Compliance Period

Project Name	Units	Type	Year Completed	Affordability Level			
				Very Low	Low	Mod	Above Mod
Chapman Street Condos	8	Homeownership	2005				8
Lion Creek Crossing, Phase I	70	Family	2005	14	56		
Cotton Mill Studios (1091 Calcot Place)	74	Homeownership	2006				74
East Side Arts & Housing	18	Family	2006	4	12		2
Glascok Residential Project aka "The Estuary"	100	Homeownership	2006				100
Harbor Walk (formerly Ford Street Lofts)	81	Homeownership	2007				81
Lion Creek Crossing, Phase II	92	Family	2007	63	29		
Edes Avenue Homes, Phase A (10900 Edes Ave)	26	Homeownership	2008		26		
Lion Creek Crossing, Phase III	69	Family	2008	68			1
Brookfield Place Apartments	58	Family	2009		57		1
Seven Directions (2946 International Blvd)	36	Family	2008	23	12		1
Tassafaronga Village, Phase 1	50	Family	2009		50		
4021 International Blvd-Phase 2	4	Homeownership	2010				
4108 International Blvd	16	Homeownership	2010				16
Edes Avenue Homes, Phase B (10800 Edes Ave)	28	Homeownership	2010		13	15	
Tassafaronga Village, Phase 2	20	Family	2010		20		
Arcadia Park	168	Homeownership	2011				168
Lion Creek Crossings, Phase IV	51	Family	2011	50			1
Saint Joseph's Senior Housing	84	Senior	2011	35	48		1
Kinsell Conunoms (aka: Tassafaronga Homeownership)	22	Homeownership	2011		17	5	
Drasnin Manor	26	Substantial Rehab	2012	25			1
Total	1,101			282	340	20	455
Percentage	100%			26%	31%	2%	41%

¹ Source: City of Oakland Permit Data, City staff, October 2012.

Affordable Unit Production Requirements Based on Completed Projects – Second Compliance Period

	Total			Total Affordable ^a	VLI Only
Total Units Completed	1,101			642	282
Less Required Affordable Units (15% total, 6% VLI)				166	67
Surplus/(Deficit)				476	215

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

Housing Developments Approved² and Underway – Second Compliance Period

Project Name	Units	Type	Year Completed	Affordability Level			
				Very Low	Low	Mbd	Above Mod.
414 29th Avenue	14	Homeownership	TBD				14
94th and International	54	Family	2014	53			1
Brookfield Court	12	Homeownership	2013	3	9		
Coliseum BART Transit Village-Phase I	50	TBD	TBD				50
Lion Creek Crossing, Phase V Senior Housing	128	TBD	TBD		127		1
Saint Joseph Family Phase IIB	62	Family	2013	25	36		1
Watling Street	79	TBD	TBD				79
Total	399			81	172	0	146

Affordable Unit Production Requirements if Completed Units plus Approved / Underway Units are Built-Second Compliance Period

	Total			Total Affordable ^a	VLI Only
Total units Completed plus Underway / Pending Units	1,500				
Required Affordable Units (15% total, 6% VLI)				225	90
Affordable units Completed plus Underway / Pending Units				895	363
Net Surplus/(Deficit) including Underway / Pending				670	273

² Approved means that there are planning approvals for development that are still active or construction is underway.

Development of Affordable Housing in the Project Area

As noted in the Implementation Plan, California Redevelopment Law required that 20 percent of the gross tax increment generated in a redevelopment project area be deposited into a Low and Moderate Income Housing Fund and used to support housing for very low, low and moderate income households. In 2000, Oakland voluntarily increased that contribution to 25 percent of the gross tax increment though that had been suspended in 2011.

With the exception of funds generated in the West Oakland and Central City East project areas, Low and Moderate Income Housing Funds are aggregated and used to support housing development and first-time homebuyer assistance throughout the entire City of Oakland. In addition, the City of Oakland uses federal HOME grant funds to provide additional assistance for development of affordable housing. The listing below provides a summary of all affordable housing developed or underway in the project area, regardless of the funding source:

Detail of New Affordable Housing Developments:

East Side Arts and Housing (completed)

2277-2289 International Boulevard

This acquisition and rehabilitation of a family rental complex provides a total of 18 units—16 units affordable to below 80% area median income (including 4 units for below 30% area median income). There was no displacement of tenants in the rehabilitation of these units and the rehabilitation was completed July 2006. Funding of this project included \$1,130,000 in City Low/Mod Fund monies.

Lion Creek Crossings (aka Coliseum Gardens, Phase I--completed)

881 69th Avenue

Completed December 2005, this newly constructed family rental development offers a total of 115 affordable units. The affordability breakdown includes 59 units to persons or families below 50% area median income and 56 units to between 51-80% AMI. This phase will have 7,300 square feet of common space and will have on-site child care, social services and YMCA programming. Funding of this project included \$1,500,000 of City of Oakland HOME Investment Partnership funds and \$1,500,000 of Redevelopment Agency funds.

Lion Creek Crossings (aka Coliseum Gardens, Phase HI--completed)

950 66th Avenue

This is phase three of the Lion Creek Crossings development. Please note that the completed phase one is included earlier in this report. Phase two of this development does not have City of Oakland or Redevelopment Agency funding. This phase has 5,000 sq. ft. of common space and will have on-site child care and social services. Phase has a total of 105 units all affordable to persons or families with 30-50% area median income. Funding of this project included \$3,000,000 in City of Oakland Low/Moderate Housing Fund monies.

Edes Avenue Homes, Phase A (completed)

10900 Edes Avenue

This is a development of 26 newly constructed homeownership units and required infrastructure. All units are affordable to persons or families below 80% area median income. The funding for this project included \$2,175,000 in City of Oakland Low/Moderate Housing Fund monies.

Edes Avenue Homes, Phase B (completed)

10800 Edes Avenue

This is a development of 25 newly constructed homeownership units and improvements of the existing infrastructure. Of the total number of units, 13 are slated to be affordable to persons or families below 60% area median income and 12 are for 61-80% AMI. The funding for this project includes City of Oakland Redevelopment Agency monies in the amount of \$2,812,000.

Seven Directions

2946 International Blvd

This is a development of 35 units of affordable housing above commercial space dedicated to the Native American Health Center. There are 23 units affordable to families with incomes under 50% of the area median income and 12 units affordable to families with incomes between 50-80% of the area median income. The City funding for this development is \$3,289,000 in Redevelopment Agency Low/Moderate Housing Fund monies and \$1,216,600 in HOME Investment Partnership Funds.

Tassafaronga Village Phase I, II, and Homeownership (completed)

919 85th Avenue

This project is new construction of rental apartments and ownership units. The construction of rental units happened in two phases and included 70 units of new construction and 87 replacement units of demolished public housing. The ownership project consists of 22 units—17 for persons or families <80% AMI and 5 for 80-120% AMI. The City Redevelopment Agency funding for this development is \$3,000,000 for the rental housing and \$1,868,000 for the ownership units.

St. Joseph Senior (completed)

2647 International Boulevard

This project is a rehabilitation of a historic building that was formerly an apartment building for senior citizens. The development will result in 83 apartment units for senior citizens. The affordability of the units is 35 units for seniors with incomes 30-50% area median income and 48 units for between 51-80% AMI. The City funding for this development is \$4,639,000 in Redevelopment Agency monies and \$3,991,000 in HOME Investment Partnership funds.

Lion Creek Crossings, Phase IV (completed)

6951 Lion Way

This is phase four of the Lion Creek Crossings development. Please note that the completed phase one and three is included earlier in this report. Phase two of this development does not have City of Oakland or Redevelopment Agency funding. Phase has a total of 72 units all affordable to persons or families under 50% area median income. Funding of this project

included \$2,980,457 in City of Oakland Low/Moderate Housing Fund monies. and \$3,449,453 in HOME Investment Partnership funds

ATTACHMENT D

Mid-Term Review of the Five Year Implementation Plan (2009-2012) for the Stanford/Adeline Redevelopment Project Area

I. INTRODUCTION AND BACKGROUND

Introduction

California Redevelopment Law Requirements

In accordance with Section 33490 of the California Community Redevelopment Law, the Redevelopment Agency of the City of Oakland (“Agency”) adopted a Five-Year Implementation Plan (the “Implementation Plan”) for the Stanford/Adeline Redevelopment Project Area in December 2009. The purpose of the Implementation Plan was to set forth the Agency’s specific goals and objectives, programs and projects, and estimated expenditures for the Stanford/Adeline Project Area for the five-year period beginning in 2009/10 through 2013/14. State law requires that the Agency review the Implementation Plan at least once within the five-year period of the Implementation Plan and evaluate the progress in meeting the goals and objectives. The following summary material has been prepared to document the progress in meeting the Stanford/Adeline Redevelopment Project Area Implementation Plan’s goals and objectives.

Elimination of Redevelopment Agency

The Oakland Redevelopment Agency (Agency) was dissolved on February 1, 2012. The dissolution process required the designation of a successor agency to the Agency. The successor agency, under the supervision of an oversight board, is responsible for winding down the former redevelopment agency’s obligations and affairs, including performing on the remaining enforceable obligations of the former redevelopment agency. On January 10, 2012, the City Council designated the City of Oakland to serve as the Oakland Redevelopment Successor Agency (ORSA) and the housing successor to the Agency. The City Council as governing body of the Agency has adopted a Recognized Obligation Payment Schedule (ROPS) listing the remaining enforceable obligations of ORSA, including many contractual obligations related to activities in the remaining project areas. The Stanford Adeline Project Area is no longer generating tax increment and has no contractual obligations moving forward.

Background of Project Area

The Stanford/Adeline Redevelopment Plan (“Redevelopment Plan”) was adopted by the Oakland City Council on April 10, 1973. The Stanford/Adeline Redevelopment Project Area is roughly bounded by Adeline Street and Market Street between 59th and 61st Streets, and encompasses approximately 4 blocks (16.7 acres).

The Stanford/Adeline Redevelopment Plan has the following time, effectiveness and fiscal limits. These dates limit the ability of this Redevelopment Area to accrue and repay debt, and take action:

Time Limit to Incur New Debt:	January 1, 2004
Plan Effectiveness/Activity Time Limit:	April 10, 2016
Tax Increment Collection Time Limit:	April 10, 2026

This redevelopment area is no longer generating tax increment funding. No new project activity is planned. While active, the Stanford/Adeline area collected a small amount of tax increment, which helped to support low- and middle-income housing projects. The objectives of this redevelopment area were to provide new low-density affordably priced housing, assist rehabilitation of existing homes, create a park and recreation areas, eliminate traffic circulation problems and eliminate blight. These objectives were accomplished between 1973 and 1987 with the construction of new homes and the reconfiguration and landscaping of Stanford Avenue.

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.

II. GOALS AND OBJECTIVES FOR THE PROJECT AREA

The initial planned work for the Stanford/Adeline Redevelopment Project Area was completed in 1987. All remaining tax increment revenues that are not being used for debt service are allocated to the Low and Moderate Income Housing Fund for the development of affordable housing.

III. PROJECTS AND PROGRAMS

All tax increment revenues collected in the Stanford/Adeline in excess of the remaining debt service are allocated to the Low and Moderate Income Housing Fund for the development of affordable housing.

While the Stanford/Adeline Redevelopment Plan does not terminate until April 10, 2016, Stanford/Adeline reached its tax increment cap in FY 2008-09, and, as a result, the Agency no longer collects tax increment and has slowly closed out activities in Stanford/Adeline. Existing fund balances were used to complete projects and pay off debt, including returning an overpayment of tax increment to Alameda County. No

additional funds have been available for projects and programs and all activities have ceased.

IV. PROJECT AREA REVENUES AND EXPENDITURES

This Section reviews the Agency's existing obligations in the Project Area. It also reviews projected and actual revenues and expenditures for FY 2009-10 through FY 2011-12.

Revenues

The Agency has two primary revenue sources: Tax Allocation Bond (TAB) proceeds and property tax increment revenues. The Agency has no outstanding TABS for the Project Area. This section describes the tax increment revenues that the Agency has received and used FY 2009-10 through FY 2011-12. But the Stanford/Adeline Redevelopment Project Area has no remaining funds. In addition, previous payments to the Low and Moderate Income Housing Fund, above the required set-aside, were reversed in order to repay the County over payments of tax increment.

Tax Increment Revenues

The following table compares the projected tax increment revenues stated in the Five-Year Plan to the actual revenues received during FY 2009-2012.

Stanford Adeline	Actual 2009-10	Actual 2010-11	Actual 2011-12	TOTAL
Gross Tax Increment Revenue*	2,827	536	139	3,502
Housing Set-Aside Req't	(93,387)	(78,481)	0	(171,868)
O&M	100,403	0	0	100,403

*There were no tax increment payments during FY09-12. Actuals reflect interest payments on fund balance from prior years tax increment revenue.

All existing balances, plus some deposits into the Low-/Mod-Income Housing Fund that were reversed, were used to reimburse Alameda County for tax increment over payments from prior years.

Expenditures

There were no expenditures. All activities were to address reversing the over payments from the County.

V. HOUSING

Housing Production Requirement

As reported in detail in the Implementation Plan, California Redevelopment Law (Section 33413 of the Health and Safety Code) requires for all redevelopment project areas adopted that certain percentages of housing developed within the project area meet certain affordability requirements:

- **AREA HOUSING PRODUCTION REQUIREMENTS.** In project areas adopted after January 1, 1976, at least 30 percent (30%) of all new and substantially rehabilitated dwelling units developed by a redevelopment agency must be available at affordable housing cost to persons and families of low and moderate income and shall be occupied by these persons and families (Section 33413(b)(1)). At least 15 percent (15%) of all new residential units dwelling units developed within a project area under the jurisdiction of an agency by public or private entities or persons other than the Agency must be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons or families (Section 33413(b)(2)). At least 15 percent (15%) of all substantially rehabilitated units that have received agency assistance must be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons or families (Section 33413(b)(2)(iii));
- **REPLACEMENT HOUSING REQUIREMENTS.** Suitable locations must be identified for replacement housing units rehabilitated, developed or constructed pursuant to Section 33413(a), if the destruction or removal of low-mod units will result from a project contained in the Implementation Plan (Section 33490(a)(3)).

The housing production requirements must be met every 10 years during the life of the project area. Because the Stanford/Adeline Redevelopment Plan was adopted prior to 1976, the Agency is not required to comply with the housing unit production requirements of Section 33413(b) for the Project Area. Regardless, the City continues to track housing production in the project area.

Development of Affordable Housing in the Project Area

As noted in the Implementation Plan, California Redevelopment Law requires that 20 percent of the gross tax increment generated in a redevelopment project area be deposited into a Low and Moderate Income Housing Fund and used to support housing for very low, low and moderate income households. In 2000, Oakland voluntarily increased that contribution to 25 percent of the gross tax increment though that had been suspended in 2011.

With the exception of funds generated in the West Oakland and Central City East project areas, Low and Moderate Income Housing Funds are aggregated and used to support housing development and first-time homebuyer assistance throughout the entire City of

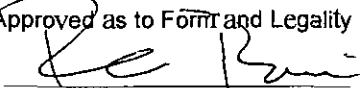
Oakland. In addition, the City of Oakland uses federal HOME grant funds to provide additional assistance for development of affordable housing. The listing below provides a summary of all affordable housing developed or underway in the project area, regardless of the funding source:

Detail of Affordable Housing Developments

Nothing completed/proposed/approved since July 2004.

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2012 NOV 14 PM 4:07

Approved as to Form and Legality

ORSA Counsel

OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

Resolution No. 2012- _____

A RESOLUTION ADOPTING AN AMENDMENT TO THE FIVE-YEAR IMPLEMENTATION PLAN, 2009-2014, FOR THE CENTRAL DISTRICT REDEVELOPMENT PROJECT TO ADD THE FOLLOWING PROJECTS: 1800 SAN PABLO AVENUE, 2330 WEBSTER AND 2315 VALDEZ STREET, CITY CENTER T-5/6 (1114 CLAY STREET AND 498 11TH STREET), HENRY J. KAISER CONVENTION CENTER (1000 OAK STREET), 12TH STREET REMAINDER PARCEL, UPTOWN PARCEL 4 (1901 TELEGRAPH AVENUE), AND THE TELEGRAPH PLAZA GARAGE (2100 TELEGRAPH AVENUE)

WHEREAS, on December 8, 2009, (Resolution No. 2009-0106 C.M.S.) the Redevelopment Agency of the City of Oakland (the "Redevelopment Agency") approved and adopted the 2009-2014 Implementation Plan for the Central District Redevelopment Project (the "Implementation Plan"); and

WHEREAS, the Oakland Redevelopment Successor Agency ("ORSA") as successor agency to the Redevelopment Agency has taken over the obligations of the former Redevelopment Agency, including obligations related to adoption, review and amendment of implementation plans; and

WHEREAS, the ORSA Administrator has prepared and presented to ORSA an amendment to the Implementation Plan that would add certain projects and make other changes; and

WHEREAS, ORSA has held a noticed public hearing and received comment of the proposed amendment as required by law; now, therefore, be it

RESOLVED: That ORSA hereby adopts the amendment to the Implementation Plan as incorporated into the First Amended and Restated Five-Year Implementation Plan, 2009-2014, for the Central District Redevelopment Project attached to this Resolution as Exhibit A; and be it

FURTHER RESOLVED: That ORSA authorizes the ORSA Administrator or her designee to administer the programs and projects in the Implementation Plan as amended, and take whatever other action is necessary with respect to the amendment consistent with the Resolution and its basic purposes.

IN SUCCESSOR AGENCY, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

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

NOES -

ABSENT -

ABSTENTION -

ATTEST:

LATONDA SIMMONS
Secretary of the Oakland Redevelopment Successor
Agency

EXHIBIT A

First Amended and Restated Five-Year Implementation Plan, 2009-2014, for the Central
District Redevelopment Project

(attached)

**CENTRAL DISTRICT REDEVELOPMENT PROJECT
FIRST AMENDED AND RESTATED FIVE -YEAR IMPLEMENTATION PLAN
2009-2014**

INTRODUCTION

Since 1994, the California Community Redevelopment Law ("CRL") requires redevelopment agencies to adopt an implementation plan for each five-year period that the Redevelopment Plan is effective. This 2009-2014 First Amended and Restated Implementation Plan for the Central District Redevelopment Project (the "Implementation Plan") is a policy statement that has been prepared to guide and set priorities for redevelopment activities for the 2009-2014 period. This implementation Plan covers both the original Central District Redevelopment Project Area adopted in 1969 and the territory added to the Project Area by amendments in 1982 and 2001, and as such, references to the "Project Area" in this report include all three areas. The existing Implementation Plan, adopted in 2009, has been amended in connection with that 17th Amendment to the Central District Urban Renewal Plan ("CDURP" or "Redevelopment Plan") that proposes to extend the time limits for Redevelopment Plan effectiveness and receipt of tax increment revenues by eleven years (pursuant to SB 211, codified at California Health and Safety Code Section 33333.10, et seq., and Health and Safety Code Section 33331.5), extend the time limit for use of eminent domain authority, and increase the dollar cap on tax increment revenue.

This Implementation Plan includes two separate components: the Redevelopment and Housing Components. The Redevelopment Component revisits the goals and objectives of the Redevelopment Plan, presents the programs, projects, and expenditures (other than those related to low- and moderate-income housing) that have been or will be implemented to achieve the Agency's goals and objective. It also describes how these programs, projects, and expenditures eliminate blight within the Project Area. The Housing Component describes how the Agency has implemented and will continue to implement various CRL requirements regarding low- and moderate-income housing; how the Redevelopment Plan goals and objectives for housing preservation and production will be implemented; and how the statutory requirements for the expenditure of tax increment set-aside funds for housing purposes will be met.

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

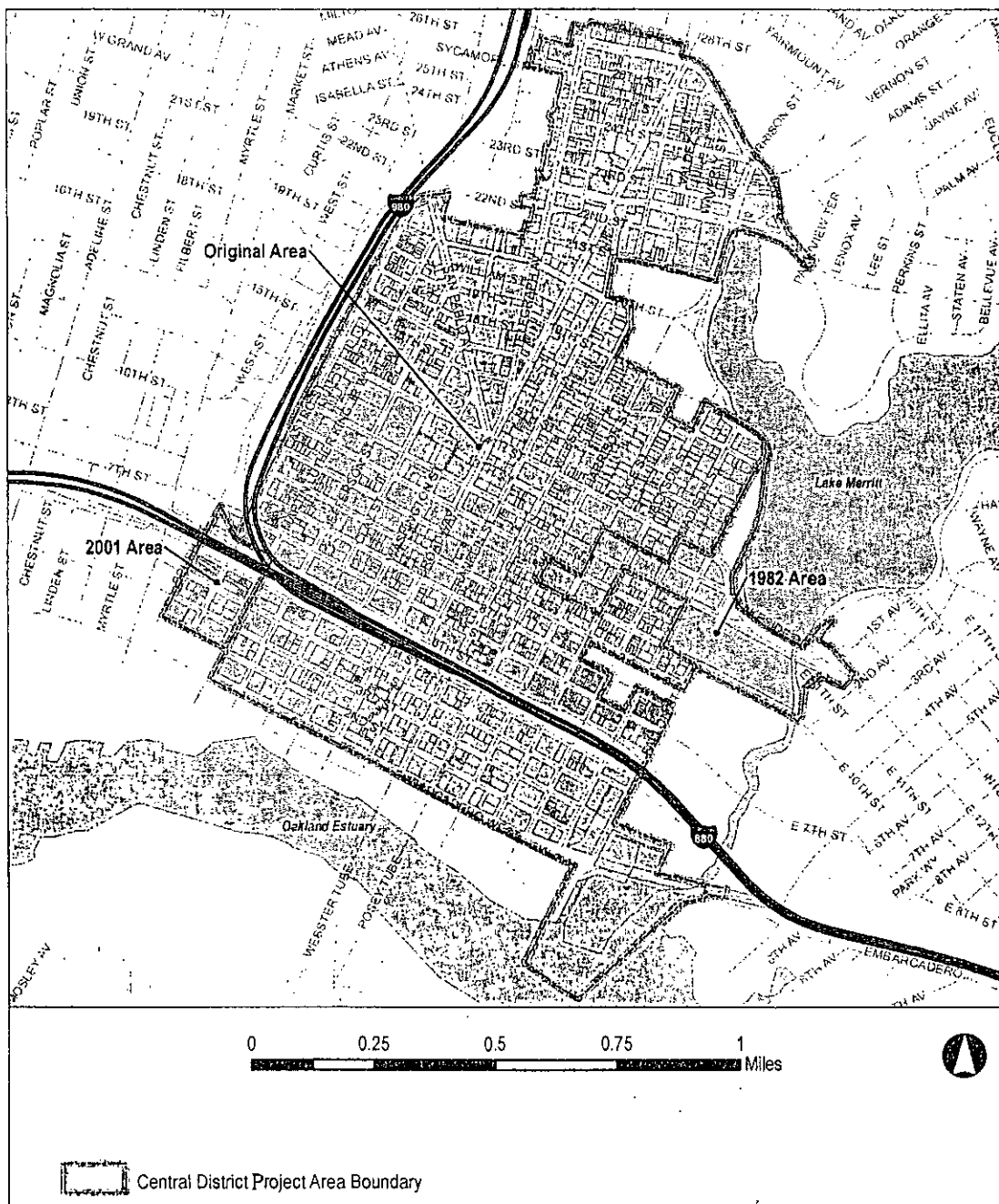
A. BACKGROUND

On June 12, 1969, the Oakland City Council adopted the CDURP, and subsequently amended or supplemented it the following dates: January 21, 1971; May 29, 1973; December 16, 1975, December 12, 1978; June 12, 1979, August 3, 1982, October 2, 1984; June 11, 1985; March 27, 1990; February 18, 1997; October 27, 1998; July 24, 2001; January 6, 2004;

July 20, 2004; December 21, 2004; and on June 20, 2006, as well as the 17th and 18th Amendments under consideration and referred to above.

The Project Area covers approximately 250 city blocks (828 acres) generally bounded by I-980, Lake Merritt, 27th Street and the Embarcadero. Refer to Figure 1 for the map of the Project Area.

Figure 1
Map of Central District Project Area



The area added in 2001 is known as the 2001 Brush & MLK Amendment Area. Within the Project Area, the four major redevelopment activity areas are as follows: City Center, Chinatown, Old Oakland and the Uptown. The Project Area is a major economic and transportation hub in the San Francisco-Oakland Metropolitan Area and includes 24 Class A and 51 Class B office buildings with approximately 10.7 million square feet of office space. The Project Area is also at the center of the Bay Area Rapid Transit (BART) system, with three stations (12th Street Oakland City Center, 19th Street Oakland and Lake Merritt Oakland) located within its boundaries. More than forty AC Transit bus lines connect the Project Area with other parts of Oakland and nearby communities. A map of the Project Area is attached to this report.

The Agency's ability to address the Project Area's conditions of blight is directly linked to the Project Area's time limits for incurring and repaying debt, completing Redevelopment Plan activities, and collecting tax increment. Therefore, these time limits must be considered as an integral part of the overall Redevelopment Plan.¹ Table 1 presents existing Redevelopment Plan effectiveness and fiscal limits as well as those proposed as part of the 17th Amendment under consideration:

¹ In July 2009, the California legislature passed legislation to balance the State's budget deficit, including ABX4-26, which authorized the funding of a Supplemental Educational Revenue Augmentation Fund (SERAF) using revenue generated by redevelopment agencies from across the state. The Agency's mandated contribution for FY 2009-10 is \$41,074,866, and \$8,497,000 for FY 2010-11. Under CRL Section 33331.5, agencies are entitled to a one-year extension on plan effectiveness and receipt of tax increment time limits if SERAF payments are made. The California Redevelopment Association filed a lawsuit challenging the SERAF requirement, which is currently under appeal. If the appeal is unsuccessful, the Central District Project will be entitled to a one-year extension of its time limits, subject to Council approval by ordinance, meaning that the Plan's effectiveness/activity time limit, and tax increment collection time limit would be extended by one year. Similarly, the same time limits for the 2001 Brush & MLK Amendment Area would be extended by one year.

Table 1
Summary of Existing and Proposed Time and Fiscal Limits
Central District Project Area

	Central District (Original Area)	Central District (1982 Area)	Central District (2001 Area)
Background Information			
Date Adopted	June 12, 1969	August 3, 1982	July 24, 2001
Base Year	FY 1968/69	FY 1982/83	FY 2001/02
Base Year Assessed Value	\$275,241,000	\$0 ^a	\$15,780,702
Existing Time Limits			
incurring Debt	Eliminated ^b	Eliminated ^b	July 24, 2021
Eminent Domain	June 12, 2009 ^c	June 12, 2009 ^c	July 24, 2013
Plan Effectiveness	June 12, 2012 ^d	June 12, 2012 ^d	July 24, 2032 ^e
Tax Increment Receipt	June 12, 2022 ^d	June 12, 2022 ^d	July 24, 2047 ^e
Proposed Time Limits			
Incurring Debt	No Change	No Change	No Change
Eminent Domain	June 12, 2022	June 12, 2022	June 12, 2022
Plan Effectiveness	June 12, 2022 ^f	June 12, 2022 ^f	No Change
Tax Increment Receipt	June 12, 2032 ^f	June 12, 2032 ^f	No Change
Existing Fiscal Limits			
Combined Tax Increment Cap ^g		\$1,348,862,000	
1982 Area Tax Increment Cap ^g	N/A	\$75,000,000	N/A
Incurring Debt	N/A	\$100,000,000	N/A
Proposal Fiscal Limits			
Tax Increment Cap ^h		\$3,000,000,000	
Incurring Debt	No Change	\$100,000,000	No Change

Note: N/A = Not applicable.

a. Estimated to be \$0 as all parcels within the 1982 Area were publicly owned at the time the 1982 Area was added to the Central District.

b. The incurring debt limit for the Central District Original Area and 1982 Area was eliminated in by Ordinance 12570 C.M.S. in 2004, as authorized by the CRL.

c. Re-established and extended per Ordinance 12090 C.M.S.

d. Ordinance 12617 C.M.S. extended these time limits by one year per SB 1045, and Ordinance 12641 C.M.S. extended these time limits by two years per SB 1096

e. Ordinance 12641 C.M.S. extended these time limits by one year per SB 1045.

f. Per SB 211, the time limits for plan effectiveness and tax increment receipt for pre-1994 plans are proposed to be extended by ten years.

g. The limit of approximately \$1.3 billion applies to the entire Central District Project Area. The 1982 Area has an individual cap of \$75 million.

h. The Plan Amendment proposes to eliminate the \$75 million limit for the 1982 area and increase the Project Area's overall limit on Tax Increment collection to \$3 billion.

Source: Redevelopment Agency of the City of Oakland.

B. CONDITIONS OF BLIGHT

CRL Sections 33030-33039 outline the legal framework for establishing a redevelopment area. The law states that redevelopment may be required in the interest of the health, safety, and general welfare of people in communities that are plagued by blighted areas, which constitute physical and economic liabilities. The blight must also cause a reduction or lack of proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment. In order to establish a redevelopment area, the CRL Law requires that blighting conditions in the area must be substantiated by at least one physical as well as one economic condition as defined by the law.

The City Council found evidence of blight at the time of plan adoption and applicable plan amendments that required evidence of remaining blight, and concluded that redevelopment was necessary to effect the public purposes declared in the CRL. The blighting conditions in the Project Area have included:

- Deteriorated and dilapidated buildings – At the time of the Original Area Plan Adoption on June 12, 1969, over a third of the buildings in the area were previously documented as seriously deficient. The Plan Amendment in 1982, which added the 1982 Area, included the Henry J. Kaiser Convention Center, which due to age and building deterioration heeded substantial rehabilitation that could not be alleviated by private investment. Parcels in the 2001 Area had dilapidated and deteriorated buildings including unreinforced masonry buildings.
- Underutilized and vacant land or abandoned buildings – At the time of the Original Area Plan Adoption, low intensity pattern of construction with an extremely low floor area ratio was a hindrance to the private market to capitalize on the area's location potential.
- Lots of irregular form and shape and inadequate size – Extensive fragmented ownership, parcelization and subdivision of the interiors of structures prevented private investment in the Project Area at the time of the Plan Adoption.
- High vacancy rates – Nearly 45 percent of the total usable floor space in the Original Project Area was vacant at the time of the plan adoption in 1969.
- Obsolete design – The majority of the Original Project Area suffered from obsolete design due to technological progress and modern building techniques. The existing building stock in the 2001 Area failed to satisfy the needs of modern industrial users for availability of parking, outside storage, on-site truck access, and loading dock facilities.
- Inadequate public infrastructure – Inadequate vehicle and pedestrian infrastructure in the Project Area caused congestion and disrupted traffic flow in the Project Area at the time of Plan Adoption. The City added the 1982 Area in order to properly and efficiently plan and implement traffic improvements. The 2001 Area suffered from inadequate/substandard streets, curbs and/or gutters.

The Agency's redevelopment program has included projects and activities that span the entire Project Area as well as those that have focused on City Center, Chinatown, Old Oakland and

Uptown. Since the adoption of the Project Area, the Agency has facilitated or assisted in the implementation of numerous major projects and developments that alleviated blighting conditions and catalyzed development in the Project Area. However, while many parcels in the Project Area are no longer blighted as a result of the Agency's Redevelopment Program and private investment stimulated in part by public investment in the area, significant blight remains within a large portion of the Project Area. The following blighting conditions remain:

- Unsafe or Unhealthy Buildings
- Conditions Hindering the Viable Use of Buildings or Lots
- Depreciated or Stagnant Property Values
- Impaired Property Values Due to Hazardous Wastes
- Indicators of Economically Distressed Buildings
- Excess of Problem Businesses
- High Crime Rate

C. GOALS AND OBJECTIVES FOR THE PROJECT AREA

Generally, it is the objective of the Agency to assist in the improvement of the Project Area, which is in need of redevelopment and private reinvestment to correct health and safety concerns and to address economic and physical blighting conditions. The following specific goals and objectives are included in the CDURP:

- Strengthening of the Project Area's existing role as an important office center for administrative, financial, business service and governmental activities.
- Revitalization and strengthening of the Oakland Central District's historical role as the major regional retail center for the Metropolitan Oakland Area.
- Establishment of the Project Area as an important cultural and entertainment center.
- Re-establishment of residential areas for all economic levels within specific portions of the Project Area.
- Provisions of employment and other economic benefits to disadvantaged persons living within or near the Project Area.
- Restoration of historically significant structures within the Project Area.
- Improved environmental design within the Project Area, including creation of a definite sense of place, clear gateways, emphatic focal points and physical design which expresses and respects the special nature of each sub-area.
- Provision of adequate infrastructure such as public parking, sidewalks and traffic control.
- Utilization of key transit nodes to support transit-oriented development.

One of the primary functions of this Implementation Plan is to illustrate how the Agency's efforts during the five-year term of this Implementation Plan will continue to eliminate blighting conditions throughout the Project Area. The goals above are considered with each action the Agency takes, so that all expenditures go towards supporting the programs and projects that will address blighting conditions and attract private investment to the Project Area. The next section provides a description of those activities planned for the term of this Plan.

D. PROJECTS AND EXPENDITURES PROPOSED FOR THE NEXT FIVE YEARS

This section of the Implementation Plan identifies programs projects, and expenditures to be used in the realization of the goals and objectives over the term of the Plan. The elements of this Redevelopment Component of the Implementation Plan are interrelated to accomplish the alleviation of blight remaining in the Project Area. The means for achieving the goals and objectives of the Redevelopment Component are the programs, projects and expenditures the Agency intends to undertake over the five-year term. By implementing these projects and programs, the Agency will continue to abate blight in the Project Area despite the challenging economic environment created by the national recession with its weak real estate, financial and employment markets.

The following table outlines the projected tax increment revenues for the Project Area over the five-year period of this Implementation Plan. These figures assume an annual growth rate of one percent over the 2009 assessed property valuation. These projections are subject to change based on actual revenue receipts and potential specified payments that will be required if the City approves legislation to comply with the “Voluntary Redevelopment Program” as specified in ABx1 27 (the “Voluntary Program Act”).

Table 2
Projection of Tax Increment Revenue
Fiscal Years 2009/10-13/14
Project Area (including Amendment Area)
(\$'000s)

	2009-10	2010-11	2011-12	2012-13	2013-14	TOTAL
Gross Tax Increment Revenue*	57,605	56,515	53,830	54,368	54,911	277,229
Housing Set-Aside Req't **	(11,526)	(12,619)	(13,457)	(16,310)	(16,473)	(70,385)
AB 1290 Pass-through	(5,029)	(4,881)	(4,274)	(4,382)	(4,490)	(23,056)
Debt Service	(25,420)	(25,839)	(25,855)	(26,033)	(26,768)	(129,915)
TI Rebates	(1,288)	(1,317)	(1,346)	(1,377)	(1,423)	(6,751)
State Education Funds (SERAF)***	(7,039)	(3,052)	0	0	0	(10,091)
City Staff & Overhead	(8,276)	(8,275)	(7,789)	(7,529)	(7,273)	(39,142)
Net Tax Increment Revenues	(973)	532	1,109	(1,263)	(1,516)	(2,111)

* Net of County Administrative Fee

** Low-/Moderate Income Housing Set-Aside 1) includes FY 2010-11 voluntary contribution of 2.4% and FY 2011-12 voluntary contribution of 5.0% in addition to the CRL-required 20%; 2) requirement increased to 30% starting FY 2012-13 per Health and Safety Code Section 33333.10(g) and assuming proposed 17th Amendment under consideration is approved.

*** Any potential payments required pursuant to ABx1 27 have not been included in this calculation because the total amount of the remittance, if any, or the Project Area's proportional share has not been determined.

There will not be any net tax increment revenue available in the Capital Projects Fund for Agency activities in the Project Area between FY 2009-10 and FY 2013-14. Total funding for the set-aside into the Low and Moderate Income Housing Fund during FY 2009-10 to FY2013-14 is estimated to be approximately \$70.4 million.

The proposed projects and program expenditures for the next implementation period will be funded from projected net tax increment revenues (as described in Table 2), capital funds (including bond proceeds and revenue from capital projects), sales proceeds, fund transfers and miscellaneous sources (including interest and rental income). Table 3 below outlines the amount of capital allocated to each of the projects and programs in fiscal year 2009-11 within certain geographic areas.

Table 3
 Projection of Capital Expenditures
 Central District Project Area
 Fiscal Years 2009/10 - 13/14

Capital Project Descriptions	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Fiscal Year 2012-13	Fiscal Year 2013-14	Total
Commercial/Development						
1800 San Pablo Parking Garage	\$0	\$0	\$6,400,000	\$0	\$0	\$6,400,000
Business Improvement District (BID)	\$0	\$0	\$65,000	\$0	\$0	\$65,000
Central District Site Acquisition - City Walk	\$2,030,000	\$2,970,000	\$470,000	\$0	\$0	\$5,470,000
Downtown Facade Improvement Program	\$449,000	\$1,180,000	\$1,902,000	\$0	\$0	\$3,531,000
Downtown Historic Facade Program	\$0	\$331,000	\$0	\$0	\$0	\$331,000
Fox Courts DDA	\$0	\$0	\$52,000	\$0	\$0	\$52,000
Retail/Entertainment Catalyst Project-Tenant Improvements	\$873,000	\$646,000	\$1,500,000	\$0	\$0	\$3,019,000
Small Business Retail (Broadway) Loan Program	\$110,843	\$0	\$311,000	\$179,000	\$0	\$600,843
Uptown - Retail Entertainment Catalyst Project	\$0	\$0	\$57,000	\$0	\$0	\$57,000
Victory Court	\$0	\$0	\$36,747,500	\$53,000,000	\$0	\$89,747,500
Community/Enhancement						
- Chinese Garden	\$335,000					
- Jefferson Sq. Public Facility	\$0	\$661,250	\$0	\$0	\$0	\$661,250
- Lincoln Rec Center Pub Facility	\$0	\$0	\$787,000	\$0	\$0	\$787,000
- Malonga Public Facility	\$0	\$0	\$920,000	\$0	\$0	\$920,000
- Scotlan Capital Improvement	\$0	\$0	\$4,000,000	\$0	\$0	\$4,000,000
1-1/2% Public Art	\$418,967	\$0	\$753,000	\$753,000	\$0	\$1,924,957
14th & Broadway Transit Center	\$0	\$0	\$0	\$318,000	\$0	\$318,000
Basement Backfill Program	\$0	\$280,000	\$2,552,000	\$0	\$0	\$2,832,000
Broadway - West Grand - ORA	\$336,000	\$0	\$64,000	\$0	\$0	\$400,000
Central District Public Facilities - Scotlan Lease Payment 2011-12	\$2,000,000	\$2,000,000	\$0	\$0	\$0	\$4,000,000
Downtown Streetscape Master Plan	\$0	\$0	\$0	\$2,847,000	\$0	\$2,847,000
I 880 Broadway Underpass	\$0	\$0	\$0	\$1,050,000	\$0	\$1,050,000
Telegraph Phase i ORA	\$0	\$0	\$157,000	\$0	\$0	\$157,000
Upper Broadway Retail Strategy	\$4,000,000	\$0	\$10,470,000	\$10,000,000	\$15,030,000	\$39,500,000
Uptown Garage (21st and Telegraph)	\$182,000	\$0	\$3,300,000	\$0	\$0	\$3,482,000
Downtown/Capital/Project Support/Planning						
	\$0	\$631,000	\$1,000,000	\$400,000	\$253,000	\$2,284,000
Total	\$10,734,810	\$8,699,250	\$71,507,500	\$68,547,000	\$15,283,000	\$174,436,560

The redevelopment activities the Agency has planned over the five years focus on rehabilitation and enhancement of the Project Area's infrastructure and buildings, while facilitating new mixed-use and infill development, attracting new businesses to the downtown and operating

public facilities in support of these efforts. Economic development is also made a priority, as evidenced by the specific retail plan for the Broadway/Valdez district, as well as continuous and comprehensive marketing efforts in the areas of overall image enhancement; business attraction marketing; city promotion; visitor marketing (through the Oakland Convention & Visitors Bureau contract); and film, special events and cultural arts to enhance vitality and fuel continued revitalization of the area. Private sector activities will additionally contribute to blight abatement within the Project Area. The projects and programs will generally be implemented either throughout the Project Area.

I. Commercial Development

a. Property Acquisition, Site Preparation and Disposition, Projects and Activities

10K Downtown Housing Initiative

In 1999, former Mayor Jerry Brown and the City Council launched the 10K Downtown Housing Initiative. This major downtown redevelopment effort aimed to attract 10,000 new residents to the Central District by marketing the area, identifying opportunity sites, preparing Agency-owned properties for disposition via issuance of a Request for Proposals, and working with private developers during the project approval process to build new housing. As of August 2010, 4,274 housing units were completed, 371 units are under construction, 1,670 units have planning approvals and 1,439 units are in planning. Although the 4,645 units completed or under construction have not met the goal of the 10K initiative since it would take approximately 6,000 units to accommodate 10,000 new city dwellers, the initiative significantly contributed to developing a substantial amount of in-fill housing in the Central District in a relatively short time, while positioning downtown Oakland as a desirable area to live. The severe downturn in the local housing market and the national credit crisis cast doubt on the near-term prospect of starting those residential projects that are not yet under construction. As a result, the Agency is no longer implementing the 10K strategy. However, the Agency will work with the developers of those projects that have secured planning approvals or which are still in the planning phase in order to move these projects toward construction during the implementation period. Other plans for FY 2010-14 include completion of Domain, formerly Citywalk (264 rental apartments and 3,000 square feet of retail), which resumed construction after being idle for over three years after the Agency authorized a market-rate construction loan in the amount of \$5 million to the new project developer. The loan represented gap financing that was needed to resume and complete construction of the project. Project construction restarted in June of 2010 and is scheduled for completion in December of 2011.

1800 San Pablo Avenue

The Agency owns a parcel bounded by San Pablo Avenue, 18th Street, 19th Street and the Fox Courts Project. In October of 2009, the Agency issued a request for development proposal for the site and selected Sunfield Development, LLC as the developer for the site. Upon Council approval, the Agency entered into an ENA with the developer in July of 2010. Plans for the 2009-10 through 2013-14 implementation period include entering into a DDA or Ground Lease and working towards the start of construction of a new mixed-use project on the site.

The proposal is to sell the site for a mixed-use retail and entertainment project and use the sales proceeds and bond funds to purchase approximately 200 public parking spaces in the project. The parking will be owned by the City of Oakland.

Broadway Corridor Retail Strategy – Site Assembly and Preparation 2330 Webster and 2315 Valdez Street

The Upper Broadway Retail Strategy – A Component of the Oakland Retail Enhancement Strategy report identifies the Broadway Retail Corridor (BRC), which is partially located in the Project Area, as a key area in Oakland for comparison/life-style retail, office and housing mixed use development. The Agency is participating in an interdepartmental effort to create a specific plan for the BRC that provides for an urban mixed-use, mixed-income development with major retail and high density housing components and the appropriate accompanying environmental impact report (EIR).

During FY 2009-11, the Agency acquired two strategic parcels located at 2330 Webster and 2315 Valdez Street. The Agency will continue operation of these properties as public surface parking lots until the economy improves sufficiently for the implementation of the Retail Strategy. The proposal is to sell the sites for a major retail development or a development with street level retail, housing and public parking and use the sales proceeds and bond funds to purchase public parking spaces in the project or near by the project. The parking will be owned by the City of Oakland. Goals for 2010-14 include identification and purchase of opportunity sites necessary for the implementation of the plan, including identification of opportunity sites to provide new parking garages and other amenities in the area, and working with developers and property owners on the implementation of the strategy.

City Center Site Preparation T5/6 (1114 Clay Street And 498 11th Street)

This project consists of four large properties located in the City Center area of downtown, of which one, located at 555 12th Street, was developed into an office tower by the Shorenstein Company in 2002. The Shorenstein Company also purchased the site located at 661 12th Street (known as T12) in December of 2007 from the Agency, and started construction of an office building in November of 2008. After removal of all hazardous soils from the property, which was overseen and paid for by the Agency, Shorenstein halted project construction in January of 2009 and requested an extension of the completion date by 36 months. In 2010, the Agency and Shorenstein negotiated a 13th Amendment to the City Center DDA extending the date to complete construction of the project from April of 2012 to April of 2015, with two additional extension options that could extend completion of construction until 2017. At this time, Shorenstein has stabilized the site, and is paying for an art project that would beautify the fence surrounding the vacant site.

Shorenstein also had an option to acquire T-5/6 located at 11th Street and Clay Street, which the company terminated in 2010. This site is entitled for development as a 580,000 square feet office building with 7,500 square feet ground floor retail. The City will identify a developer for the property during FY 2010-14.

Wood Street Partners acquired another of the City Center properties (T10) in 2010, after a previous developer halted construction on the site in July of 2007. In March of 2010, the Agency authorized a market-rate construction loan in the amount of \$5 million to the new developer to provide gap financing that was needed to resume and complete construction of the residential project. Project construction restarted in June of 2010 and is scheduled for completion in December of 2011.

Key System Building – 12th & Broadway

This project consists of the renovation of the historic Key System building on the corner of 12th Street and Broadway, and its integration into a new mixed-use 20-story office tower with 310,000 square feet of office and 9,810 square feet of ground floor retail space to be developed on an adjacent vacant site. The project also includes a purchase and sales agreement between the Agency and SKS Broadway, LLC, the developer for the site, for a 145-space public parking garage located in the adjacent University of California Office of the President (UCOP) garage located at 409 – 12th Street. In 2010, the Agency executed 1) an amendment to the Amended and Restated Owner Participation Agreement (OPA) and 2) an amendment to the purchase and sale agreement between the Agency and SKS for 145 spaces. The amendment to the OPA will extend the deadlines for SKS to complete a number of activities, including commencement of construction by June of 2013. The amendment to the PSA will extend the deadline for SKS to purchase the UCOP Parking to June 2014. Other plans for FY 2010-14 include working with SKS to identify potential tenants that would result in an acceleration of the development schedule.

Uptown Project (Parcel 4, 1901 Telegraph Avenue)

In December of 2009, Forest City, Inc. and its affiliates completed the redevelopment of a 6.5 acre site located in the Uptown Area. The Uptown apartment complex includes a transit-oriented development consisting of 665 mixed-income rental apartments, of which 25 percent (166 units) are affordable to low and moderate income households, 9,000 square feet of neighborhood-serving retail and a 25,000 square-foot public park, known as Henry J. Kaiser Memorial Park.

The Agency pursued redevelopment of the last parcel at 1901 Telegraph Avenue, which was scheduled to start construction in October of 2008, with Forest City, but the company did not proceed because of the deteriorating conditions in the local housing market and the national financial crisis. Plans for FY 2010-14 include the development of a temporary rotating art display to showcase the works of local artists on the site. The Agency will also prepare a strategy for permanent development for the property during the implementation period and issue a Request for Proposals. The site is eventually proposed for large format retail and public parking garage, with residential or commercial development above in proximity to public transportation.

The proposal is to redevelop the site for large format retail and a larger public parking garage, with residential or commercial development above. The Agency is looking for a developer with control of adjacent properties to create a regional shopping district. The Oakland Retail Strategy identified public parking as one of the key redevelopment investment strategies and the Agency budgeted significant bond funds for this use.

Victory Court

The Agency has been in discussions with Major League Baseball (MLB) over the potential development of a new ballpark for the Oakland A's in the Victory Court area near Jack London Square. The Agency has undertaken initial planning efforts, including preparation of an Environmental Impact Report and evaluating site assembly and infrastructure requirements for the stadium. If the project goes forward the Agency would complete the EIR, negotiate and execute a Disposition and Development Agreement with the A's and MLB, complete site acquisition and relocation of existing tenants, complete environmental remediation, and initiate demolition, site preparation and constructing off-site infrastructure during FY 2010-14.

Lake Merritt Channel (12th Street Remainder Site and the Henry J. Kaiser Convention Center (1000 Oak Street))

This project consists of two sites adjacent to the Lake Merritt Channel, where the City of Oakland has committed major funds for open space and other improvements. The project has created a new parcel from realigned streets east of the channel and south of Lake Merritt, commonly referred to as the 12th Street Remainder Parcel. The City also owned the vacant Henry J. Kaiser Convention Center just west of the channel and immediately adjacent to the Measure DD improvements along the Lake. The Agency purchased the 12th Street Remainder Parcel and the Henry J. Kaiser Convention Center to promote redevelopment of both properties. Since both properties are in proximity to the Lake Merritt BART Station, they will be designed to maximize access to public transport, and incorporates features to encourage transit ridership.

The 12th Street Remainder is being considered for a primarily residential mixed-use project with ground floor retail and/or community uses. The project should enhance and complement the City's improvements around Lake Merritt and along the Lake Merritt Channel.

The Henry J. Kaiser Convention Center located at 1000 Oak Street is a multi-purpose arena and theater that opened in 1914. The property is a Designated City of Oakland Historic Landmark A1+ and is on the California Register of Historic Resources. The facility underwent renovation in 1985, but has been closed since 2005 due to problems with life safety and building systems. The building measures approximately 396 feet long by 196 feet across, and contains approximately 214,969 square feet of floor area on four levels inclusive of the full basement. The main spaces are: 1) a ±4,500 seat arena (total seating capacity including floor is ±6,000); 2) an approximately 1,900 seat formal theater; and 3) three conference rooms. The plans for the property include finding an experienced operator for the facility that would participate in funding and completing required building improvements in order to put the property back into productive public use.

Telegraph Parking Plaza (2100 Telegraph Avenue)

The Agency acquired Telegraph Parking Plaza located 2100 Telegraph Avenue from the City during FY 2008-09. The proposal is to redevelop the site for large format retail and larger public parking garage, with residential or commercial development above.

b. Planning

Broadway Corridor Retail Strategy

In December 2007, the Oakland City Council reviewed recommendations from the *Upper Broadway Strategy – A Component of the Oakland Retail Enhancement Strategy*. The report identifies the Broadway Retail Corridor (BRC), which is partially located in the Project Area, as a key area in Oakland for comparison/life-style retail, office and housing mixed use development. The Agency is funding and participating in an interdepartmental effort to create a specific plan for the BRC that provides for an urban mixed-use, mixed-income development with major retail and high-density housing components and the appropriate accompanying environmental impact report (EIR); Goals for 2010-14 include completion of the specific plan and the EIR. Once completed, the Broadway Corridor Retail Strategy is a major effort by the Agency to attract, retain and expand retail in the Project Area.

Lake Merritt Bart Station Area Plan

The City of Oakland, the Agency, BART and the Peralta Community College District, through a grant from the Metropolitan Transportation Commission, have come together to prepare a Station Area Plan for the area around the Lake Merritt BART Station. The Plan will consider land use, buildings, design, circulation, BART improvements, streetscape improvements, parks, public spaces and other established plans. It will identify actions the City and the other public agencies should take to improve the area, and it will establish regulations for development projects on private property. The project also involves the preparation of an Environmental Impact Report (EIR) for the Station Area Plan. Plans for 2010-14 include completion of the plan and the EIR.

c. Commercial Attraction, Retention, and Expansion

Broadway Corridor Small Business Retail Loan Program

The Small Business Retail Loan Program provides a revolving loan fund that is made available to small retail and commercial business and property owners along the Broadway corridor. The loan fund is intended to provide capital for physical improvements, including those related to life safety and façade enhancement. The City of Oakland's Community and Economic Development Agency's Commercial Lending division has contracted with the Oakland Business Development Corporation (OBDC) to assist small businesses and property owners in the Broadway Corridor Target Area, and provides hands-on business assistance throughout the commercial loan application process. During FY 2009-11, OBDC made two loans to qualifying businesses. During FY 2010-14, OBDC will continue to provide direct loan packaging and underwriting of loan program funds.

Business Improvement District/Community Benefit District

The purpose of a Business Improvement District (BID), also known as a Community Benefit District (CBD), is to generate revenues from special assessments that are used to finance

additional services to assessed districts beyond those already provided by the City, thereby improving the public perception of Oakland's commercial and mixed-use neighborhoods, including the Central Business District, as a place to work, shop, live and conduct business. Within the Central District, there are three BIDs, the Koreatown/Northgate Community Benefit District which was formed in July 2007, and the Downtown Oakland and Lake Merritt/Uptown Community Benefit Districts which were established in July 2008. Collectively, these three districts generate approximately \$2.2 million in special assessments per year.

BID activities include, but are not limited to private security and ambassador services, enhanced landscaping, sidewalk cleaning, special events, district branding and other marketing activities to support the economic vitality of the district. The BID program may also provide, as needed, technical information and advice to staff from other economic development divisions, including the Oakland Merchant Association Assistance Program (MAAP) responsible for facilitating BID service delivery on the district level and/or for assessing the readiness of new groups interested in exploring the possible future formation of a BID within their commercial district in the Central District.

Plans for FY 2010-14 include working with community representatives interested in exploring the possible formation of a BID and facilitating the development of policies and procedures which support an effective coordination of efforts between various City divisions (e.g. Public Works, Environmental Services, Oakland Police) and the three existing downtown BIDs.

Downtown Façade Improvement Program

The Downtown Façade Improvement Program (FIP) was created in 1999 and includes the Uptown, Old Oakland/Chinatown and the Lower Broadway areas. The Downtown FIP provides matching grants and design assistance to existing businesses and property owners for the purpose of making storefront and façade improvements. The FIP is intended to restore the exterior of historic buildings, update and modernize the exterior of older buildings for reoccupation, promote retail activity, improve the pedestrian experience and help support other redevelopment projects by enhancing the general appearance of surrounding properties. Eligible work includes the following:

- Painting/wall repair/cleaning • New awnings/canopies
- Renovation or repair of windows • Landscaping and exterior seating and lighting
- Rehabilitation of historic facades • Doors and storefront systems
- Improvement & removal of safety grilles • Removal & replacement of signage

The goal for FY 2010-14 is to start and/or complete 200 projects. FIP staff will continue to identify new eligible applicants and work closely with property owners during the implementation of each Façade project during implementation of the program.

Downtown Tenant Improvement Program

The Downtown Tenant Improvement Program (TIP) provides incentives to attract businesses to targeted locations in the downtown area. While the market for retail in Downtown has improved

over the last few years, in many cases the building spaces that are available require substantial tenant improvements to meet the needs of retailers and restaurant operators. Some property owners are unable to improve their properties in order to attract premium tenants and customers. The TIP is part of the City's business CARES strategy (creation, attraction, retention and expansion.) The TIP offers property and business owners matching grants on a dollar-for-dollar basis of up to \$99,000 for tenant improvements to the interior of retail spaces. Under the TIP incentives can be provided to fund eligible expenses such as:

- Hazardous materials abatement i.e. removal of asbestos
- Compliance with the Americans with Disability Act (ADA)
- Demolition and shell reconstruction
- Plumbing, mechanical, electrical and HVAC
- Interior décor and historic restoration of interior materials
- The primary focus of the TIP will be helping to design the interior of vacant retail spaces

The goal for FY 2010-14 is to start and/or complete 150 tenant improvement projects.

Economic Development Program

The Agency is supporting the Economic Development Division's Economic Development Program to increase investment in Oakland in a way that contributes to the prosperity of businesses, provides sustainable job opportunities for Oakland residents and builds a diverse economy in Oakland. The Economic Development Division is now organized into three primary service areas: Strategic Economic Development Services, Business Services and Workforce Development Units. The program serves not only the Central District Project Area and I-880 corridor, but also other commercial areas and business districts of the city. For FY 2010-14, the Economic Development Program will focus on the following major initiatives:

- Continued implementation of the ***Citywide Retail Enhancement Strategy***
- The ***Downtown Development Strategy*** is focused on the attraction of new, financially secure and experienced investors into Oakland's downtown market.
- The ***Industry Clusters Strategy Program*** is a new program that will focus on implementation of key projects in identified targeted industry sectors: Clean & Green, Creative & Innovation Services, Trade & Logistics, Health & Life Sciences, Manufacturing & Processing, especially Specialty Food production.
- Continued implementation of the ***Oakland Business Services Strategy***, the City and Redevelopment Agency's overall efforts to offer a coordinated, comprehensive program of business development services to Oakland's existing and new businesses. The Business Services Center has become a key component of this strategy.
- The ***Workforce Development Program*** was re-established in late 2010 and is primarily responsible for administering the Workforce Investment Board Program and contracts.
- The ***Oakland Green Business*** activities focus on helping businesses improve their environmental performance; and attracting and expanding businesses that offer environmental products or services.

Marketing & Special Events Program

The Marketing & Special Events Program positions Oakland and the Project Area as a center for business in the Bay Area through a comprehensive marketing strategy in the following areas: image enhancement; business attraction marketing; city promotion; visitor marketing (through the Oakland Convention & Visitors Bureau contract); and film, special events and cultural arts. Major functions include creating and implementing marketing campaigns; production of marketing collateral, high-profile special events and business support activities; promoting Oakland and the Project Area at key trade shows and conventions; generating positive publicity, including business-related media coverage; providing marketing technical assistance for small businesses and key cultural attractions; and promoting Oakland and the Project Area as a prime destination for shopping, dining, arts and entertainment. Goals for FY 2010-14 include launching a comprehensive, two-year marketing campaign promoting Oakland and the Project Area as a regional center for business and the arts.

Public Safety and Police Services Program

The Agency will continue to provide targeted and enhanced police services to commercial districts in the Project Area above standard police patrol levels. The goal of the Program is to facilitate increased commercial investment and redevelopment activities in the Project Area by reducing crime and improving safety and security for property owners, businesses, workers and patrons

d. Business Rehabilitation and Modernization Program

Downtown Façade and Tenant Improvement Programs

The Agency will continue to implement the Downtown Façade Improvement Program (FIP) and the Tenant Improvement Program (TIP) as described in more detail above since these programs are essential components of the Agency's business rehabilitation and modernization program.

II. Community Enhancement

a. Public Improvements

George P. Scotlan Memorial Convention Center

In June 2010, the Redevelopment Agency and the City of Oakland entered into a 12-year sublease for the George P. Scotlan Memorial Convention Center to develop appropriate marketing strategies and a capital improvement program for the renovation and modernization of the aging facility in order to enhance its appearance, marketability and long-term economic success. The sublease authorizes lease payments of \$2 million in FY 2009-10, and \$2 million in FY 2010-11. In July 2010, the Agency committed \$4 million to renovate the facility. The scope of the project focuses mainly on cosmetic upgrades to the property, new furniture and fixtures, and remodeled bathrooms to make them ADA accessible. Construction management for the renovation is being handled by ISC, the property management company for the Scotlan

Convention Center. Goals for FY 2010-14 include construction bidding to be completed by July 2011, permits secured in September 2011, and renovation to be completed by early 2012.

Public Parking

The Agency is developing and implementing parking optimization strategies that include administering contracts with operators for 4 public garages, two surface parking lots, the Oakland Ice Center and the George P. Scotlan Memorial Convention Center. These public parking facilities include the Franklin 88, UC Office of President, Telegraph Parking Plaza, City Center City Center Garage West and surface lots located at 2330 Webster and 2315 Valdez Street, and 490 Thomas L. Berkeley Way. The Agency may sell any of these facilities to enhance other redevelopment activities.

- **Franklin 88** - This 135-space garage serves Chinatown and was completed in October of 2004. The garage also provides overflow parking for the adjacent Courtyard by Marriott Hotel per a parking license agreement with the Agency. In 2010, Agency staff, in cooperation with the Home Owners Association at Franklin 88 hired Pacific Park Management to lease the facility. This new management company has improved the financial performance of the garage and eliminated the need for Agency subsidies. Plans for FY 2010-14 include administration of the parking operation agreement, and working with the operator and the home owners association on further improving the performance of this Agency asset.
- **City Center Garage West** - This garage continues to provide parking for offices and commercial tenants and workers in the City Center area, including workers in the Federal Building, the State Building, the City Administration Complex, Preservation Park and many other buildings near City Center. During FY 2010-2014, the Agency plans to continue to enhance parking operations and improve the financial performance of the garage.
- **UC Office of President Parking Operations** - The Agency owns and operates public parking in the UCOP Building at 11th, 12th and Franklin Streets. It is anticipated that this public parking garage will generate approximately \$320,000 per year in gross income during FY 2011-13. The garage is expected to operate without a subsidy in FY 2010-14. The Agency is under contract with SKS Broadway LLC to sell the garage once SKS has commenced construction of the Key System project currently scheduled for 2013.
- **Telegraph Parking Plaza** - The Agency acquired Telegraph Parking Plaza from the City during FY 2008-09. During FY 2011-13 the Agency will analyze the need for capital improvements at the garage and work with the Parking Division to issue a Request for Proposals for a new operator to improve the financial performance of the facility. The garage generated approximately \$470,000 in gross revenues per year during FY 2009-11. Plans for 2010-14 include evaluation to upgrade or replace garage with mixed-use project.

- **2330 Webster and 2315 Valdez Street** – The Agency acquired the surface lot in 2010 as part of the site assembly for the implementation of the Broadway Retail Strategy. During FY 2010-14, the Agency will evaluate future development of the site into a mixed-use project that includes a significant parking component in support of the Broadway Retail Strategy.

Touraine Hotel/Henry J. Robinson Multi-Service Center

The Henry J. Robinson Multi-Service Center (HRMSC) provides economic benefits to disadvantaged persons living within or near the Project Area by operating major supportive housing services to eliminate homelessness for struggling families through the provision of a two-year transitional housing program, an emergency shelter and drop-in services for the homeless population in Oakland. The HRMSC provides transitional housing for up to 54 families at a time, and gives homeless individuals the opportunity to stabilize their lives while completing, through case management, the necessary work needed to become productive citizens. The Center also provides 8 emergency housing units, a drop-in center, and an award-winning program for children. The programs at the HRMSC are funded by grants, with the Department of Housing and Urban Development (HUD) funding the Supportive Housing Program at the Center. The Redevelopment Agency receives income from leasing the Center, and the funds are utilized for capital improvements and maintenance repairs at the facility.

The housing and services provided at the HRMSC feed into the City of Oakland’s Permanent Access To Housing (PATH) Strategy to end homelessness in Oakland. Major accomplishments at the HRMSC during the 2009/10 program year included the provision of transitional housing and other supportive housing services for 67 families with 101 children, emergency shelter for 349 adults and children for 8,552 bed nights. 39 families exited the program and moved into permanent housing. 10 families secured other transitional housing.

For FY 2010-14, based on past performance, it is anticipated that 75% of all program participants who come in from the streets or from shelters will move into transitional housing and improve their residential stability, 100% of program participants will take part in skill development programs (vocational training, educational enrollment, life skills and money management), and 75 percent of all participants will increase their personal skills in the areas of budget management, decision-making and problem solving.

b. Circulation, Street Improvements and Streetscapes

Basement Backfill and Repair Program

The Central District Basement Backfill and Repair Program (“BBRP”) is a program that was initiated by the Agency in 2008 to assist private property owners with the repair of their deteriorated sub-sidewalk basement spaces in specific areas of the Project Area. The purpose of this program is to correct the problems associated with these deteriorated basements –such as leaking and rusted elevator access doors, deteriorated structural elements, rusted rebar, and leaking skylights and sidewalk grilles – so that the Agency can proceed with construction of several streetscape projects included in the Downtown Streetscape Master Plan. Plans for 2010-

14 include: Executing engineering contracts; completing designs; obtaining building permits; engineering utilities; and completing construction of the improvements.

Downtown Streetscape Master Plan

The Streetscape Master Plan calls for the construction of various public improvements to complement existing and future redevelopment projects, and to attract new public and private investment into the Project Area. The recommendations of the Streetscape Master Plan were guided by the objective of improving the appearance of selected sub-areas of the Project Area. The planned improvements will achieve this goal by creating a definite sense of place, clear gateways, emphatic focal points and an attractive physical design. The improvements consist of repair and/or restoration of existing pavement, widening existing sidewalks, constructing pedestrian bulb-outs, introducing new landscaping such as street trees, improving signage and striping, installing new lighting, modifying existing traffic lane patterns, and creating bicycle lanes. Agency funds for the implementation of the Streetscape Master Plan are complemented with local Alameda County Transportation Improvement Authority Measure B grant funding, local Alameda County Congestion Management Agency grant funding, and state grant funding via a voter-approved Proposition IC bond measure. During 2004-5 through 2008-9, 100% plans, specifications and cost estimates were completed for the following projects: Broadway Phase II and III, Latham Square, Telegraph Avenue, Telegraph Phase One, Old Oakland, 11th Street and Broadway-West Grand. Construction was completed for the following projects: Broadway Phase II and III (Broadway 12th to 20th), Telegraph Phase One (the west side of Telegraph Avenue from 18th Street to 20th St., 11th Street between Broadway and Clay Street, Broadway-West Grand (Broadway from West Grand to 24th Street). Plans for 2009-10 through 2013-14 include completing design and construction of the Old Oakland Streetscape Improvement Project, the Telegraph Avenue Streetscape Improvements, and Latham Square.

The Agency will investigate the need for additional streetscape projects throughout the Project Area based on an evaluation of existing conditions, planned projects and intensity of use of the streets in any given area. Priority will be given to heavily utilized streets around important public and private buildings, such as, for example, the Alameda County Superior Court building, Broadway/Valdez Retail Area or the Victory Court area. It is the Agency's goal to coordinate its work with Alameda County, the Peralta Community College District and BART to provide streetscapes that are safe, clean and attractive to businesses and the general public.

c. Recreational, Entertainment, Cultural and Arts Facilities and Improvements

Marketing & Special Events Program

The Marketing & Special Events Program promotes Oakland by organizing key cultural attractions, such as the on-going production of the annual Art & Soul festival which attracts 50,000 visitors to the Central District and generates extensive positive publicity. Plans for FY 2010-15 include continued production of the Art & soul festival, the Oakland Marathon and other cultural events.

Oakland Ice Center

The Oakland Ice Center (OIC) supports the Agency's redevelopment efforts in the Uptown Area by providing a recreational ice skating facility that attracts families to this part of downtown Oakland, especially on evenings and weekends. The OIC contributes to the establishment of the Uptown Area as a cultural and entertainment center. The facility has been managed by San Jose Arena Management (SJAM) since 2007. Since then, SJAM has substantially improved the financial performance of and community involvement at the OIC. In 2010, the Agency negotiated a 5-year extension of SJAM's contract. SJAM has noticeably increased the ethnic, gender, and economic diversity of OIC patrons and within the various skating program. The Agency also negotiated and entered into a ground lease with SJAM to improve and operate an existing surface parking lot next to the OIC. This parking lot will satisfy a demand for off-street parking next to the OIC as voiced by many of its patrons. Plans for 2010-14 include continued facility upgrades and to present a diverse program to Oakland residents and the public at large.

Fox Theater Management

The Fox Theater Master Plan

The Fox Theater was vacant for many years and represented a blighting influence on the surrounding area. The Fox Theater Master Plan called for the renovation and adaptive reuse of a major historic landmark in downtown Oakland into a performing arts center and educational facility for the Oakland School for the Arts. Project construction commenced in September of 2006 and was completed in February of 2009. Another Planet Entertainment manages the facility, which includes the nightclub "Den". The Fox has become the most popular concert venue in the Bay Area. Accomplishments for FY 2009-11 include execution of a lease with "Rudy Can't Fail", a late night bar and restaurant, which will occupy the last vacant retail space in the building. Plans for FY 2010-14 include continued build-out and opening of the new restaurant and continued support of the Agency-established non-profit public benefit corporation, Fox Oakland Theater which oversees the management of the theater.

Public Art Program

The Agency's Public Art Program allocates 1.5 percent of Agency capital construction project funding for the commissioning of public artwork. Agency funds will be used for artwork that is part of the Agency's Streetscape Improvement projects and for public art installations on publicly-owned properties. Plans for 2010-14 include the following:

- ***BART Entrance at 17th Street*** - Staff has worked with BART and a visual artist on an installation at the 17th Street BART entrance that will complement the surrounding Uptown Arts and Entertainment District. During FY 2009-11, staff selected the artist, obtained approval from BART and the Public Art Advisory Committee and started work on the design of the piece. Completion of the project is scheduled for August 2012.
- ***Uptown Parcel 4*** - Temporary Rotating Art Display: Staff plans to use the perimeter of the future development site at 1911 Telegraph as a temporary location for a rotating art display showcasing the works of local artist. During FY 2009-11, staff secured a \$200,000 grant from the National Endowment for the Arts for this project. Staff also

hired an architect to design the art display area along 19th Street, Telegraph and Henry J. Kaiser Memorial Park. Plans for 2011-13 include final design, construction and opening of the display space in the winter of 2011. The Public Art Program will commission new work, both permanent and temporary, for this site. A Request for Qualifications for artists will be released in spring 2011 with a 12-month timeline to commission and fabricate new projects for debut at Parcel 4. Existing artwork will also be placed on site supported by stipends paid to the artists. Exhibitions will be rotated on a staggered basis every six to twelve months, so that the display is frequently refreshed for viewers.

Public Parks and Facilities

As the population in the Central District is growing and public use of parks and facilities is increasing, there is a need to address deferred maintenance issues at certain public parks and facilities within the Project Area. As a result, in FY 2009-2011 the Agency made available \$3 million in grants to improve the following parks and public facilities. Plans for FY 2010-14 include the following projects:

- **Chinese Garden Park (7th and Harrison Streets)** - Improvements to the Chinese Garden Park include repairs to pathways, concrete pad at the pavilion, re-sodding of the lawn, tree planting and irrigation systems. Construction was completed in March 2010.
- **Henry J. Kaiser Memorial Park** - The Agency, with financial assistance from the City, worked with Forest City to create Henry J. Kaiser Memorial Park, a new 25,000 square-foot public park in the Uptown area. The park was completed in October of 2008. In 2010, the Agency provided a grant not to exceed \$182,000 to the Oakland Chamber of Commerce Foundation to pay toward the cost of installing the sculptural monument titled "Remember Them: Champions for Humanity" by Mario Chiodo. Completion and installation of at least 3 components of the sculpture at the Park is anticipated to occur in September of 2011.
- **Jefferson Square Park (618 Jefferson Street)** - Jefferson Park was subject to a major renovation to upgrade its tot lot, add a new dog park with separate areas for small and large dogs, relocate an existing full-sized basketball court, and complete general landscaping improvements. Construction started in 2010 and was completed in November 2010. In 2011, installation of historical marker panels and ADA parking will be completed.
- **Lincoln Square Park (261-11th Street)** – The Lincoln Square Park modernization project will provide a new synthetic turf field connecting the park to the adjacent Lincoln Elementary School as well as landscaping and irrigation, fencing, game tables, benches, site lighting and ornamental walls. The project adds approximately 1/3 acre of developed open space to the existing park. The school, as well as four day-care centers and two Head Start Programs use Lincoln Square Park as additional play area. The contract for the work has been bid and awarded. Start of construction occurred in March 2011 with a completion date of late July 2011.
- **Malonga Casquelourd Art Center Rehabilitation** - The Agency is providing funding assistance toward the rehabilitation of the Malonga Casquelourd Art Center. Plans for 2010-14 include completion of the work in the spring of 2012.

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

The Agency proposes to continue to focus its activities in the next three to five years 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 both commercial and residential designated areas.

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

1. Assemble 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 suitable of development for new uses. Through an Owner Participation Agreement ("OPA") or Disposition and Development Agreement ("DDA"), the Agency may provide land write-downs or may grant or loan money to assist new retail, commercial, housing, and entertainment development, or facilitate the expansion of existing facilities. Projects that include this activity could be located within the Upper Broadway Retail Strategy area or Victory Court. The Agency may use its power of eminent domain during the implementation of these projects and programs.
2. 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 or functionally obsolescent condition of retail and commercial buildings, more businesses will be attracted to the area, which will improve retail sales, property values and property taxes. The increased business activity should attract new patrons to the Project Area.
3. Provide infrastructure improvements covering a variety of public works projects ranging from installation of utilities, traffic capacity projects, mass-transit improvements, parking facilities, new streets, under grounding overhead distribution and communication lines, storm drainage and sanitary sewers, bridges and under- or over-crossings, flood control improvements, pedestrian and bicycle friendly areas, traffic calming, and freeway noise walls. This may also include streetscape projects including construction of new curbs, gutters and sidewalks; 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, Victory Court, and the continued operation and possible new construction of public parking facilities.

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

A. Implementation Plan Requirements

This Housing Component of the Implementation Plan is required by Article 16.5 of the CRL . (All citations in this portion of the Implementation Plan are to the Health and Safety Code unless otherwise specified.)

The Housing Component presents those components of the Agency's intended program for the Project Area, that deal with the expenditure of funds and activities relating to the production of housing at affordable housing cost to persons and families of low and moderate ("low-mod") income. Low-mod income is defined in the CRL by reference to Section 50093 of the Health and Safety Code, which specifies the following income levels:

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

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

Definition of Affordable Housing Cost

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

AMI = "Area Median Income," which is the Median Family Income, adjusted for family size, for the metropolitan area (Alameda and Contra Costa Counties combined), as determined by the U.S. Department of Housing and Urban Development

The CRL provides that, in addition to the removal of blight, a fundamental purpose of redevelopment is to expand the supply of low-mod housing (Section 33071). To accomplish this purpose, the CRL contains numerous provisions to guide redevelopment agency activities with regard to low-mod housing. These provisions divide a redevelopment agency's housing responsibilities into three major categories:

- The production and/or replacement of low-mod housing depending upon activities undertaken by an agency within its project areas;
- The set-aside and expenditure of specified amounts of tax increment revenue for the express and exclusive purpose of increasing and improving a community's supply of low-mod housing; and
- Preparing reports on how the agency has met, or preparing plans on how the agency will meet its responsibilities with regard to the first two items.

This Housing Component is part of the Agency's responsibilities under the third major category. Its contents address how the Agency's plans for the Project Area will achieve many of the housing responsibilities contained in the first and second major categories of Agency housing activities. Article 16.5 requires that the housing portion of an Implementation Plan address the applicable items presented in the list below.

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

AREA HOUSING PRODUCTION REQUIREMENTS. In project areas adopted after January 1, 1976, at least 30 percent (30%) of all new and substantially rehabilitated dwelling units developed by a redevelopment agency must be available at affordable housing cost to persons and families of low and moderate income and shall be occupied by these persons and families (Section 33413(b)(1)). At least 15 percent (15%) of all new residential dwelling units developed within a project area under the jurisdiction of an agency by public or private entities or persons other than the Agency must be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons or families (Section 33413(b)(2)). At least 15 percent (15%) of all substantially rehabilitated units that have received agency assistance must be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons or families (Section 33413(b)(2)(iii)).

For pre-1976 plans that adopt a 10-year time extension amendment under SB 211, the area production requirements become applicable and must be applied prospectively to new and substantially rehabilitated dwellings for which building permits are issued on or after the effective date of the time extension amendment (Sections 33333.10(l) and 33413(d)(1)).

- **REPLACEMENT HOUSING REQUIREMENTS.** Suitable locations must be identified for replacement housing units rehabilitated, developed or constructed pursuant to Section 33413(a), if the destruction or removal of low-mod units will result from a project

contained in the Implementation Plan (Section 33490(a)(3)).

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

- At least 20 percent of tax increment revenues must be set aside into a low and moderate income housing fund to increase, improve or preserve the community's supply of low and moderate income housing (Section 33334.2).

For agencies that adopt a 10-year time extension amendment under SB 211, beginning the first fiscal year commencing after the adoption of such amendment, the agency is required to set aside at least 30 percent of tax increment revenues into the low and moderate income housing fund (Section 33333.10(g)(1)).

- The law requires the proportional expenditure of these housing funds on moderate, low, and very-low income housing (Section 33334.4). For agencies that have adopted an SB 211 time extension amendment, the proportionality requirements change after amendment adoption and again after the original plan time limit for receipt of tax increment revenues is reached (Section 33333.10(f)).
- The law requires the transfer of housing funds to other public entities producing housing in the community in some cases if the low and moderate income housing fund has excess surplus (a possible outcome of the provisions of Sections 33334.12 *et seq.*).
- The law requires the proportional expenditure of housing funds on the same proportion of the households population over the age of 65 as reported in the most recent U.S. census (Section 33334.4).

3. Additional Requirements:

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

For project areas that are within six years of the time limit on the effectiveness of their redevelopment plan, the implementation plan must show the ability of the agency to comply with its replacement housing and area production requirements and the disposition of the remaining monies in the low and moderate income housing fund prior to the time limit (Section 33490(a)(4)).

B. Applicable Low and Moderate Income Housing Requirements

1. Applicable Housing Production Requirements

The date of adoption, the existence of low-mod housing units, and the potential for residential development are the primary determinants of the practical applicability of the various housing provisions of the CRL. The low-mod housing provisions as applied to the Central District Project Area are discussed below:

a. Replacement Housing Obligation

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

The Agency does not anticipate undertaking or assisting any actions in the Project Area that would result in the demolition or removal from the market of low and moderate income housing. Therefore there is no replacement housing obligation at present and no need to identify potential locations for replacement dwellings.

b. Housing Production Obligation

Because the Redevelopment Plan was adopted prior to 1976, the Agency was not required to comply with the housing unit area production requirement of the CRL Section 33413(b) prior to the 10-year SB 211 time extension amendment.

Beginning on the date of approval of the 17th Amendment to the Plan adopting the SB 211 time extension, the Central District is required to meet the affordable housing area production requirement for new and substantially rehabilitated dwelling units for which building permits are issued on or after the date of the Amendment.

The Agency does not plan to develop housing in the next five years, rather the Agency will assist in private sector affordable housing development. Thus, the Agency is not anticipated to incur any obligations under the 30% area production requirement of the CRL.

The Agency anticipates some continued private, unassisted and assisted development of housing in the Central District. As a result, following the date of adoption of the 17th Amendment, the Agency will need to create low and moderate housing in order to comply with the provisions of subparagraph (2) of Section 33413(b). Subparagraph (2) requires that 15 percent (15%) of all housing developed in the Project Area (inclusive of restricted units) be low-mod income housing. Of these low-mod units, at least 40 percent (40%) must be affordable to persons and families of very-low income.

To determine the number of units that must be developed in order to comply with this requirement, and to identify how much of this requirement will be satisfied by the

activities included in this Implementation Plan, a brief review of the anticipated housing development activity in the Project Area is presented below.

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

The Agency estimates that between the date of the time extension amendment and 2021, as many as 2,109 units of housing may be newly constructed, substantially rehabilitated, or acquired with affordability covenants.

**Central District Project Area
Projected Housing Production, 2011 – 2021**

Project Name	Units	Type	Year Completed	Affordability Level			
				Very Low	Low	Mod	Above Mod
1538 Broadway	69	TBD	TBD				69
17 th & Broadway (aka 1640 Broadway Mixed Use Project)	254	TBD	TBD				254
1701 Martin Luther King Jr. Way	12	TBD	TBD				12
188 11 th Street	287	TBD	TBD				287
2538 Telegraph Avenue	97	TBD	TBD				97
377 2 nd Street	96	TBD	TBD				96
459 23 rd Street	70	TBD	TBD				70
528 Thomas L. Berkley Way	18	TBD	TBD				18/
6 th and Oak Apartments	70	TBD	TBD	69			1
630 Webster Street	27	TBD	TBD				27
632 14 th Street	40	TBD	TBD				40
Broadway West Grand (aka Negherbon Mixed Use Project, Broadway Grand Phase 2)	367	TBD	TBD				367
Domain at Alta (formerly City Walk)	264	TBD	TBD				264
Harrison Senior Apartments	74	Senior	TBD	73			1
Harrison Towers	98	TBD	TBD				98
Jackson Center Two (235 12 th Street)	110	TBD	TBD				110
Jefferson Oaks Apartments	102	TBD	TBD	101			1
Victory Place (aka 1417-1431 Jefferson Street)	54	TBD	TBD				54
Total	2,109			243			1,866

d. Estimated Number of Units Required for Housing Production Obligation

If the allowed 2,109 units are built during this Implementation Plan period, this would generate a housing production obligation of at least 317 units affordable to very-low, low or moderate income households. Of these, at least 127 units would be required to be affordable to and restricted for occupancy by very-low income households.

e. **How the Housing Production Obligation Will be Met**

As noted in section d above, if all projected housing units are built, there will be approximately 317 units of low- and moderate income units (inclusive of that total, 127 units would be required for occupancy by very-low income households) that need to be constructed. To the extent there is a deficit of affordable units constructed, the Agency will identify projects and if necessary provide financial assistance to ensure that the required number of low- and moderate-income units are developed or otherwise made available.

**Central District Project Area
Affordable Unit Production Requirements Based on Completed/Underway
Projects**

	Total	Total Affordable	VLI Only
Total Units Completed/Underway	2,109	243	243
Less Required Affordable Units (15% total, 6% VLI)		317	127
Surplus/(Deficit)		(74)	116

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

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

a. **Set-Aside of Tax Increment**

The Agency must comply with the Section 33334.2 requirement to allocate 20 percent of the gross tax increment (“Set-Aside”) to affordable housing activities. The Set-Aside is required to be deposited into the Agency’s Low and Moderate Income Housing Fund (the “Housing Fund”) created to hold the monies until expended.

The Redevelopment Agency has adopted a general policy that 25 percent of all tax increment be allocated to the Housing Fund, subject to certain conditions. The projections of deposits into the Housing Fund that are included in the following section assume that the 25 percent Set-Aside will be deposited into the Housing Fund in each of the years covered by the Implementation Plan except for 2009-10 and 2010-11, where some or all of the voluntary five percent (5%) increase has been used to make State-mandated payments to the Supplemental Educational Revenue Augmentation Fund if that requirement survives a pending legal challenge.

Starting in fiscal year 2012-2013 (i.e., the first fiscal year commencing after the date of adoption of the 17th Amendment), the Agency must deposit at least 30 percent of all tax increment from the Central District into the Housing Fund.

b. **Proportional Expenditures of Housing Fund Monies**

The Project Area is subject to the Section 33334.4 requirement that the Agency expend Housing Fund monies in accordance with an income proportionality test and

an age restriction proportionality test. These proportionality tests must be met every ten years, in the case of the income proportionality test, and over the duration of the implementation plan in the case of the age test, through the termination of the Redevelopment Plan life. The proportionality requirement went into effect on January 1, 2002 and must be met every ten years. For plans adopted prior to 1994, the initial compliance period is actually from January 1, 2002 through December 31, 2014 (CRL Section 66490(a)(2)(A)(iii)), and for ten year periods thereafter. These tests do not have to be met on an annual basis.

Starting on the date of the SB211 plan amendment in 2011, the proportionality requirements will change. Following are how those expenditures will be made.

1. Very-Low and Low Income Housing Expenditures

The income proportionality test requires the Agency to expend Set-Aside funds in proportion to the housing needs that have been determined for the community pursuant to Section 65584 of the Government Code. The proportionality test used in this Implementation Plan is based on the 2008 Regional Housing Needs Allocation (RHNA) Plan prepared by the Association of Bay Area Governments. Based on the 2008 RHNA, the City’s minimum required allocation for very-low and low-income expenditures and maximum moderate income housing expenditures are:

Category	RHNA	Threshold
Very-Low Income	1,900	At least 27%
Low Income	2,098	At least 29%
Moderate Income	3,142	No more than 44%
Total	7,140	

Therefore, the CRL requires for Oakland that at least 27 percent of the Housing Fund monies dedicated to projects and programs be spent on housing for very-low income households. In addition, at least 29 percent of these funds must be spent on housing for low-income households, and no more than 44 percent of the funds may be spent on housing for moderate-income households. However, the Agency is entitled to expend a disproportionate amount of the funds for very-low income households, and to subtract a commensurate amount from the low and/or moderate-income thresholds. Similarly, the Agency may provide a disproportionate amount of funding for low income housing by reducing the amount of funds allocated to moderate-income households. In no event may the expenditures targeted to moderate-income households exceed the established threshold amount.

The Agency will allocate and expend its funds in such a way that these percentages are met over the period from January 1, 2002 through December 31, 2014 (CRL Section 33490(a)(2)(A)(iii)). In addition, the City or other entities may provide assistance for the construction of units affordable to very low and

low income households that may also be counted toward meeting the proportionality requirements of Section 33334.4.

2. SB 211 Moderate Income Housing Expenditures

Redevelopment law requires that this implementation plan address SB 211 requirements for a plan amendment that extend an area's time limit (CRL Section 33490(a)(2)(A)). This provision has two rules that impact the use of funds for low-mod housing development. The first rule states that from the date of adoption of the plan amendment to the former deadline for the receipt of tax increment, the agency may only spend 15% of the housing tax increment on moderate income housing. In addition, those moderate income units must be a part of a project that has at least 49% of the units affordable to very low- or low-income households. An exception to this rule is if an additional 5% of the amount deposited in the low-mod housing fund is used for moderate income housing, then, at minimum, a comparable amount must be spent on housing affordable to extremely low-income households (CRL Section 33333.10(f)(2)). The second rule requires that during the ten year extended period for receipt of tax increment revenue under the plan amendment, an agency may spend low mod housing fund monies during a five year sub-period for moderate income housing production only in an amount lesser of (1) the amount spent on extremely low-income housing, or (2) 15% of the amount deposited in the low-mod housing fund during a five year period. Not that the agency cannot make expenditures to assist production of moderate-income housing units than the number of extremely low-income housing units (CRL Section 33333.10(f)(1)).

3. Age Restricted Housing Expenditures

Section 33334.4 also requires that the Agency assist housing that is available to all persons, regardless of age, in at least the same proportion as the low income population under age 65 bears to the total number of low income households in the City as reported in the most recent census of the United States Census Bureau. According to the U.S. Department of Housing and Urban Development, 2000 CHAS Data Book, derived by the 2000 Census indicates that 82 percent of the City's low income households are under 65 years of age. As such, at least 82 percent of the Agency expenditures on affordable housing projects must be spent to assist projects that do not impose age restrictions on those households. The following summarizes the allocation of housing fund monies.

Age Category	Percentage of Funds
Senior	18% Maximum
Unrestricted	82%
Total	100.0%

The Agency will ensure that for the period beginning with the date of the SB211 plan amendment in 2011 through December 31, 2014 (CRL Section

33490(a)(2)(A)(iii)), not more than 18 percent of its expenditures on affordable housing projects are for projects exclusively serving seniors.

4. Excess Surplus

The Housing Fund is subject to CRL provisions requiring the transfer of housing funds to other housing producers in the Oakland area under certain circumstances. For example, such transfers could possibly occur if the Housing Fund had "excess surplus." Excess surplus means any unexpended and unencumbered amount in a Project Area's Housing Fund that exceeds the greater of \$1,000,000 or the aggregate amount deposited into the Housing Fund during the preceding four fiscal years.

The Agency does not anticipate having an excess surplus during the current Implementation Plan cycle or throughout the subsequent remaining Project Area life.

3. Housing Goals and Objectives of the Implementation Plan

The primary goal of the Agency is to comply with the affordable housing requirements imposed by the CRL in a responsible manner. The affordable housing activities identified in this proposed Implementation Plan will explicitly assist in accomplishing the intent of the CRL in regards to the provision of low-mod housing.

The CRL establishes that certain housing expenditures, and preservation and production requirements, be attained during five and ten year increments. The housing production requirement, if applicable, must be met every ten years, while the proportionality tests must be achieved over the next five or ten years, and then again through the end of the Project Area life. It is the Agency's goal and objective for this Implementation Plan to accomplish sufficient activity and expenditures over the Implementation Plan term, and through the term of the Project Area, to comply with the applicable requirements.

4. Estimated Housing Fund Revenues and Expenditures

The following table presents the projected future deposits into the Housing Fund. As shown below, \$71,512,217 in revenues are projected to be available over the five-year term of this Implementation Plan.

**Estimate Housing Set-Aside Revenue
2009-2014**

Plan Year	Fiscal Year	Housing Set-Aside
1	2009-10 ²	\$11,526,000
2	2010-11 ³	\$12,619,000
3	2011-12	\$13,457,000
4	2012-13	\$16,310,000
5	2013-14	\$16,473,000
Total	2009-14	\$70,385,000

5. Anticipated Housing Program Activities

The Agency may assist in a variety of programs to provide, improve and preserve affordable housing such as the following:

a. Production

The Agency can make loans and grants from the Low and Moderate Income Housing Fund to non-profit and for-profit developers for the new construction or rehabilitation of affordable housing. Loans can be made on a deferred payment and/or below market interest rate basis.

The Agency can also participate in land acquisition, land cost write-down, developer recruitment, credit enhancement, and other participation to cause affordable housing to be developed. This is normally accomplished after identification of a housing site, development of a housing concept, and issuance of a Request for Proposals for development of housing. Such affordable housing could be rental or ownership housing. The Agency may also acquire land and directly build housing.

b. Rehabilitation

The Agency may offer low-interest or no-interest loans or grants to assist low- and moderate income homeowners in making repairs to existing residences. Such repairs could consist of correcting health and safety violations, re-landscaping, and re-painting. This preserves the affordability of the housing and extends its lifespan, as well as improves the neighborhood. Additionally, such programs can be extended to owners of rental properties to make repairs to affordable rental housing. In either

² This number represents actual expenditures in fiscal year 2009-10. Note that in fiscal year 2009-10 the Agency deposited only 20% -- instead of 25% -- tax increment set-aside into the Housing Fund due to the State of California's requirement that Redevelopment Agencies make an additional deposit to fund education -- into the "Supplemental" Educational Revenue Augmentation Funds (SERAF) account.

³ This number represents budgeted expenditures for fiscal year 2010-11. Note that this represents approximately 22.5% of the tax increment set-aside into the Housing Funds.

case, covenants must be recorded to keep these properties affordable for the time period required by CRL.

c. **Affordability Assistance**

The Agency may provide direct subsidies to lower the cost of producing housing or first-time homebuyer programs to assist very-low to moderate income families with mortgage assistance for the purchase of a home. The latter can take the form of a deferred loan with a low interest rate and equity sharing provisions. When the home is sold, the loan and equity share would be used to help another first-time homebuyer.

d. **Preservation of Existing Affordable Housing**

The Agency may offer loans, grants or other forms of investment to assist in the preservation of existing assisted housing that is otherwise threatened with conversion to market rate. Such assistance would be coupled with affordability restrictions of 55 years for rental housing and 45 years for owner-occupied housing.

6. Allocation of Housing Funds over Previous Implementation Period

While Agency funds are tracked individually for each project area, the funds from all of the Agency's project areas are combined into a single Low and Moderate Income Housing Fund (except for West Oakland and Central City East, both of which restrict the use of housing funds to their Project Areas). The Agency has made findings that affordable housing activities in any part of the City are of benefit to all of the redevelopment project areas. As a result, Low and Moderate Income Housing Funds may be used both inside and outside the Project Area. In addition, the City of Oakland also provides assistance for the development, improvement and preservation of affordable housing.

The tables on the following pages provide information for the previous implementation plan period, 2004-2009, regarding:

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

Redevelopment Agency Assisted Housing Activities Completed or Underway, 2004 - 2009

Project Name	Type	Year Built	Project Area	Number of Units at Each Affordability Level (2)				Agency Funding (1)
				Very Low	Low	Moderate	Above Moderate	
1574-1590 7th Street	Homeownership	Underway	West Oakland			2	3	\$ 127,327
3701 Martin Luther King, Jr. Way	Homeownership	Underway	West Oakland	TBD	TBD	TBD	TBD	\$ 109,909
3829 Martin Luther King, Jr. Way	TBD	Underway	Broadway/MacArthur	TBD	TBD	TBD	TBD	\$ 52,000
6 th & Oak Streets	Seniors	Underway	Central District		69			\$ 3,699,656
720 E. 11 th Street Project	Families	Underway	Central City East	30	24			\$ 4,859,833
Altenheim Phase I	Senior	2007	None	39	53		1	\$ 4,084,660
Altenheim Phase II	Seniors	Underway	None	48	32		1	\$ 1,753,000
Byron Avenue Homes	Homeownership	Underway	Central City East	4	4	2		\$ 386,550
California Hotel	Special Needs	Underway	West Oakland	149				\$ 600,000
Drachma, Inc (14 unit scattered site)	Families	Underway	West Oakland	14				\$ 840,000
East Side Arts and Housing	Families	2005	Coliseum	4	12		2	\$ 1,130,000
Eastmont Court	Disabled or HIV/AIDS	2005	Central City East	18			1	\$ 1,427,000
Edes Avenue Homes, Phase A	Homeownership	2008	Coliseum		26			\$ 2,517,000
Edes Avenue Homes, Phase B	Homeownership	Underway	Coliseum		13	15		\$ 3,601,000
Effe's House	Families	Underway	None	4	17			\$ 1,257,000
Eldridge Gonaway	Families	Underway	Central City East		39		1	\$ 1,655,000
Emancipation Village	Special Needs	Underway	None	35			2	\$ 1,652,000
Fairmount Apartments	Families	Underway	None	30			1	\$ 3,400,000
Faith Housing	TBD	Underway	West Oakland	TBD	TBD	TBD	TBD	\$ 689,598
Foothill Plaza Apartments	Families	Underway	Central City East	53			1	\$ 2,910,000
Fox Courts	Families	2009	Central District	40	39		1	\$ 4,950,000
Golf Links	Homeownership	2009	None			3	7	\$ 584,000
Harrison Senior	Senior	Underway	Central District		73			\$ 5,133,000
Hills Elmhurst Plaza Senior Housing	Senior	Underway	Coliseum		63		1	\$ 6,032,000
Hugh Taylor	SRO	Underway	Central City East	42				\$ 1,222,000
Ironhorse at Central Station	Families	2009	Oakland Army Base		98		1	\$ 8,379,000
Jack London Gateway	Senior	2009	Acorn	24	36		1	\$ 4,900,000
Lincoln Court	Senior	2006	None	81			1	\$ 2,000,000
Lion Creek Crossings, Phase I	Families	2005	Coliseum	14	56			\$ 1,500,000
Lion Creek Crossings, Phase III	Families	2008	Coliseum		58		1	\$ 3,000,000
Lion Creek Crossings, Phase IV	Families	Underway	Coliseum	50			1	\$ 2,980,547
MacArthur Homes (3801-3807 MLK Jr. Way)	Homeownership	Underway	Broadway/MacArthur	TBD	TBD	TBD	TBD	\$ 800,000
Madison Street Lofts	Families	2008	Central District	78			1	\$ 4,522,915
Mandela Gateway Rental	Families	2005	West Oakland	60	60		2	\$ 2,500,000
Mandela Gateway Townhomes	Families	2008	West Oakland		8	6		\$ 1,479,100
Marin Way Court	Families	Underway	Coliseum		19		1	\$ 1,200,000
Mortgage Assistance Program	Homeownership	multiple	Citywide	47	242	2	1	\$13,451,314

Project Name	Type	Year Built	Project Area	Number of Units at Each Affordability Level (2)				Agency Funding (1)
				Very Low	Low	Moderate	Above Moderate	
Oak Park Homes	Families	2004	Central City East	34			1	\$ 3,419,000
Oak Street Terrace Senior	Senior	2004	Central District	16	22		1	\$ 2,072,000
Oaks Hotel	SRO and Special Needs	Underway	Central District	85				\$ 1,100,000
Orchards on Foothill	Senior	2008	Central City East	64			1	\$ 1,025,000
Palm Court	Homeownership	2005	Acorn		12			\$ 855,400
Palm Villas Residential Project	Homeownership	2005	Central City East			78		\$ 5,353,000
Percy Abrams Jr. Senior	Senior	2006	None	44				\$ 1,000,000
Posada de Colores	Senior	Underway	Central City East	99			1	\$ 450,000
Project Pride	Transitional	Underway	West Oakland	42				\$ 1,600,000
Redwood Hill	Homeownership	Underway	None		8	9		\$ 2,310,000
Saint Joseph's Family Phase Iib	Families	Underway	Coliseum	54	4			\$ 3,019,656
Saint Joseph's Family Phase Iia	Families	Underway	Coliseum			16		\$ 3,584,000
Saint Joseph's Senior	Senior	Underway	Coliseum	42	25		1	\$ 4,639,000
Saint Patrick's Terrace	Senior	Underway	West Oakland		65			\$ 753,600
Sausal Creek	Homeownership	2008	None			17		\$ 3,980,000
Seven Directions	Families	2009	Coliseum	23	12		1	\$ 3,289,000
Slim Jenkins	Families	Underway	West Oakland	27		3	2	\$ 1,920,000
Southlake Towers	Seniors	2004	Central District	26	103		1	\$ 445,300
Tassafaronga Homeownership	Homeownership	Underway	Coliseum		17	5		\$ 1,868,000
Tassafaronga Village Rental Phase I	Families	Underway	Coliseum		50			\$ 3,000,000

(1) Agency Funding includes all funding provided from Low and Moderate Income Housing Fund over the life of the project. Some funding may have been provided prior to 2004.

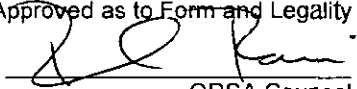
(2) TBD = "to be determined" – specific affordability levels have not yet been established.

**Housing Units Newly Constructed in Redevelopment Project Areas,
Assisted With Locally-Controlled Government Assistance and
No Redevelopment Agency Low & Moderate Income Housing Financing, 2004
- 2009**

Project Name	Type	Year Built	Project Area	Number of Units at Each Affordability Level			
				Very Low	Low	Moderate	Above Moderate
Lion Creek Crossings, Phase II	Families	2007	Coliseum	63	29		
Nathan A. Miley Senior Housing Community	Senior	2007	Central City East	50	19		
Uptown Project – Parcel 1	Families	2008	Central District	55		15	185
Uptown Project – Parcel 2	Families	2007	Central District	44		9	140
Uptown Project – Parcel 3	Families	2008	Central District	34		9	174
Wang Scattered Site – 901 70 th St.	Homeownership	2004	Coliseum		1		
Wang Scattered Site – 1311 Campbell Street	Homeownership	2005	West Oakland		1		

* Not all of these projects received locally-controlled government assistance

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Approved as to Form and Legality

ORSA Counsel

OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

Resolution No. 2012- _____

A RESOLUTION ADOPTING AN AMENDMENT TO THE FIVE-YEAR IMPLEMENTATION PLAN, 2009-2014, FOR THE CENTRAL CITY EAST REDEVELOPMENT PROJECT TO ADD THE FOLLOWING PROJECTS: SEMINARY POINT, 27TH AVENUE AND FOOTHILL BOULEVARD, 36TH AVENUE AND FOOTHILL BOULEVARD, EASTMONT, FOOTHILL SQUARE, AND MELROSE FORD

WHEREAS, on July 15, 2008, (Resolution No. 2008-0070 C.M.S.) the Redevelopment Agency of the City of Oakland (the "Redevelopment Agency") approved and adopted the 2008-2013 Implementation Plan for the Central City East Redevelopment Project (the "Implementation Plan"); and

WHEREAS, the Oakland Redevelopment Successor Agency ("ORSA") as successor agency to the Redevelopment Agency has taken over the obligations of the former Redevelopment Agency, including obligations related to adoption, review and amendment of implementation plans; and

WHEREAS, the ORSA Administrator has prepared and presented to ORSA an amendment to the Implementation Plan that would add certain projects and make other changes; and

WHEREAS, ORSA has held a noticed public hearing and received comment of the proposed amendment as required by law; now, therefore, be it

RESOLVED: That ORSA hereby adopts the amendment to the Implementation Plan as incorporated into the First Amended and Restated Five-Year Implementation Plan, 2008-2013, for the Central City East Redevelopment Project attached to this Resolution as Exhibit A; and be it

FURTHER RESOLVED: That ORSA authorizes the ORSA Administrator or her designee to administer the programs and projects in the Implementation Plan as amended, and take whatever other action is necessary with respect to the amendment consistent with the Resolution and its basic purposes.

IN SUCCESSOR AGENCY, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

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

NOES -

ABSENT -

ABSTENTION -

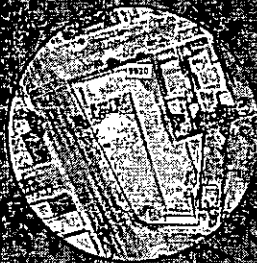
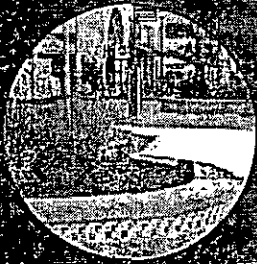
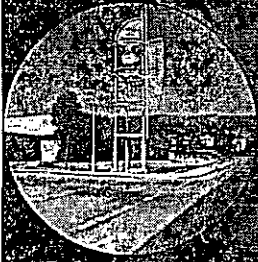
ATTEST:

LATONDA SIMMONS
Secretary of the Oakland Redevelopment Successor
Agency

EXHIBIT A

First Amended and Restated Five-Year Implementation Plan, 2009-2014, for the Central City
East Redevelopment Project

(attached)



Central City East 5 Year Implementation Plan

2008-2013

"DYNAMIC, EDGY AND DIVERSE"

QUOTE FROM CCE VISION RETREAT

City of Oakland
Redevelopment Division
Community & Economic Development Agency

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Attachments

Central City East Sub-Area: Vision and Preferred Allocation Priority Requests

FIVE YEAR
Implementation Plan
2008-2013
Central City East

A. Introduction

The Central City East Redevelopment Project was adopted by the City Council on July 29, 2003. An initial five-year implementation plan covering July 29, 2003, through July 29, 2008, was adopted at that time in compliance with Article 16.5 of the California Community Redevelopment Law ("CRL"), which was subsequently amended. This is the second five year Implementation Plan for the period of July 29, 2008 through July 29, 2013.

This Implementation Plan is composed of two separate components: a Redevelopment Component and a Housing Component. The Redevelopment Component revisits the proposed goals and objectives of the Redevelopment Plan; defines the Agency's strategy to achieve these goals and objectives; presents the projects, programs and expenditures (other than those relating to low and moderate income housing) that have been developed as a means to achieve the goals and objectives; and describes how the goals and objectives, projects, programs and expenditures will eliminate blight within the Project Area. Article 16.5 also requires that an Implementation Plan explain how the components of the Implementation Plan will implement various CRL requirements regarding low- and moderate-income housing. Generally, the goals, activities, and expenditures included in the Redevelopment Component do not implement the housing requirements of the CRL. The activities that do implement these requirements are contained in the Housing Component. The Housing Component shows how the Agency will meet the statutory requirements for the set-aside and expenditure of tax increment for housing purposes.

This Implementation Plan is a policy statement rather than an unalterable course of action. It has been prepared to set priorities for redevelopment activities within the Project Area for the five-year period covered by this Plan and through to the Project Area's termination. The Implementation Plan incorporates currently known financial constraints of the Agency in developing a program of activities to accomplish revitalization efforts for the Central City East Project Area. However, new issues and opportunities may be encountered during the course of administering the Redevelopment Plan for the Project Area. Therefore, this Implementation Plan may be amended, if necessary, to effectuate its purposes.

The purpose of this Implementation Plan is to provide a clear and reasonable statement of the Agency's near-term intent regarding activities in the Project Area and to establish a nexus between Agency goals and objectives, program activities and the purpose of redevelopment, which is to eliminate blight and to develop and preserve affordable housing.

B. Redevelopment Component

Reasons for Adoption of the Project Area

a. Request for Assistance

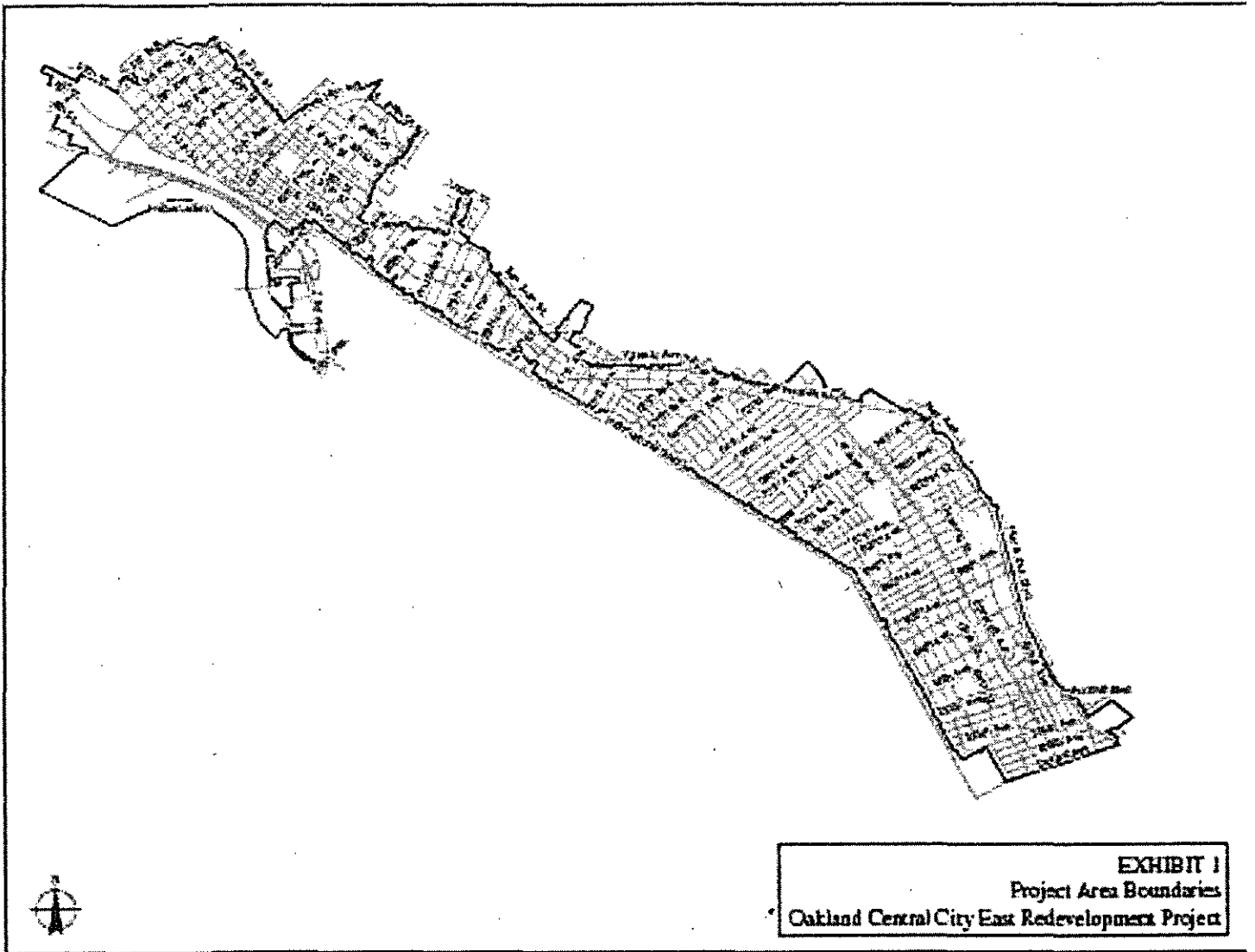
In early 2001, neighborhood groups in the MacArthur Boulevard area from 73rd to 106th Avenues requested that the City Council include the area in a redevelopment project. Residents were frustrated with deteriorating conditions along the commercial corridors in the central and eastern portions of the City and the impact on the adjacent residential areas. Residents cited deteriorated and vacant buildings, prostitution and drug trafficking as specific problems impacting the area. The merchants joined the request, which included Foothill and Bancroft Boulevards from High Street to 73rd Avenue. Later Fruitvale and Eastlake neighborhoods asked to be included.

b. Project Area Setting

The Central City East Redevelopment Project (Project or Project Area) encompasses approximately 3,339 acres beginning at the southern border of the downtown and extending east to Durant Street. The linear Project Area borders the existing Coliseum Redevelopment Project on the south along International Boulevard and to the north along MacArthur Boulevard between Durant Street and 73rd Avenues. At 73rd Avenue, the northern boundary of the Project Area follows Foothill Boulevard in a southwesterly direction to 23rd Avenue where the boundary jogs up to 27th Street then follows 14th Avenue to 20th Street and continues along 20th Street to the western boundary along 1st Avenue. The boundary includes the deletion of one parcel owned by Silveira et. el. along the 5th Avenue area, that was included in the original Project Area (Exhibit 1).

Excluding streets and public rights-of-way, the Project Area encompasses 16,675 parcels that comprise approximately 2,410 acres. The Project Area is primarily developed with single-family residences, with retail uses located in the northwest portion of the Project Area adjacent to the downtown, and along International, MacArthur and Foothill Boulevards. In addition, there is small peninsula of industrial uses along Embarcadero just south of the Nimitz (880) Freeway.

Exhibit 1: Project Area Boundaries



c. Project Area Demographics

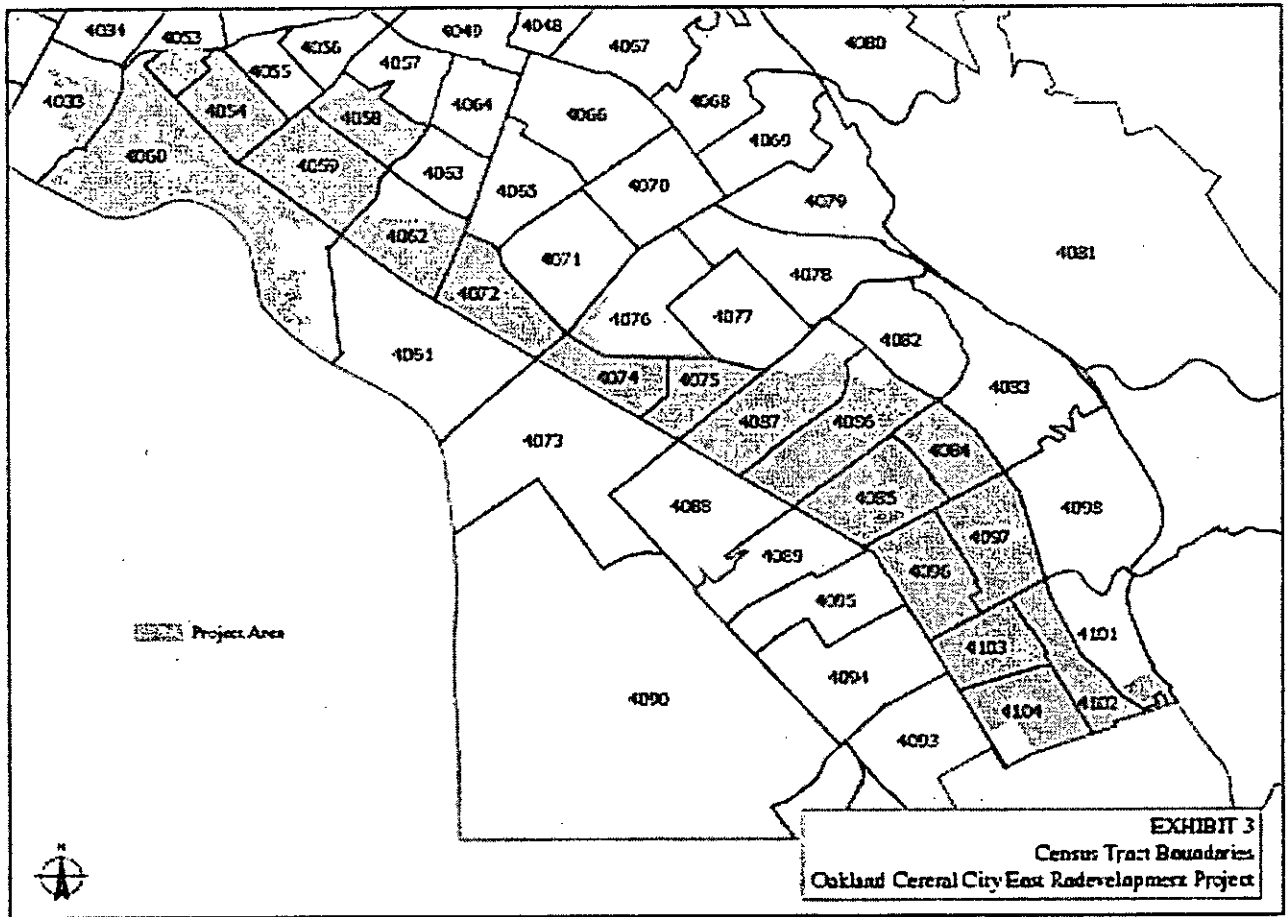
In general, the Project Area has larger but poorer households than the City and Alameda County. These factors have a direct bearing on the ability of residents to address many of the blighting conditions that exist in the Project Area. The 2000 population of the Project Area is estimated to be 92,094. The number of households is estimated to be 27,259, resulting in 3.38 persons per household on average.¹ When compared to the 2.47 persons per household for the balance of City and 2.79 persons per household for Alameda County, it is evident that households in the Project Area are large on average.

Income, education, and housing characteristics were compiled for 2001 by census tract (including territory outside of the Project Area). The Project Area generally conforms to the Census tract boundaries and is believed to be reflective of condition in the Project Area (see Exhibit 2). Median household income is 15 percent below the median for the City, and 41 percent below the median for Alameda County. Per capita income in the Project Area is 35 percent below the Citywide median and 50 percent below the median for Alameda County. The relatively low per capita income in the Project Area is due to the fact that households in the Project Area are larger (3.07 persons per household vs. 2.65 for the City). Residential Overcrowding, the high cost of housing in the Bay Area and the relatively low incomes of households in the Project Area has made it difficult for households to pay for housing and maintain their properties. In addition, the lack of affordable housing has contributed to the overcrowded housing conditions in the Project Area. The Project Area also has a lower level of home ownership, with only 38 percent of the housing occupied by owners versus 43 percent in the balance of the City and 55 percent Countywide. The tendency of some absentee owners to not maintain their properties is a problem in the Project Area. Code enforcement officials indicate that some of the worst absentee landlords in the City own property in the Project Area. In addition, there are a large number of vacant and abandoned buildings in the Project Area.

The relatively low education levels and high unemployment rate also affects blighting conditions in the Project Area in that many of it's young people have become involved in gangs and crime as a means of earning money and as a source of self-esteem. Overall crime rates and violent crime rates are among the highest in the City.

¹ Source: Hausrath Economic Group for 2000 statistics.

Exhibit 2: Census Tract Boundaries



Another important differentiating factor is the higher level of dependency on public transportation that exists in the Project Area. As shown in Error! Reference source not found., the percentage of persons without access to at least one automobile is higher in the Project Area than in the City and County. Convenient shopping and adequate local services are critical for the vitality of the neighborhoods in the Project Area.

As discussed in the following section, the Agency, with input from the Central City East Project Area Committee (PAC), has identified a number of goals and objectives to address these blighting conditions.

Goals and Objectives

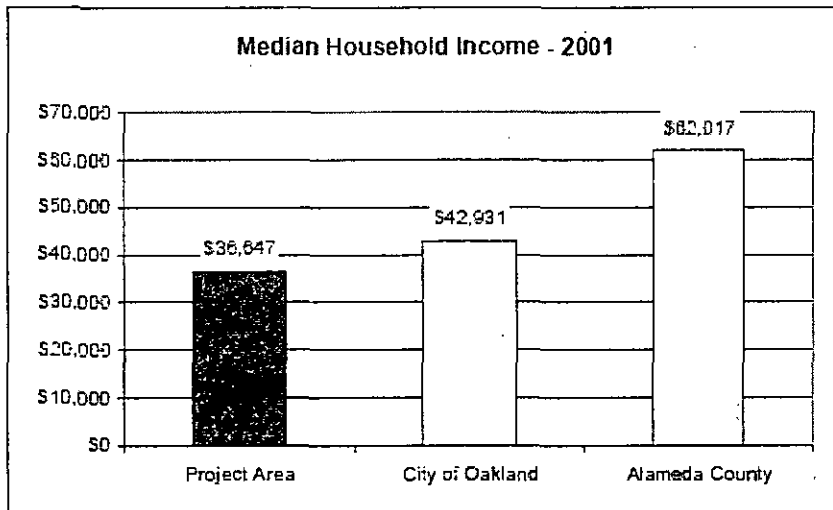
Goals and objectives as described in the Central City East Redevelopment Plan include:

- 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.

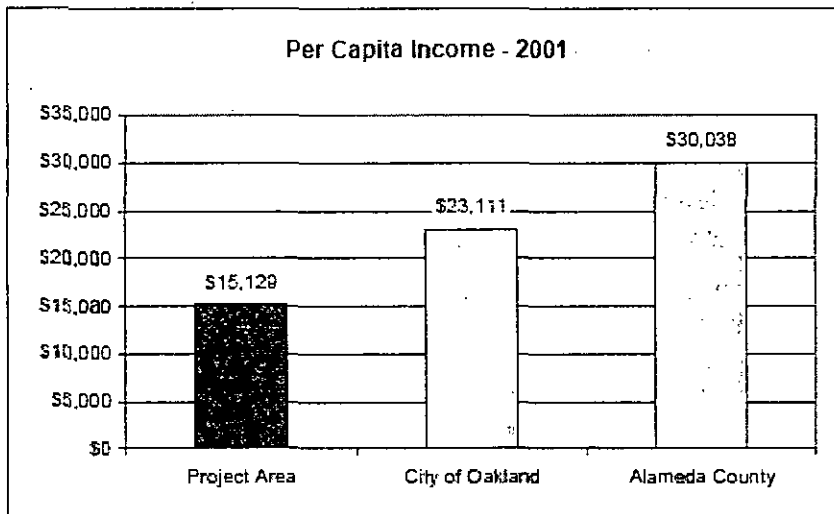
The PAC may develop Equitable Development Criteria that may be considered as part of the potential development plans for the Project Area.

EXHIBIT 3
PROJECT AREA DEMOGRAPHICS
OAKLAND - CENTRAL CITY EAST REDEVELOPMENT PROJECT

Income Characteristics:



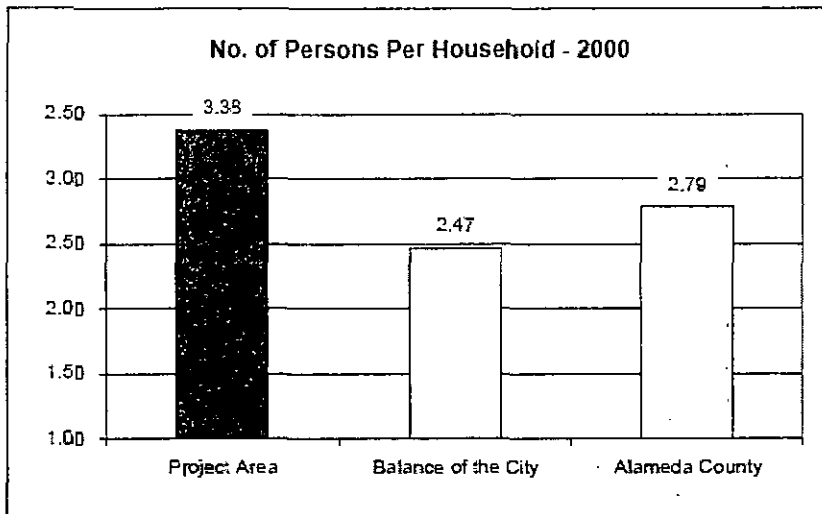
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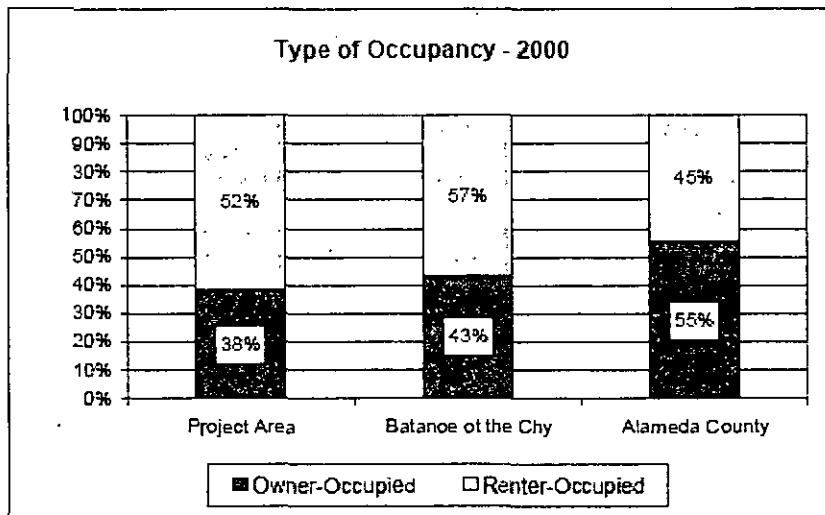
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**EXHIBIT 3
PROJECT AREA DEMOGRAPHICS
OAKLAND - CENTRAL CITY EAST REDEVELOPMENT PROJECT**

Housing Characteristics:



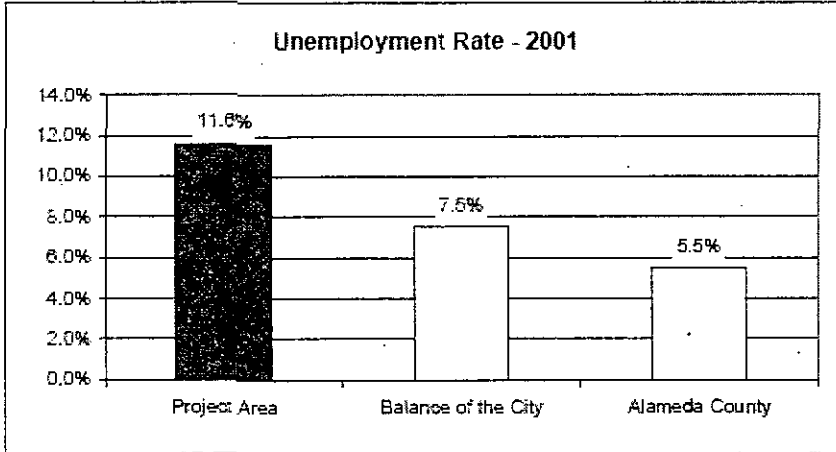
Source: Hausrath Economics Group



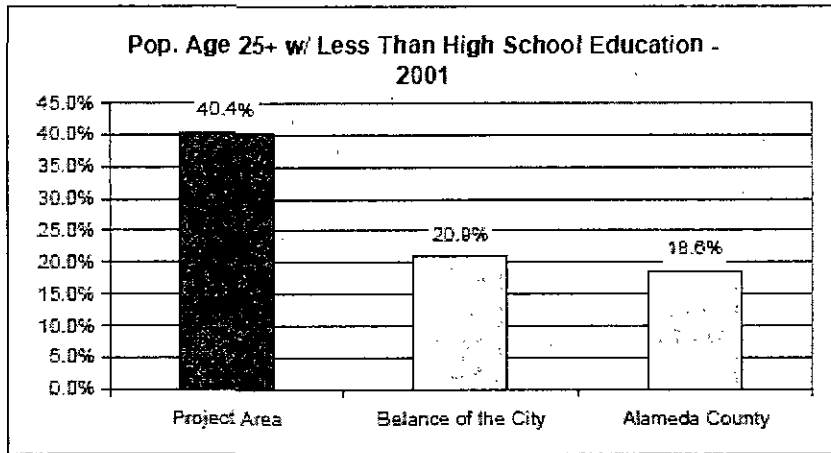
Source: Claritas

**EXHIBIT 3
PROJECT AREA DEMOGRAPHICS
OAKLAND - CENTRAL CITY EAST REDEVELOPMENT PROJECT**

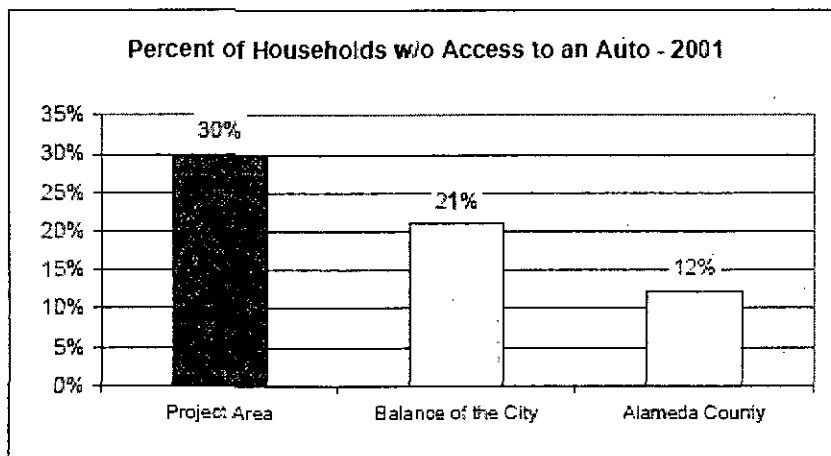
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Prepared by Keyser Marston Associates, Inc.
Filename: PA Demographic Charts, Charts; 8/7/02; dvb

The Agency proposes to focus its activities in the near-term 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 hope and intent that the Redevelopment Implementation Plan as proposed will encourage further private sector investment in both commercial and residential designated areas.

During the first five-year term of the Project, the Agency has been assisting in projects and programs that have begun to address all of the goals and objectives identified in the Redevelopment Plan. The Agency anticipates the same during this second five-year term as well.

Specific Programs and Program Actions During the Second Five Years of the Redevelopment Plan and Relationship to Blight Elimination

The Agency anticipates funding the following projects and program during the second five years of the Redevelopment Plan. These projects and programs include most of the projects and programs from the first five-year Implementation Plan. All changes -including additions, subtractions and name changes- were identified in the Report to Council. The degree to which the Agency will actually participate in the projects and programs will depend in part on developer interest and the Agency's ability to attract development that will eliminate blight and meet the goals and objectives of the Redevelopment Plan. The relationship between the goals and objectives, project and program and blight elimination is provided in Exhibit 4.

a. Retail and Commercial Recruitment Loan Program

The Retail Tenant and Commercial Recruitment Program enables the Agency to offer financial assistance in the form of low interest or zero-interest participatory loans and grants within the Redevelopment Project Area. One aspect of this program can be used to assist property owners with rehabilitation of retail and commercial properties to create and improve ground floor retail and commercial spaces and attract new tenants to underutilized and vacant buildings.

Another aspect of this program may include loans to tenants for interior improvements. Some existing community businesses may need capital to expand, replace equipment, or modernize.

By providing these loans and grants, the Agency will make rehabilitation feasible for many properties and businesses for which improvement would not be considered possible because of the unlikelihood of an adequate return on the investment. This program will also have the effect of attracting businesses, thereby providing a wider range of retail and commercial uses.

b. Façade and Tenant Improvement Program

The Façade Improvement Program provides matching grants to existing businesses for the purposes of storefront improvements and façade treatments. The matching grant can be structured in different ways, e.g., the Agency may provide \$1 of grant for each \$2 of improvement

value, or some other ratio. The business would be required to fund the remaining amount. This program provides assistance to businesses to encourage restoring, modernizing and improving the facades of commercial structures to enhance the attractiveness and visual appearance of the area. Typical improvements would include paint, signage, lighting, awnings, window and door replacement, limited parapet additions, finishes and decorative features designed to highlight building characteristics. Edge treatment grants could also be made available for improvements (such as landscaping and fencing) to the frontage of properties. The Tenant Improvement Program provides a similar service for the interior improvements of commercial buildings that have been vacant for at least six months.

By eliminating physical deterioration and improving the substandard (obsolete) appearance of the retail and commercial buildings and surrounding sites, more patrons will be attracted to the area, which will improve declining retail sales. The increased business activity should slow the rate of business closures and attract new businesses to the Project Area. Also, by improving the buildings, property values should increase.

c. Historic Preservation Program

Portions of the Project Area that include significant historic buildings can be made into viable retail, commercial, or residential properties through various Agency-sponsored efforts and Agency assistance.

This program can both preserve important resources and eliminate the hazardous conditions in which people live and work by addressing issues such as seismic safety. Furthermore, rehabilitation of historic buildings provides reuse of valuable properties that may be underutilized or vacant, and preserves the character of an area.

d. Project Planning

The purpose of this program is to provide funding for outside consultants to develop plans, both physical and strategic, for the project area. This program will allow for in depth research resulting in plans that address the large and diverse project area but will also allow the development of plans which are specific to subarea that will fit into the large goals and objectives of the CCE redevelopment plan.

e. Land Assembly and Relocation Program

The purpose of this program is to assist private, public, and non-profit developers in assembling small, underutilized and/or poorly configured parcels of property into sites suitable for new development. The Agency's efforts in assembling land for private use would be applied in selective cases and only upon selection of a qualified developer. The Agency should avoid land assembly in cases where there is no current agreement with a development entity for

development of the site. The Agency may assist in the selective assembly of land through voluntary purchase, negotiated purchase, or eminent domain.

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 an Owner Participation Agreement (OPA) or Disposition and Development Agreement (DDA), the Redevelopment Agency may provide land white downs or may grant or loan money to assist new retail, commercial, or housing development or expansion of existing facilities. By expanding existing buildings the Agency will help to reduce the number of inadequate sized buildings, which will in turn accommodate a wider variety of contemporary retail and commercial uses. By assembling small parcels, the Agency will reduce the number of inadequate sized parcels in multiple ownership and provide adequate space to develop contemporary facilities or expand existing buildings to accommodate a wider variety of uses.

The Agency may also choose to participate in the acquisition of property for infrastructure or public facilities purposes that would primarily benefit the Project Area. The program may also include site preparation activities such as demolition and clearance, and assistance for environmental remediation.

The Agency will provide relocation assistance as required by California State Housing and Community Development Regulations and Agency Guidelines. This will ensure that uniform, fair, and equitable treatment is afforded to displaced businesses and residents as a result of the Agency's land assembly and relocation program. Specific details will be provided in the actual Relocation Plan adopted by the City Council.

The use of eminent domain will be restricted as provided for in the adopted redevelopment plan.

f. Infrastructure Improvements & Community Facilities Program

Infrastructure improvements cover a variety of public works projects ranging from installation of utilities, traffic capacity projects, mass-transit improvements, parking facilities, new streets, under grounding overhead distribution and communication lines, storm drainage and sanitary sewers, bridges and under- or over-crossings, flood control improvements, pedestrian and bicycle friendly areas, traffic calming, freeway noise walls, and many other assorted capital projects. This may also include streetscape projects including constructing new curbs, gutters and sidewalks where they do not exist or where broken curbs, gutters and sidewalks require replacement; installing 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 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/lots 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.

Community-based projects focus on the need for new or improved community facilities such as parks, community centers, libraries, open space and cultural facilities. Such facilities can be provided in conjunction with public schools to enrich the educational experience. Projects are anticipated for development using Redevelopment Agency and/or other funds from the City, State and Federal governments. These projects are intended to encourage further investment in the neighborhoods and make them more desirable places to visit and live.

By increasing investment in neighborhoods there will be an added benefit of assisting in the rehabilitation of deteriorated buildings and alleviate the existence of substandard structures. Also, by providing additional recreation facilities, certain crimes related to gang activity should be reduced.

g. Public/Private Development Program

Public/private coordination occurs when the Redevelopment Agency participates in significant private development projects. Through an Owner Participation Agreement or Disposition and Development Agreement, the Redevelopment Agency may grant or loan money to assist new commercial development or expansion of existing commercial facilities. This program may fund construction, landscaping, façade upgrades, parking improvements and City's Public Work's development requirements (e.g. fire hydrants or traffic mitigation projects, etc.)

By expanding existing buildings, the Agency will help to reduce the number of inadequate sized buildings, which will in turn accommodate a wider variety of contemporary commercial and industrial uses. By assembling small parcels, the Agency will reduce the number of inadequate sized parcels in multiple ownership and provide adequate space to develop contemporary facilities or expand existing buildings to accommodate a wider variety of uses.

Before the dissolution of redevelopment, the Redevelopment Agency has acquired 20 parcels in six locations that have been prepared for development, see Attachment 2, CCE Properties to be Developed, for the full list of parcels. The Agency has identified developers or proposes to issue requests for proposals to select developers and then enter development agreements for these six sites. The planned uses for these sites include:

Seminary Point – A 1.69 acre site made up of 11 parcels located at the intersection of Foothill Boulevard and Seminary Avenue. Sunfield Development, LLC has an ENA for the site and is prepared to enter into a DDA to build a new 27,000 sf neighborhood-serving retail center featuring a 14,250 sf Walgreens store as an anchor tenant with additional smaller retail tenants.

Eastmont - A 1.22 acre site located at the intersection of 73rd Avenue and Foothill Boulevard. The site will accommodate approximately 19,500 sf of retail and has been identified as a good

location for neighborhood serving retail. Given the shortage of financial institutions and drug stores, the Agency has identified a bank and drug store that would be interested in the area. The next step is to select a developer to implement the project.

36th Avenue and Foothill Boulevard – Two adjacent corner sites made up of 4 parcels totaling 0.78 acre. The sites are identified as good locations for retail in this underserved area. Each corner could accommodate an approximately 6,000 retail building and parking. The next step is to select a developer to implement the project.

Foothill Square - A 0.53 acre site located at 10451 MacArthur Blvd near the intersection of 106th Avenue and MacArthur Boulevard and across from Foothill Square. The site has been identified as good location for a mixed-use residential development. The site could accommodate approximately 75 residential units and 3,000 sf of retail. The next step is to select a developer to implement the project.

27th Avenue and Foothill Boulevard - A 0.52 acre site made up of 2 parcels located at 2777 and 2759 Foothill Blvd at the intersection of Foothill and 28th Avenue. The site could accommodate a retail neighborhood serving commercial development supported by the scheduled streetscape improvements along Foothill Blvd. The next step is to select a developer to implement the project.

Melrose Ford - A 0.73 acre site made up of 2 parcels only one of which is in the Central City East Redevelopment Area. The Site is located at the intersection of International Boulevard and Derby Street and a Reuse Feasibility Assessment for the property conducted in March 2011 identified several possible uses, including the option of retail uses fronting International Boulevard and a second building housing community/medical offices. The next step is to select a developer to implement the project.

h. Commercial Security/Crime Prevention Program

Due to the high crime rates in the Redevelopment Area, new programs can be developed to address the need for safer streets and neighborhoods. These programs may include, but are not limited to, lighting improvements, cameras on commercial corridors, security alarms.

By implementing such commercial security and crime prevention programs, the Agency will reduce crime as well as retain and recruit more businesses to the area. In addition the Agency will create safer and more livable neighborhoods for its constituents.

i. Contingency Fund

Due to various factors that can impact a project or programs financial requirements, a Contingency Fund category was created. All Contingency Funds must be used to support

existing projects or programs. The Contingency Funds cannot be used to fund a new project or program.

The Contingency category will supply funds for projects or programs which are suffering from under funding due to an increase in expenses, expansion of scope or other demonstrated occurrences that will delay the project or program.

EXAMPLE PROGRAMS AND BLIGHT ELIMINATION CHART

Blighting Conditions	Typical Indicator of Blighting Condition	Proposed Redevelopment Programs								
		Affordable Housing Program	Retail & Commercial Recruitment Program	Facade & Tenant Improvement Program	Historic Preservation Program	Project Planning	Land Assembly & Rebrock Program	Commercial Security/Crime Prevention Program	Public/Private Development Program	Infrastructure Improvement/Community Facilities Program
Physical Blight										
Buildings in which it is unsafe or unhealthy for persons to live or work.	Building Code Violations	X	X	X	X	X			X	X
	Unreinforced Masonry Buildings	X	X	X	X	X			X	X
	Unsafe and Unhealthy Site Conditions	X	X				X		X	X
Buildings that prevent or substantially hinder the viable use or capacity of buildings or lots.	Substandard Design and/or Construction	X	X	X	X	X	X		X	X
	Obsolete Design	X	X	X	X	X	X		X	X
Adjacent or nearby incompatible land uses that prevent the development of those parcels or other parcels of the project area.	Residential Uses Adjacent to Industrial or Heavy Commercial Uses	X					X		X	
The existence of subdivided lots in areas of multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.	Lots of Inadequate Size and Shape or Multiple Ownership	X	X			X	X		X	X
Economic Blight										
Decline or stagnation of property values.	Depreciated or stagnant assess property values	X	X	X	X	X	X	X	X	X
	Low Property Sales Prices	X	X	X	X	X	X	X	X	X
Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings	Abandoned Buildings and Excessive Vacant Lots	X	X	X	X	X	X	X	X	X
A general lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and other lending institutions	Lack of supermarkets, drug stores, or convenience institutions		X	X		X	X		X	
Series residential overcrowding that has resulted in significant public health or safety problems	Residential Overcrowding	X			X		X		X	
An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety or welfare problems	Excess of bars and liquor stores		X			X	X		X	
	Excess of adult bookstores, theaters and other adult uses		X			X	X		X	
A high crime rate that constitutes a serious threat to the public safety and welfare.	High Crime Rates	X		X		X		X		X

NOTE: The impacts of any specific project or program on blighting conditions is dependent upon the actual design and intent of the project or program. These programs are examples only.

Exhibit 3: Relationship between Goals & Objectives, Projects & Programs, and Blight Elimination

Prepared by: Keyser Marston Associates, Inc. Revised by Redevelopment staff

Expenditures During the Second Five Years of the Redevelopment Plan

The Redevelopment Plan is prepared with the intent of providing the Agency with the necessary legal authority and flexibility to implement the revitalization of the Project. The Plan authorizes the Agency to finance the Project with financial assistance from any or all of the following sources: (1) City of Oakland; (2) State of California; (3) federal government; (4) tax increment funds in accordance with provisions of the existing CRL; (5) Agency bonds; (6) interest income; (7) loans from private financial institutions; (8) lease or sale of Agency-owned property; (9) donations; and (10) any other legally available public or private sources. For purposes of this Implementation Plan, the identified redevelopment programs are assumed to be funded solely from future tax increment revenues anticipated from the Project Area.

Current provisions of the CRL provide authority to the Agency to create indebtedness, issue bonds, borrow funds or obtain advances in implementing and carrying out the specific intents of a redevelopment plan. The Agency is authorized to fund the principal and interest on the indebtedness, bond issues, borrowed funds or advances from tax increment revenue and any other funds available to the Agency. To the extent that it is able to do so, the City may also supply additional assistance through City loans or grants for various public facilities or other project costs.

Tax increment revenues are the projected funding source assumed to be available to fund the proposed redevelopment programs, administrative costs and loan repayments discussed herein. Summarized below are the tax increment dollars that are expected to be generated within the first five years of the Redevelopment Plan.

Exhibit 5: Anticipated Tax Increment

Anticipated Tax Increment							
Plan Year	Fiscal Year	Gross Tax Increment	Housing Set Aside	Bond Debt	Administrative Costs	AB 1290 (Tax Sharing)	Net Tax Increment
1	2008-09	\$28,184,153	\$7,046,039	\$5,582,568	\$3,100,000	\$5,636,831	\$6,818,715
2	2009-10	\$32,975,459	\$8,243,865	\$5,128,228	\$3,224,000	\$6,595,092	\$9,784,274
3	2010-11	\$39,707,146	\$9,926,786	\$5,122,572	\$3,353,000	\$7,941,429	\$13,363,359
4	2011-12	\$47,068,802	\$11,767,200	\$5,123,758	\$3,487,000	\$9,413,760	\$17,277,084
5	2012-13	\$54,721,614	\$13,680,404	\$5,121,523	\$3,627,000	\$10,944,323	\$21,348,364
Total		\$202,657,174	\$50,664,294	\$26,078,649	\$16,791,000	\$40,531,435	\$68,591,796

The Agency worked with the PAC to prioritize the allocation of funds during the second five-years of the Redevelopment Plan. The PAC provided vision and funding priority documents that advised Agency staff as to their preferences for the allocation of funds. The vision and funding priority documents are attached at the end of the Plan. The following are the new percentage allocations of funds for each of the categories listed. The recommendation includes a combination of the Community Facilities category with the Infrastructure category to increase the amount of funds for the second five-years. Below are illustrated the allocation of funds per fiscal year along with specific allocations of funds for the Infrastructure category:

Exhibit 6: Projection of Capital Expenditure & Funding Categories

**Projection of Capital Expenditure & Funding Categories
Central City East Project Area
Fiscal Years 2008-13**

Category No.	Funding Categories	% Allocation of Net Tax Increment	Est. Tax Increment for Five Years 2008-13
1	Retail and Commercial Recruitment Loan Program	4.20%	\$ 2,880,000.00
2	Façade & Tenant improvement Program	2.19%	\$ 1,500,000.00
3	Historic Preservation Program	0.36%	\$ 250,000.00
4	Project Planning	0.66%	\$ 450,000.00
5	Land Assembly and Relocation Program	0.73%	\$ 500,000.00
6	Infrastructure Improvements & Community Facilities Program	65.92%	\$ 45,220,000.00
7	Public/Private Development Program	7.23%	\$ 4,960,000.00
8	Commercial Security/ Crime Prevention Program	12.04%	\$ 8,260,000.00
9	Contingency Fund*	6.68%	\$ 4,580,000.00
	Totals:	100.00%	\$ 68,600,000.00

*Contingency Fund must be used for existing projects and/or programs only. Contingency Fund monies cannot be used to fund any new or proposed projects and/or programs.

Exhibit 7: Committed Capital Expenditures for Fiscal Year 2008-13

Committed Capital Expenditures
Central City East Project Area
Fiscal Years 2008 to 2013

Streetscape Improvements/Infrastructure Program <u>Streetscape Areas</u>	Total Funding Allocation FY 2008 to 2013
14th Avenue and 23rd Avenue Projects Augmentation	6,000,000
MacArthur Boulevard Project Augmentation (Elmhurst Additions and Flagship Project)	7,500,000
MacArthur Boulevard Project Expansion (Central East Oakland Additions: MacArthur from 76 th Avenue to Parker; and MacArthur from Ritchie St to Alvingroom Ct)	3,000,000
Foothill Boulevard Project Expansion (Foothill from 27th to High Street)	7,680,000
Total	24,180,000

The following information pertains to the streetscape component:

1. Streetscape projects are key to the redevelopment of the Central City Redevelopment Project Area and any proposed amendment to the CCE implementation plan must be presented to and considered by the PAC for its recommendation prior to being considered by Council.
2. In particular, the Elmhurst neighborhood area has deferred its redevelopment efforts so all the Central City East neighborhoods could join in the redevelopment effort, and as such should be given priority for funding the MacArthur Boulevard Streetscape Project.
3. An account shall be immediately established for funds for the MacArthur Boulevard Streetscape Project and this fund shall receive any unused and uncommitted streetscape funds from the FY 2004-05 fiscal year. Once the budget amount has reached the funds allocated to the MacArthur Streetscape Project, additional funds will be used to replenish funding from areas that previously forfeited funds.
4. If any streetscape project is known to be delayed 1 year or more, the CCE PAC and the Agency may re-evaluate the streetscape allocations.
5. At the statutorily required implementation plan review period, the CCE PAC and the Agency will review the funding allocations.

As described earlier, the exact distribution will depend on private sector interest and the specific type of assistance requested. Also, as opportunities are presented the Agency may solicit development proposals that will further the goals and objectives of the Redevelopment Plan.

C. Housing Component – Central City East

I. Implementation Plan Requirements

This Housing Component of the Implementation Plan is required by Article 16.5 of the California Redevelopment Law ("CRL") as contained in Sections 33000 *et seq.* of the California Health and Safety Code. (All citations in this portion of the Implementation Plan are to the Health and Safety Code unless otherwise specified.)

The Housing Component presents those components of the Agency's intended program for the Project Area that deal with the expenditure of funds and activities relating to the production of housing at affordable housing cost to persons and families of low and moderate ("low-mod") income. Low-mod income is defined in the CRL by reference to Section 50093 of the Health and Safety Code, which specifies the following income levels:

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

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

Exhibit 8: Definition of Affordable Housing Cost

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

AMI = "Area Median Income," which is the Median Family Income, adjusted for family size, for the metropolitan area (Alameda and Contra Costa Counties combined), as determined by the U.S. Department of Housing and Urban Development

The CRL provides that, in addition to the removal of blight, a fundamental purpose of redevelopment is to expand the supply of low-mod housing (Section 33071). To accomplish this purpose, the CRL contains numerous provisions to guide redevelopment agency activities with regard to low-mod housing. These provisions divide a redevelopment agency's housing responsibilities into three major categories:

- The production and/or replacement of low-mod housing depending upon activities undertaken by an agency within its project areas;
- The set-aside and expenditure of specified amounts of tax increment revenue for the express and exclusive purpose of increasing and improving a community's supply of low-mod housing; and
- Preparing reports on how the Agency has met, or preparing plans on how the Agency will meet its responsibilities with regard to the first two items.

This Housing Component is part of the Agency's responsibilities under the third major category. Its contents address how the Agency's plans for the Project Area will achieve many of the housing responsibilities contained in the first and second major categories of Agency housing activities. Article 16.5 requires that the housing portion of an Implementation Plan address the applicable items presented in the list below.

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

- At least 30 percent (30%) of all new and substantially rehabilitated dwelling units developed by a redevelopment agency shall be available at affordable housing cost to persons and families of low and moderate income and shall be occupied by these persons and families (Section 33413(b)(1));
- At least 15 percent (15%) of all new residential dwelling units developed within a project area under the jurisdiction of an agency by public or private entities or persons other than the Agency shall be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons or families (Section 33413(b)(2));
- At least 15 percent (15%) of all substantially rehabilitated units that have received agency assistance shall be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons or families (Section 33413(b)(2)(iii));
- Suitable locations must be identified for replacement housing units rehabilitated, developed or constructed pursuant to Section 33413(a), if the destruction or removal of low-mod units will result from a project contained in the Implementation Plan (Section 33490(a)(3)).

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

- The set-aside of 20 percent of tax increment in projects adopted on or after January 1, 1977 (Section 33334.2)
- The proportional expenditure of housing funds on moderate, low, and very-low income housing (Section 33334.4)

- The set-aside of 20 percent of tax increment in projects adopted prior to January 1, 1977 (Section 33334.6)
- The transfer of housing funds to other public entities producing housing in the community (a possible outcome of the provisions of Sections 33334.12 et seq.).

3. Additional Requirements:

- Estimates of the balances and deposits into the Housing Fund created to hold the Set-Aside of tax increment;
- A housing program identifying expenditures from the Housing Fund;
- An indication of housing activity that has occurred in the Project Area; and
- Estimates of housing units that will be produced in the Project Area for each of the various income categories.

II. Applicable Low and Moderate Income Housing Requirements

1. Applicable Housing Production Requirements

The date of adoption, the existence of low-mod housing units, and the potential for residential development are the primary determinants of the practical applicability of the various housing provisions of the CRL. Only the low-mod housing provisions applicable to the project area are discussed below:

a. Replacement Housing Obligation

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

The Agency does not anticipate undertaking or assisting any actions that would result in the demolition or removal from the market of low and moderate income housing. Therefore there is no replacement housing obligation at present.

b. Housing Production Obligation

The Agency is required to comply with the housing unit production requirement of the CRL Section 33413(b). Subparagraph (1) of the Section requires that 30 percent (30%) of all housing units developed by the Agency be affordable to low-mod persons.

The Agency does not plan to develop housing in the next five years; rather the Agency will assist in private sector affordable housing development. Thus, the Agency is not anticipated to incur any obligations under this provision of the CRL.

The Agency will assist the private sector in developing affordable housing and it is possible that there will be some residential infill within the Project Area that is not Agency assisted. As a result, the Agency will need to create low-mod housing in order to comply with the provisions of subparagraph (2) of Section 33413(b). Subparagraph (2) requires that 15 percent (15%) of all housing developed in the Project Area (inclusive of restricted units) be low-mod housing. Of these low-mod units, at least 40 percent (40%) must be affordable to persons and families of very-low income.

To determine the number of units that must be developed in order to comply with this requirement, and to identify how much of this requirement will be satisfied by the activities included in this Implementation Plan, a brief review of past and anticipated housing development activity in the Project Area is presented below.

c. Housing Construction Activity in the Project Area Prior to July 2008

As shown in the following table, from the inception of the Redevelopment Plan for this Area through June 2008, a total of 335 units had been newly constructed, substantially rehabilitated, or were under development:

Exhibit 9: Housing Production in Central City East, July 2003 – June 2008

Project Name	Units	Type	Year Completed	Affordability Level			
				Very Low	Low	Mod	Above Mod
2524-2528 108th Avenue	3	Family	2004				3
2951-2957 68th Avenue	4	Family	2004				4
8850-8870 MacArthur Boulevard	3	Family	2003				3
9884 MacArthur Boulevard	6	Family	2005				6
Casa Velasco (3430 Foothill Blvd.) ^a	20	Senior	2003	20			
District Homes Condos (1515 14th Ave)	18	Homeownership	2004				18
East 12th @ 4th Avenue	5	Family	2005				5
Eastmont Court (6850 Foothill Blvd.)	19	Disabled	2005	18			1
Foothill Family Apartments (6900 Foothill Blvd.) ^b	65	Family	2003	45	19		1
Nathan A. Miley Senior Housing Community	69	Senior	2007	50	19		
Oak Park Apartments (2618 E. 16th St.) ^c	35	Family	2004	34			1
Palm Villa (90th-94th St/MacArthur Blvd.) ^d	78	Homeownership	2005			78	
Scattered Site Infill Development - Various Addresses	79	Various	various				79
Total	335			117	19	78	121
Percentage	100%			35%	6%	23%	36%

a. Casa Velasco, a "substantial rehabilitation" development (as per State Redevelopment law) with new 55 year affordability restrictions, was completed Dec. 2003.

b. According to OCHM and OHA, Foothill Family Apartments was completed in 2001, but the affordability restrictions began in 2003. As a result, these units may not count towards the affordable housing production requirements.

c. Oak Park Apartments, a "substantial rehabilitation" development (as per State Redevelopment law) with new 55 year affordability restrictions, was completed in Sept. 2004.

d. Palm Villa in its entirety consists of 78 moderate income homeownership units. Only 33 of these units were sold after the CCE Redevelopment Plan Adoption date of July 2003 and thus included in the housing production figures.

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

The Agency estimates that between 2008 and 2013, an additional 1,211 units of housing may be newly constructed or substantially rehabilitated, as shown below.

Exhibit 10: Projected Housing Development in Central City East, July 2008 - June 2012

Project Name	Units	Type	Completion Date (est.)	Affordability Level			
				Very Low	Low	Mod	Above Mod
442 international Blvd	42	TBD	TBD				42
720 East 11 th Street	55	Family	2010	30	24		1
Byron Avenue Homes (10211 Byron Avenue)	10	Homeownership	2011 ¹	4	4	2	
Covington Manor (9451 MacArthur Boulevard)	19	Family	TBD				19
Foothill Plaza Apartments (6311 Foothill Blvd.) ^a	54	Family	2009	53			1
Oak Knoll Redevelopment Project	960	Homeownership	TBD		72		888
Orchards on Foothill (2719 Foothill Blvd.)	65	Senior	2008	64			1
Toler Heights	6	Homeownership	TBD				6
Total	1,211			151	100	2	958
Percentage	100%			12%	8%	<1%	79%

a. Foothill Plaza Apartments, a rehabilitation project, is in pre-development. Qualification as "Substantial Rehab" will depend on the amount expended on rehabilitation.

e. Estimated Number of Units Required for Housing Production Obligation

If all 1,211 of the projected units are built, this would bring total production for the ten-year period to 1,546 units. This would generate a housing production obligation of at least 232 units affordable to very-low, low or moderate income households. Of these, at least 93 units would be required to be affordable to and restricted for occupancy by very-low income households.

f. How the Housing Production Obligation Will be Met

Taking into account both completed and planned affordable units, it is projected that 467 units affordable to very-low, low or moderate income households will be developed, of which 268 will be affordable to very-low income households. This will more than satisfy the Agency's affordable housing production obligation.

All of these units will be located within the Project Area and therefore can be counted on a one-for-one basis toward the production obligation.²

² If the production requirement is met with units located outside of the Project Area, two units must be produced to fulfill one unit of housing production obligation.

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

a. Set-Aside of Tax Increment

The Agency must comply with the Section 33334.2 requirement to allocate 20 percent of the gross tax increment (Set-Aside) to affordable housing activities. The Set-Aside is required to be deposited into a Housing Fund created to hold the monies until expended. Section 33334.2 enables the Agency to eliminate or reduce the annual housing deposit if the Agency makes findings regarding the lack of need for low-mod housing in the City of Oakland, or the sufficiency of less than 20 percent of the Project Area's tax increment to meet the need that does exist.

However, the Redevelopment Agency has adopted a resolution that 25 percent of all tax increment be allocated to the construction of affordable housing. Furthermore, based on the City's commitment to affordable housing production it is unlikely the Oakland would exercise the option to reduce the Set-Aside deposits in any year subject to this Implementation Plan. The projections of deposits into the Housing Fund that are included in the following section assume that the 25 percent Set-Aside will be deposited into the Housing Fund in each of the years covered by the Plan.

b. Proportional Expenditures of Housing Fund Monies

The Project Area is subject to the Section 33334.4 requirement that the Agency expend Housing Fund monies in accordance with an income proportionality test and an age restriction proportionality test. These proportionality tests must be met every ten years through the termination of the Project Area life. These tests do not have to be met on an annual basis.

c. Very-Low and Low Income Housing Expenditures

The income proportionality test requires the Agency to expend Set-Aside funds in proportion to the housing needs that have been determined for the community pursuant to Section 65584 of the Government Code. The proportionality test used in this Implementation Plan is based on the Final 2008 Regional Housing Needs Assessment (RHNA) prepared by the Association of Bay Area Governments. Based on the 2008 RHNA, the City's minimum required allocation for very-low and low-income expenditures, and maximum moderate income housing expenditures are:

Category	RHNA	Threshbld
Very-Low Income	1,900	At least 27%
Low Income	2,098	At least 29%
Moderate Income	3,142	No more than 44%
Total	7,140	

Section 33334.4 requires that at least 27 percent of the Housing Fund monies dedicated to projects and programs be spent on housing for very-low income households. In addition, at least 29 percent of these funds must be spent on housing for low-income households, and no

more than 44 percent of the funds can be spent on moderate-income households. However, the Agency is entitled to expend a disproportionate amount of the funds for very-low income households, and to subtract a commensurate amount from the low and/or moderate-income thresholds. Similarly, the Agency can provide a disproportionate amount of funding for low income housing by reducing the amount of funds allocated to moderate-income households. In no event can the expenditures targeted to moderate-income households exceed the established threshold amount.

The Agency will allocate its funds in such a way that these percentages are met over the ten-year period from July 2003 through June 2013 (because different percentages applied to the 2003-2006 period, the City will actually use a weighted average of the percentages for each period). In addition, the City and other entities may provide assistance for the construction of units affordable to very low and low income households that may also be counted toward meeting the requirements of Section 33334.4.

d. Age Restricted Housing Expenditures

Section 33334.4 also requires that the Agency assist housing that is available to all persons, regardless of age, in at least the same proportion as the population under age 65 bears to the City's total population as reported in the most recent census of the United States Census Bureau. The 2000 Census indicates that 89.5 percent of the City's population is under 65 years of age. As such, at least 89.5 percent of the Agency expenditures on affordable housing projects must be spent to assist projects that do not impose age restrictions on the residents. The following summarizes the allocation of housing fund monies.

Age Category	Percentage of Funds
Senior	10.5% maximum
Unrestricted	89.5% minimum

The Agency will ensure that over the ten-year period from July 2003 through June 2013 not more than 10.5 percent of its expenditures on affordable housing projects are for projects serving seniors.

e. Transfer of Housing Funds to Other Providers

The Project Area is subject to the CRL provisions requiring the transfer of housing funds to other housing producers in the Oakland area in certain circumstances. Such transfers could possibly occur if the Housing Fund contained "excess surplus." Excess surplus means any unexpended and unencumbered amount in a Project Area's Housing Fund that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the Housing Fund during the project's preceding four fiscal years.

The Agency does not anticipate having an excess surplus during the current Implementation Plan cycle or throughout the subsequent remaining Project Area life.

3. Housing Goals and Objectives of the Implementation Plan

The primary goal of the Agency is to comply with the affordable housing requirements imposed by the CRL in a responsible manner. The affordable housing activities identified in this proposed Implementation Plan will explicitly assist in accomplishing the intent of the CRL in regards to the provision of low-mod housing.

The CRL establishes that certain housing expenditures, and preservation and production requirements, be attained during five and ten year increments. The housing production requirement, if applicable, must be met every 10 years, while the proportionality tests must be achieved over the next 10 years, and then again through the end of the Project Area life. It is the Agency's goal and objective for this Implementation Plan to accomplish sufficient activity and expenditures over the Implementation Plan term, and through the term of the Project Area, to comply with the applicable requirements.

4. Estimated Housing Fund Revenues and Expenditures

The following table presents the projected future deposits into the Housing Fund. As shown below, approximately \$50.7 million in revenues are projected to be available over the five-year term of this Implementation Plan.

**Exhibit 11: Estimate Housing Set-Aside Revenue
FY 2008-09 through FY 2012-13**

Plan Year	Fiscal Year	Housing Set-Aside
1	2008-09	\$7,046,039
2	2009-10	\$8,243,565
3	2010-11	\$9,926,786
4	2011-12	\$11,767,200
5	2012-13	\$13,680,404
Total		\$50,664,294

These funds are projected to be allocated approximately as follows:

Planning, administration and project management	\$10,100,000
Debt Service on 2006 housing bonds	\$3,100,000
Program activities	\$16,100,000
Debt Service for future housing bonds (primarily for affordable units at Oak to Ninth)	\$21,364,000

5. Anticipated Housing Program Activities

The Agency may assist in a variety of programs to provide, improve, and preserve affordable housing such as the following:

a. Production:

The Agency can make loans and grants from the Low and Moderate Income Housing Fund to non-profit and for-profit developers for the new construction or rehabilitation of affordable housing. Loans can be made on a deferred payment and/or below market interest rate basis.

The Agency can also participate in land acquisition, land cost write-down, developer recruitment, credit enhancement, and other participation to cause affordable housing to be developed. This is normally accomplished after identification of a housing site, development of a housing concept, and issuance of a Request for Proposals for development of housing. Such affordable housing could be rental or ownership housing. The Agency may also acquire land and directly build housing.

b. Rehabilitation

The Agency may offer low-interest or no-interest loans or grants to assist low- and moderate income homeowners in making repairs to existing residences. Such repairs could consist of correcting health and safety violations, re-landscaping, and re-painting. This preserves the affordability of the housing and extends its lifespan, as well as improving the neighborhood. Additionally, such programs can be extended to owners of rental properties to make repairs to affordable rental housing. In either case, covenants must be recorded to keep these properties affordable for the time period required by CRL.

c. Affordability Assistance:

The Agency may provide direct subsidies to lower the cost of ownership housing or may establish first-time homebuyer programs to assist very-low to moderate income families with mortgage assistance for the purchase of a home. The former would involve the use of long-term restrictions on sales prices to ensure continuing affordability to low and moderate income households. The latter can take the form of a deferred loan with a low interest rate and equity sharing provisions. When the home is sold, the loan and equity share would be used to help another first-time homebuyer.

d. Preservation of Existing Affordable Housing

The Agency may offer loans, grants or other forms of investment to assist in the preservation of existing assisted housing that is otherwise threatened with conversion to market rate. Such assistance would be coupled with affordability restrictions of 55 years for rental housing and 45 years for owner-occupied housing.

e. Allocation to Specific Programs

Based on the recommendations of the Project Area Committee for the Central City East project area, the Agency intends to allocate \$20,000,000 to various housing programs in the following percentages:

Rehabilitation of Owner-Occupied Housing	35%
Rehabilitation of Rental Housing	20%
First Time Homebuyer Assistance	20%
New Construction/Substantial Rehabilitation of Rental Housing	10%
New Construction/Substantial Rehabilitation of Ownership Housing	15%

In addition, it is anticipated that approximately \$17,000,000 will be reserved to pay debt service to support bonds to be issued over the next several years to make funds available for the development of approximately 465 units of very low and low income housing in the Oak to Ninth project and other major developments to the extent necessary. In the event that not all these funds are needed for debt service, they will be allocated for the other programs listed above, in the same percentages as listed above.

6. Allocation of Housing Funds over Previous Implementation Period

Between 2003-04 and 2007-08, approximately \$15.2 million was deposited into the Low and Moderate Income Housing Fund for the Central City East project area. These funds were allocated as follows:

Planning, administration and project management	\$2,666,000
Debt service	\$1,238,000
Rehabilitation of Owner-Occupied Housing	\$3,964,000
Rehabilitation of Rental Housing	\$2,265,000
First Time Homebuyer Assistance	\$1,812,000
New Construction/Substantial Rehabilitation of Rental Housing	\$1,246,000
<u>New Construction/Substantial Rehabilitation of Ownership Housing</u>	<u>\$2,038,000</u>
TOTAL	\$15,229,000

In addition, the Agency issued affordable housing tax increment bonds for a total of \$7,328,614, all of which was used to assist in the new construction and substantial rehabilitation of affordable housing.

Central City East Implementation Plan Attachments

Sub-Area Vision and Preferred Allocation Priority Requests

Redevelopment Agency Staff worked with members of the Project Area Committee to allocate the projected increment for the 2008 – 2013 Central City East Implementation Plan with strong consideration for the community's wishes.

The following are the Vision and Funding Allocation Priorities supplied to Agency Staff by the PAC representatives of the 4 Central City East Sub-Areas.

1. Eastlake/San Antonio
2. Fruitvale/San Antonio
3. Central East Oakland
4. Elmhurst

Attachment 1 Sub Area Priority Lists

Eastlake/San Antonio

Sub Area Meeting Vision and Priorities:

The Vision:

The projects proposed for the Eastlake / San Antonio area have as a unifying principle the restoration of a charming residential neighborhood.

The overriding priority is crime reduction, without which redevelopment is impossible.

The next piece is streetscapes to define and set the tone for the residential portion of the area. The strategy is to attract residents with disposable income who will improve properties in the area. This will set the stage for more retail and services in the neighborhood. With the Oak to 9th project bringing 3,000 waterfront condos our area is primed for this change. We are seeking to leverage off of the changes that the Oak to 9th project will bring. There are several ways. One is integrate the neighborhood with the waterfront. This will change the perception of the neighborhood to a more desirable water oriented area. A second is to open the neighborhood to the new Oak to 9th residents. This will bring the new residents into our stores and restaurants. We need to provide money for rehabilitation of retail and commercial businesses to attract the new residents.

Our area has an excessive amount of low and affordable housing compared to other neighborhoods in Alameda County. We seek to improve the quality of life for those who live in these buildings by renovating and improving them. This will also make the neighborhood more attractive. We do not want to bring in anymore of this type of housing until other areas have comparable amounts of this type of housing.

A unique asset our neighborhood has is historic homes. For a small investment in historic preservation we can protect and foster the rehabilitation of these homes and restore a charming neighborhood. We also have the last remaining shipping warehouse of its era at 9th avenue and we would like to turn that into a community asset with waterfront restaurants and shops. We plan to bring the waterfront bike trails through our neighborhood to improve the quality of life and further tie the neighborhood to the waterfront.

On the practical side our community does not have a single library and we need that for quality of life for students. We also would like to improve our schools.

Lastly, we want to bring in an outside consultant who has national experience in spurring re-development to orchestrate the turnaround so that we do not squander our opportunity.

(Prioritization List on Following Page)

Attachment 1 Sub Area Priority Lists
Prioritization List for East Lake / San Antonio

Priority	Blocks	Cost Per Block	Amount	Percentage	Housing
Crime Reduction			7,000,000	25%	
14th-23rd & San Antonio Park	20	\$300,000	6,000,000	21%	
5th Ave	6	\$400,000	2,400,000	9%	
(Housing Rehab)					12,500,000
Historic Preservation			250,000	1%	
Schools			1,000,000	4%	
Youth Resources (Library)			2,500,000	9%	
Waterfront Connections			5,000,000	18%	
Terminal Re-Use			2,000,000	7%	
Bike Trails			400,000	1%	
Commercial/Retail Rehab			1,000,000	4%	
Project Planning			250,000	1%	
			=====		
Total Excluding Housing			\$27,800,000		

Updated Request as of 4/14/08 from Josh New:

Requested Dollars	Percentages	Amount	Percent
14th and 23rd Ave Streetscape		6000000	37.5
Waterfront Connections		5000000	31.25
Bike Trails		400000	2.5
Youth Employment/Scholarships		1000000	6.25
Libraries		2500000	15.625
Historic Preservation		250000	1.5625
Project Planning		250000	1.5625
Crime Prevention		600000	3.75
Totals:		16000000	100

Attachment 1 Sub Area Priority Lists

Fruitvale/San Antonio Sub Area
Proposed Priorities

Category: REDEVELOPMENT - \$75,000,000

\$16,000,000

Rank	Project Area	Goals	Objectives	%
1	Comprehensive plan & implementation strategy	Engage community with clearly stated project tasks, budgets and timelines	<ul style="list-style-type: none"> ▪ Update & revise Jan. 2007 plan (\$187.5K = 1.0%) ▪ Integrate retail enhancement strategy ▪ Revisit underground utilities 	1.0
2	Streetscape Design Construction	Implement proposed streetscape design	<ul style="list-style-type: none"> ▪ Improve the hard- and soft-scape of Foothill Boulevard ▪ Catalyze commercial & retail development ▪ Develop a unified street character 	48.0
3	Street Safety & Improvement	Decrease crime & increase opportunity for economic development	<ul style="list-style-type: none"> ▪ Street calming deterrents ▪ Install 24/7 monitored cameras + 911 operator ▪ Install pedestrian crossing lights ▪ Install creek tunnel barriers 	10.5
4	Façade Program	Building improvements to attract new customers & retail business	<ul style="list-style-type: none"> ▪ Actively recruit existing retail business owners ▪ Assist owners in developing plans, schedules and budgets ▪ Assist owners in completing the façade improvement project 	3.0
5	Open Space & Creek Restoration	Improve & develop existing parks & open space	<ul style="list-style-type: none"> ▪ Improve existing parks Josie de la Cruz & César Chávez ▪ Develop new opportunities for open space (school yards) ▪ Plan & implement creek restoration ▪ Install durable playing surface (artificial or natural surface) ▪ Install outdoor lighting ▪ Improve school yards to integrate with park for joint use ▪ Install dog run 	12.5
6	Miller Library (1449 Miller Avenue)	Adaptive reuse facilities plan for Community Activities	<ul style="list-style-type: none"> ▪ Rehab & bring up to code existing building for public use ▪ Provide fittings, furniture & equipment for community meeting, learning, cultural & performing activities ▪ Services for children, youth, adults and seniors 	25.0

Attachment 1 Sub Area Priority Lists

Central East Oakland Sub Area

Five – Year Implementation Plan Priorities

March 26, 2008

The Vision

At the CCEPAC Retreat on February 23, 2008, the Central East Oakland Sub Area developed a number of goals to guide our funding priorities for the next five years. The goals included:

Prosperous Neighborhood Commercial Areas

Reduced unemployment

Clean & safe streets

Attractive Streetscapes along primary corridors

A pedestrian-oriented environment

Community services for all ages; children, youth, adults and seniors

Urban (residential) density along the primary corridors

Walkable areas

Neighborhood employment centers

Attractive architecture and elimination of blight

Most of the focus for the next five years should be on the primary transit corridors – Foothill Boulevard and Mac Arthur Boulevard. The present appearance of these arterials gives an overall depressed *impression* to the entire area. In some areas blight is unchecked. Speeding, reckless drivers and loitering, particularly at liquor stores has created an environment conducive to crime. Local NCPC's (Neighborhood Crime Prevention Councils) are vigilant in their efforts to work with law enforcement to maintain a sense of safety on the corridors and in the surrounding residential areas. Despite these efforts, the present conditions have proven to deter legitimate retailers and developers, and only a few marginal businesses have attempted to open recently.

Therefore, the priorities are designed to transform the corridors from undesirable areas of blight to viable locations for developers of residential, mixed-use and retail projects. Residents have expressed strong interest in supporting neighborhood *commercial* uses, and additional homeownership residential opportunities. Our priorities will initially improve the safety and appearance of the street by completing an expanded streetscape program. This should *accompany* improvements in existing buildings (façade improvements and blight abatement) and ultimately attract new development through incentives and a catalyst project development. Services for children are especially lacking in the east end of the area and a facility should be contemplated that would improve the quality of life of children and parents. The priorities are shown in the chart following on page two.

Attachment 1 Sub Area Priority Lists

Central East Oakland Sub Area
 Five – Year Implementation Plan Priorities
 March 26, 2008
 Pg. 2 of 2

The Priorities

Rank	% budget	Category	Objectives (from CCEFAC retreat)	Project Examples/Comments
1	19% (\$3.4 m)	Infrastructure	<ul style="list-style-type: none"> • Attractive streetscapes along primary corridors • Clean & safe streets 	<ol style="list-style-type: none"> 1) Extend Mac Arthur Boulevard streetscape from 76th Avenue to Parker Street; and Eastmont Post Office to Alvingroom Ct. 2) Focused blight abatement activities along Mac Arthur; esp. at 82nd Avenue/Mac Arthur intersection
2	19% (\$3.4 m)	Business Retention & Attraction	<ul style="list-style-type: none"> • Prosperous neighborhood commercial areas • Attractive architecture 	<ol style="list-style-type: none"> 1) Restore/rehab existing commercial buildings on Foothill/immediately east of Seminary 2) Use Infill Incentive, Revolving Loan Fund, Façade and Tenant Improvement programs as development tools
3	31% (\$5.6 m)	Retail/Mixed-Use	<ul style="list-style-type: none"> • Urban density along primary corridors • Walkable areas • Attractive architecture; eliminate blight • Neighborhood employment centers • Prosperous neighborhood commercial areas 	<ol style="list-style-type: none"> 1) Foothill/Seminary (FAME) 2) Catalyst project at Eastmont (73rd & Foothill) 3) Fairfax/Foothill 4) 82nd & Mac Arthur
4	12% (\$2.5 m)	Community Facilities	<ul style="list-style-type: none"> • Services for children, youth, adults and seniors 	<ol style="list-style-type: none"> 3) Community center for children near Parker School (possible site at 7800 Mac Arthur)
5	19% (\$3.4 m)	Community Facilities	<ul style="list-style-type: none"> • Reduce unemployment 	<ol style="list-style-type: none"> 4) Technology and New Industries Training Center for Adults (New Skills Center)

Attachment 1 Sub Area Priority Lists

Elmhurst

Sub-Area Priority List

PROJECTS

1. Top Priority - Crime Plan

The Crime Plan would consist of working with the Police Dept. to select a test/target area within Elmhurst. Basically, the Plan would include higher intensity street lights, cameras in public areas, and security alarm systems for each business and residential unit (if police Dept. thinks this is cost effective).

Estimated Cost - \$ 6,980,000

Percentage of Total: **43.625%**

(External funding sources to be explored; PAC would only be required to financially guarantee the cost).

2. Flagship Project

This would be a significant entrance project that would exhibit a certain quality and grace that would change the image of entering the City of Oakland. Hopefully, to the extent that when leaving San Leandro and entering Oakland one would feel there was a more healthy and elegant area ahead.

Estimated Cost - \$1,000,000

Percentage of Total: **6.25%**

3. Streetscape Program

This program would consist of continuing the overall theme of improving MacArthur Blvd. from the San Leandro border north and west on MacArthur Blvd. It would include enhancement of the sidewalk area, traffic calming, and under-grounding overhead utilities.

Estimated Cost - \$6,500,000.

Percentage of Total: **40.625%**

4. Facade Program

This program would continue the improvements along MacArthur Blvd. Generally starting at the San Leandro border and relating to the Streetscape Program.

Estimated Cost - \$1,500,000.

Percentage of Total: **9.375%**

5. School Program

The PAC would give the high school \$10,000 for a scholarship and monitor its usage. In return the high school would select an individual to participate and vote on the PAC. The school would require that a class would have to attend and write a report on the PAC.

b) The second high school program (estimated cost also \$10,000) would consist of selecting a group of students for a type of community improvement project, such as graffiti removal, etc.

Estimated Cost - \$20,000.

Percentage of Total: **0.125%**

6. Tracking System

Create a sophisticated project tracking system that would be updated on the web on a monthly basis. The system would track projects and show benchmark targets, such as funding approved, design, bid, contract award and percentage of completion.

Estimated Cost – None Given

Percentage of Total: **N/A**

7. Letterhead and Logo

Elmhurst agrees with Redevelopment Director Gregory Hunter that it is time for the PAC to develop its own letterhead and logo.

Estimated Cost – None Given

Percentage of Total: **N/A**

Attachment 1 Sub Area Priority Lists

Update as of 4/9/08 from Elmhurst Sub Area

Gloria Jeffery gave CCE Staff the Elmhurst Sub Area's cuts after the 4/7/08 PAC meeting, where they were told they would only have \$16 million and not \$18.5 M (difference of 2.5) and they are as follows:

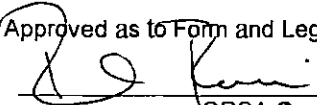
1. \$1M subtracted from Streetscape leaving \$6.5M
2. \$1M subtracted from Flagship leaving \$1M
3. \$500,000 subtracted from the Facade Program leaving \$1.5M

Attachment 2 Project List

Project Name	Address	APN	Square Feet
SEMINARY POINT	5859 Foothill Blvd	038-3182-001	2,827
SEMINARY POINT	2521 Seminary Avenue	038-3182-002	6,276
SEMINARY POINT	2529 Seminary Avenue	038-3182-003	9,580
SEMINARY POINT	5844 Bancroft	038-3182-005	3,238
SEMINARY POINT	5803 Foothill Blvd	038-3182-020	18,127
SEMINARY POINT	5805 Foothill Blvd	038-3182-021	2,324
SEMINARY POINT	Foothill Blvd	038-3182-022	6,638
SEMINARY POINT	5833 Foothill Blvd	038-3182-023	15,755
SEMINARY POINT	5835 Foothill Blvd	038-3182-024	2,555
SEMINARY POINT	5847 Foothill Blvd	038-3182-025	3,773
SEMINARY POINT	5851 Foothill Blvd	038-3182-026	2,253
EASTMONT	73rd AVE & FOOTHILL BLVD	039-3291-020	53,160
36TH AND FOOTHILL	3614 Foothill Blvd. (36th & Foothill)	032-2084-050	5,000
36TH AND FOOTHILL	3600 Foothill Blvd	032-2084-051	10,625
36TH AND FOOTHILL	3566 Foothill Blvd	032-2115-037-01	6,541
36TH AND FOOTHILL	3550 Foothill Blvd (36th & Foothill)	032-2115-038-01	11,893
FOOTHILL SQUARE	10451 Macarthur Blvd	047-5576-007-3	23,000
27TH AND FOOTHILL	2777 Foothill Blvd	025-0733-008-02	17,818
27TH AND FOOTHILL	2759 Foothill Blvd	025-0733-088-03	4,626
MELROSE FORD	Derby Street	025-0720-002-01	9,000

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OAKLAND

2012 NOV 14 PM 4:08

Approved as to Form and Legality

ORSA Counsel

OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

Resolution No. 2012- _____

A RESOLUTION ADOPTING AN AMENDMENT TO THE FIVE-YEAR IMPLEMENTATION PLAN, 2009-2014, FOR THE COLISEUM REDEVELOPMENT PROJECT TO ADD THE FOLLOWING PROJECTS: COLISEUM CITY, FRUITVALE TRANSIT VILLAGE PHASE H, 66TH AVENUE AND SAN LEANDRO STREET, HILL-ELMHURST, MELROSE FORD, AND CLARA STREET AND EDES AVENUE

WHEREAS, on December 8, 2009, (Resolution No. 2009-0107 C.M.S.) the Redevelopment Agency of the City of Oakland (the "Redevelopment Agency") approved and adopted the 2009-2014 Implementation Plan for the Coliseum Redevelopment Project (the "Implementation Plan"); and

WHEREAS, the Oakland Redevelopment Successor Agency ("ORSA") as successor agency to the Redevelopment Agency has taken over the obligations of the former Redevelopment Agency, including obligations related to adoption, review and amendment of implementation plans; and

WHEREAS, the ORSA Administrator has prepared and presented to ORSA an amendment to the Implementation Plan that would add certain projects and make other changes; and

WHEREAS, ORSA has held a noticed public hearing and received comment of the proposed amendment as required by law; now, therefore, be it

RESOLVED: That ORSA hereby adopts the amendment to the Implementation Plan as incorporated into the First Amended and Restated Five-Year Implementation Plan, 2009-2014, for the Coliseum Redevelopment Project attached to this Resolution as Exhibit A; and be it

FURTHER RESOLVED: That ORSA authorizes the ORSA Administrator or her designee to administer the programs and projects in the Implementation Plan as amended, and take whatever other action is necessary with respect to the amendment consistent with the Resolution and its basic purposes.

IN SUCCESSOR AGENCY, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

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

NOES -

ABSENT -

ABSTENTION -

ATTEST:

LATONDA SIMMONS
Secretary of the Oakland Redevelopment Successor
Agency

EXHIBIT A

First Amended and Restated Five-Year Implementation Plan, 2009-2014, for the Coliseum
Redevelopment Project

(attached)

**COLISEUM AREA REDEVELOPMENT PROJECT
FIVE-YEAR IMPLEMENTATION PLAN
FY 2009-2014.**

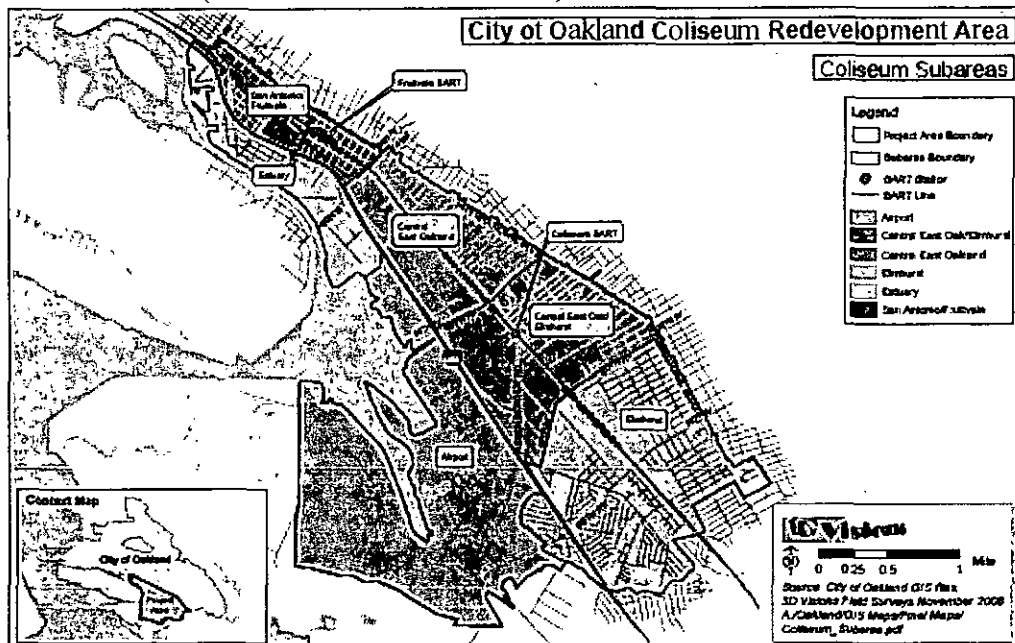
I. BACKGROUND AND INTRODUCTION

The Coliseum Area Redevelopment Plan was adopted on June 23, 1995 (Ordinance Number 11824 C.M.S.), and later amended on July 22, 1997 (Ordinance Number 12001 C.M.S.) to include an additional 680 acres in the San Antonio district of Oakland. (References herein to the "Project Area" includes the original Coliseum project area as well as the additional territory added by the 1997 amendment.) The redevelopment plan documents, including the Implementation Strategy, were developed with considerable community input, led by the Coliseum Area Redevelopment Advisory Committee ("CARAC"), comprising representatives from the business, residential, faith and non-profit communities.

The Coliseum Redevelopment Project Area includes 6,764 acres bounded by 22nd Avenue, International Boulevard, the Oakland-San Leandro city border, and the Oakland International Airport and the Estuary. Approximately 75 percent of the total Project Area consists of commercial, industrial, and airport related uses with the remaining 25 percent of the total Project Area residential.

The Coliseum Project Area consists of six geographic sub-areas:

- Airport (MLK Shoreline/Edgewater and Hegenberger Gateway)
- Central East Oakland
- Central East Oakland/ Elmhurst (Coliseum BART Station Area)
- Elmhurst
- Estuary
- San Antonio/Fruitvale (Fruitvale Bart Station Area)



This Implementation Plan includes two complementary components, a redevelopment component and a housing component. The redevelopment section revisits the goals and objectives of the Redevelopment Plan, presents the projects, programs and expenditures that have been developed to achieve the goals and objectives and describes how these project, programs and expenditures will eliminate blight in the Coliseum Project Area. In the complementary housing section a similar review is presented for the low and moderate (“low-mod”) income housing program.

The principal objectives of the Redevelopment Plan are the abatement of physical and economic blight through the redevelopment of vacant and underutilized properties and the replacement of obsolete infrastructure. Since the Coliseum Area Redevelopment Plan was first adopted in 1995, the Redevelopment Agency has funded or otherwise supported a number of actions called for in the previous Implementation Plan:

- A. Improve intermodal transportation opportunities, public facilities and infrastructure in residential, commercial and industrial areas:
 - i. Completed construction of the Coliseum Transit Hub streetscape and continued utility undergrounding along San Leandro Street
 - ii. Completed four major roads of the Airport Gateway Streetscape Improvements as part of the Airport Gateway Urban Design Concept, Hegenberger Road, 98th Avenue as part of the Airport Roadway project, Airport Access Road, and Doolittle Drive Streetscape Improvements
 - iii. Completed the Hegenberger East Streetscape, Coliseum Transit Hub along San Leandro Street at the Coliseum BART Station and the 29th Avenue Street Improvement
 - iv. Developed the design for the project on 66th Avenue Streetscape Project from San Leandro Street to International Boulevard to implement the MTC Housing Incentive Program grant
 - v. Constructed the Coliseum InterCity Rail Platform for Amtrak and Capitol Corridor rail service complementing the Coliseum Oakland Airport BART Station and AC Transit intermodal transportation hub
 - vi. Developed the design and launched the San Leandro Street Utility Under Ground project with PG & E and City of Oakland PWA Electrical Division as part of the overall Coliseum Transit Village project
 - vii. Constructed Railroad Avenue Improvements and designed Railroad Avenue Phase II street improvements
 - viii. Provided funding support for the administration, construction monitoring and plan review during construction of proposed Oakland Airport Connector project
 - ix. Supported and completed designs and environmental reviews for the Fruitvale Alive Streetscape Project (portions in the Coliseum Project Area)
 - x. Allocated funds to support the construction of the East Oakland Sports Complex

xi. Substantially constructed the 81st Avenue Branch of the Oakland Public Library

B. Assist with environmental assessments, clean-up and land assembly to stimulate catalyst development projects and improve underutilized properties:

- i. Completed infrastructure improvements for the third phase of the Oakland Housing OHA Lion Creek Crossings Project enabling the construction of 370 units of mixed-income housing
- ii. Completion of the Jingletown Housing Development – for sale units for first time homebuyers
- iii. Completion of the Fruitvale Transit Village Phase I project including key tenants such as the La Clinica de la Raza, the Cesar Chavez Branch Library, the Oakland Multipurpose Senior Center and a retail courtyard of 38,000 square feet around the 34th Avenue Paseo, now known as Avenida de la Fuentes
- iv. Coordinated the completion of the conveyance and construction of the OUSD Cesar Chavez Education Center housing the kindergarten and early education program, and three (3) elementary schools
- v. Completion of the Las Bougainvilleas Senior Housing Development – 64 rental units for low-income seniors
- vi. Completed design and construction for the replacement park associated with the Lion Creek Crossings development
- vii. Provided continued support and funding acquisition for Fruitvale Transit Village Phase I and Coliseum Transit Village and associated infrastructure improvements
- viii. Completion of the Fruitvale Station Shopping Center, 160,000 sf on 13 acres

C. Improve security and directly address on-going blight conditions through targeted engagement programs:

- i. Cited approximately 1,400 code violations via Tough on Blight Campaign in cooperation with Building Services Division
- ii. Installed security cameras to deter illegal dumping and graffiti
- iii. Contracted through Youth Employment Partnership workforce development to assist in graffiti abatement
- iv. Funded Neighborhood Enforcement Team (NET) and 8L18 Police Department programs and funded additional patrol and investigative operations including walking patrols and vice enforcement actions to promote public safety

- v. Initiated Community Cleanup Corps (CCC) with Department of Human Services using Goodwill Industries as the training coordinator to employ homeless individuals for blight abatement
 - vi. Implemented murals to abate graffiti
- D. Promote and stimulate investment in the neighborhoods, commercial and industrial areas throughout the Coliseum Redevelopment Project Area:
- i. Façade Improvement Program
 - ii. Tenant Improvement Program
 - ii. Rebuilding Together Oakland
 - iii. Established Coliseum Green Works workforce and neighborhood project development program
 - iv. Neighborhood Projects Initiative (“NPI”) provided funds for improvements to Officer William “Willie” Wilkins Memorial park, Sobrante Park, and Fruitvale Plaza/35th Ave Park
 - v. Infill Development Incentives Program
 - vi. Coliseum Revolving Loan Program
 - vii. Developed a new marketing program with new neighborhood and area profiles on the Coliseum Redevelopment Project Area, Transit Oriented Development (TOD), the Hegenberger/ I-880 District, In-Fill Housing, and the Coliseum Auto Mile

II. GOALS AND OBJECTIVES FOR THE PROJECT AREA

The following implementation goals are based on those stated in the original Redevelopment Plan for the Coliseum Area Redevelopment Project as well as goals presented in the previous Five-Year Implementation Plan.

- A. Eliminate blighting influences and correct environmental deficiencies in the Project Area.
- B. Assemble land into parcels suitable for sustainable, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- C. Re-plan, redesign and development undeveloped areas which are economically stagnant or improperly utilized.
- D. Provide opportunities for participation by owners and tenants in the revitalization of their properties.
- E. Strengthen retail and other commercial functions in the Project Area.

- F. Strengthen the economic base of the Project Area and the community by the installation of improvements to stimulate commercial/light industrial expansion, employment and economic growth.
- G. Improve transportation, public facilities and infrastructure in residential, commercial and industrial areas.
- H. Improve public safety for people living and working in the area.
- I. Provide adequate land for parking and open spaces.
- J. Establish and implement performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project.
- K. Expand and improve the community's supply of low- and moderate-income housing.
- L. Improve the quality of the residential environment by assisting new construction, rehabilitation, and conservation of living units in the area.
- M. Revitalize the International Boulevard corridor and other key Project Area corridors.

Along with the Project Area Goals and Objectives, the implementation of the Redevelopment Plan will also conform to the City's General Plan and adopted land-use policies and standards, and with City-wide goals and adopted policies for encouraging sustainable development and implementing contracting and employment programs. Taken together, achieving all of these goals and objectives will ensure successful redevelopment and foster a livable community.

III. PROJECTS AND EXPENDITURES PROPOSED FOR THE NEXT FIVE YEARS

The realization of Project Area goals and objectives for redevelopment, as well as the overarching purpose of successful revitalization, will be accomplished through the implementation of projects and programs categorized by the following four strategies. These strategies reflect input from business and neighborhood communities and are consistent with the strategies advanced in previous Implementation Plans:

Project and Program Strategies to Realize Redevelopment Goals and Objectives:

- A. Improve intermodal transportation opportunities, public facilities and infrastructure in residential, commercial and industrial areas
 - i. Develop Coliseum and Fruitvale Transit Villages
 - ii. Target streetscape improvements to key transit corridors
 - iii. Target improvements to public libraries, parks, community and recreation facilities

- iv. Develop transit improvement and improve access between targeted development areas and activity nodes
 - v. Develop and improve bicycle, pedestrian and greenway routes
- B. Assist with environmental assessments, clean-up and land assembly to stimulate catalyst development projects and improve underutilized properties
- i. Continue implementation of in-fill incentive programs
 - ii. Coordinate with City sustainable economic development plan to support catalyst developments in designated growth sectors
 - iii. Acquire and assemble land for attracting development interest in key growth and change areas
- C. Improve security and directly address on-going blight conditions through targeted engagement programs
- i. Eliminate land-use conflicts between residential and industrial edge
 - ii. Continue implementation of anti-blight and code enforcement programs
- D. Promote and stimulate investment in the residential neighborhoods, commercial and industrial areas throughout the Coliseum Redevelopment Project Area
- i. Assist in neighborhood commercial district and corridor revitalization
 - ii. Provide job-training and employment for residents
 - iii. Promote community-initiated neighborhood small capital projects
 - iv. Continue implementation of business and commercial support programs
 - v. Support and promote in-fill housing development

Table 1 outlines the projected tax increment revenue for the Coliseum Area Redevelopment Project over the five-year period of this Implementation Plan. The projections assume a 2% average growth in tax increment revenue over the 2010 assessed property valuation within the Project Area. The revenues stated for the last four of the five years proposed, FY2010-14, are projections *only* and are contingent upon specific Council authorizations at a later date.

Total projected gross tax increment revenues that will be available during the FY 2009-14 period are estimated to be \$144,217,135. The total projected Low and Moderate Income Housing Fund revenue is estimated to be \$34,000,605.

*Table 1: Projection of Coliseum Tax Increment Revenue
FY 2009-2014*

	FISCAL YEAR					TOTAL
	2009-10	2010-11	2011-12	2012-13	2013-14	2009-14
Gross Tax Increment Revenue (1)	27,515,305	28,065,611	28,626,923	29,606,757	30,402,539	144,217,135
Prior Years Revenue	8,500,000	-	-	-	-	8,500,000
Housing Set Aside Requirement (3)	(5,503,061)	(6,338,489)	(7,156,731)	(7,401,689)	(7,600,635)	(34,000,605)
AB 1290 Pass-Through	(6,871,840)	(7,074,353)	(7,280,916)	(7,641,494)	(7,934,342)	(36,802,945)
Debt Service	(6,844,710)	(6,846,721)	(6,844,518)	(6,842,962)	(6,836,985)	(34,215,896)
State Education Funds (ERAF)	(11,126,855)	(1,917,284)	-	-	-	(13,044,139)
School Set-Aside	-	-	(734,476)	(772,061)	(803,058)	(2,309,595)
Net Tax Increment Revenues (2)	5,668,845	5,888,764	6,610,282	6,948,551	7,227,519	32,343,961

(1) Net of Alameda County Administrative fee and estimated to grow at 2% per year.

(2) Net Tax Increment Revenue includes staffing and operations & maintenance costs.

(3) Housing Set Aside is 20% in 2009-2010, and 25% in years 2010-2014.

The list below summarizes tax increment revenue and expenditure information from Table 1 for the Coliseum area over the five-year planning period:

- For the five-year period, \$32.3 million net tax increment is projected to be available for City and Agency personnel costs, operating expenses, projects and programs
- \$34 million for the Low and Moderate Income Housing Fund
- \$36.8 million for other taxing agencies under the AB 1290 distribution formula
- \$34.2 million in debt service
- \$13 million in payments to the state Educational Revenue Augmentation Fund (“ERAF”)
- The State of California has required additional payments to the Supplemental Educational Revenue Augmentation Fund (“SERAF”) in the passage of the Fiscal Year 2009-2010 State of California budget. The California Redevelopment Association and participating cities and agencies are challenging the state-mandated payments under both the ERAF and SERAF provision. CRA and participating agencies filed litigation in October 2009 and expect a decision in spring 2010.
- There are no funds directed to the Oakland Unified School District in the two years, FY 2009-2011.

The Agency has allocated about \$97 million in projected tax increment revenue, tax allocation bonds, capital funding balances and prior year’s tax increment revenue to approximately 19 capital projects and 17 programs in the Coliseum Project Area. (See Table 2.)

Future expenditures for the remaining years based on available tax increment and other funds will largely be aimed toward improving transportation and infrastructure, improving obsolete and underutilized properties, and furthering the transit village development in the neighborhoods surrounding the Coliseum and Fruitvale BART stations. Additional investments will be made to improve security, improve linkages between area employers and potential area employees, retain and attract business, and revitalize neighborhood residential and commercial areas throughout the Project Area.

Table 2, on the following page, shows all major planned and ongoing projects and programs in the Project Area as approved by the City Council through individual Council actions and through the Agency's Fiscal Year 2009-2011 Adopted Budget.

Table 2: Currently Approved Coliseum Redevelopment Area Capital Projects and Programs

	Carry Forward FY 2008-09*	Tax Increment FY 2009-11	Bond Proceeds FY 2009-11	Total Project and Program Funding
Coliseum Area-Wide Projects and Programs				
Site Acquisition	67,942,299			67,942,299
Coliseum Capital Project Support		200,000		200,000
Coliseum Contract Contingency			400,000	400,000
Façade and Tenant Improvement Programs	453,592	1,250,000		1,703,592
Infill Incentives Program	84,961	150,000		234,961
Green Works Program		200,000		200,000
Blight Abatement Programs		580,000		580,000
Marketing and Business Assistance Center	180,124	810,000		990,124
Neighborhood Project Initiative Program	646,000	360,000		1,006,000
Coliseum Revolving Loan Fund	1,313,300	-		1,313,300
Police Enhancement Programs		550,000		550,000
Miscellaneous Program & Project Balance	136,643			36,643
Subtotal	70,756,919	4,100,000	400,000	75,256,919
Central Estuary Area				
Central Estuary Area Specific Plan	1,531,071			1,531,071
Subtotal	1,531,071			1,531,071
Hegenberger / Airport Gateway				
Oakland Airport Connector	725,000			725,000
S. Coliseum / Edes Ave Streetscape	1,800,000		900,000	2,700,000
Subtotal	2,525,000	-	900,000	3,425,000
Fruitvale BART Station Area				
Fruitvale Alive Streetscape	46,978		200,000	246,978
Subtotal	46,978	-	200,000	246,978
Coliseum BART Station Area				
Coliseum Transit Village Infrastructure			2,065,000	2,065,000
66th Ave Streetscape	927,582			927,582
Subtotal	927,582	-	2,065,000	2,992,582
Neighborhood Improvement Projects				
General Coliseum Infrastructure			1,675,000	1,675,000
Railroad Avenue Street Improvement	1,789,783		100,000	1,889,783
Sunshine Court Improvements			1,050,000	1,050,000
International Boulevard Streetscape Improvement			1,000,000	1,000,000
Subtotal	1,789,783	-	3,825,000	5,614,783
Public Facilities				
East Oakland Sports Center	1,000,000	1,000,000		2,000,000
Other Parks Projects	478,033			478,033
81st Avenue Branch Library	4,500,000	250,000		4,750,000
Other Library Projects	500,000			500,000
Subtotal	6,478,033	1,250,000	-	7,728,033
GRAND TOTAL	\$84,055,366	\$5,350,000	\$7,390,000	\$96,795,366

* Not including projects with no future allocations planned and less than \$50,000 balance remaining

Below are brief descriptions of projects and programs the Agency intends to pursue over the next five years in furtherance of the goals and objectives of the Coliseum Area Redevelopment Project. Most of the projects and projects below correspond to those listed above in Table 3. Others are included because they are projects that the Agency plans to pursue over the five year period, but for which funding has not yet been formally allocated.

COLISEUM-WIDE PROGRAMS

NEIGHBORHOOD PROMOTION AND IMPROVEMENT

Façade and Tenant Improvement Programs

These programs offer architectural assistance and matching grants for improvements to commercial property on targeted streets in the Project Area. The Façade Improvement Program provides grants for the improvement of building exteriors and the Tenant Improvement Program provides grants for interior spaces. Some tenant and façade improvements administered by redevelopment staff are also funded with monies from the federal Community Development Block Grant program.

Rebuilding Together Oakland

Rebuilding Together Oakland uses volunteer labor and leverages financial and in-kind donations to rehabilitate the homes of low-income elderly and disabled homeowners at no cost to the homeowners, so that they may live in safety, comfort and independence. Rebuilding Together Oakland also rehabilitates non-profit community facilities that work directly within low-income communities.

Green Works Development Program

Provides a two-year cycle of dedicated matching funds for “green-job” workforce training with connected capital funds for short-term/limited-scale green project installations (e.g., identified public landscaping/park components; neighborhood/residential greening projects) that will utilize up to 40 project area residents in-training as part of a formal green conservation crew. Specific installations are to be identified as augmentations to planned Coliseum Project Area capital projects or in response to expressed neighborhood/residential need.

Neighborhood Project Initiative

The Neighborhood Project Initiative (“NPI”) is intended to further blight reduction and beautification efforts in redevelopment areas through the funding of small-scale, community-initiated public/private improvement and infrastructure projects that currently have no other funding source. Funds have been allocated to 27 small projects since the program’s inception.

Infill Development Incentives Program

This program offers developers and property owners up to \$15,000 in matching funds for predevelopment analysis. The program is intended to encourage the exploration of residential and nonresidential development options for infill areas in the Coliseum Redevelopment Project Area. Major corridors are a particular focus of the program.

SECURITY AND BLIGHT ABATEMENT

Security Enhancement Program

Coliseum Area Redevelopment funds support OPD activities in the Project Area through the Neighborhood Enforcement Team (“NET”) program and the 8L18 Enhanced Patrol Area, which funds overtime costs for extra police patrols in commercial/industrial areas on nights and weekends. The Coliseum Commercial Security Program funds walking and possibly bicycle patrols along commercial corridors.

Graffiti Abatement Programs

The Coliseum Redevelopment Project plans to abate graffiti through three different efforts: an apprenticeship program employing individuals to paint over graffiti, a mural program for highly visible properties, and through the implementation of “green walls”, where trellises and plantings cover walls that are frequently vandalized.

Coliseum Tough on Blight Operation

This program is an enhanced blight enforcement operation that aggressively pursues blighted properties and blighting conditions within the Coliseum Project Area in cooperation with the Building Services Division, conducting two sweeps of Project Area streets per year.

Community Cleanup Corps

Individuals transitioning out of homelessness alleviate blight in Oakland redevelopment areas through a program of education, training and paid work experience. Program participants learn life skills, work readiness skills and safety skills in a classroom setting, and perform fieldwork activities, including light clean up, weed and blight abatement and limited vegetation management activities.

Site Improvement Program

In response to community input the Coliseum Area Redevelopment Project team is working to develop a new Site Improvement Program to support neighborhood capital projects for both residential and commercial districts of the Coliseum Area. The broader emphasis on neighborhood and industrial site improvement projects will complement large scale project efforts and ongoing matching grant programs to further promote investment in commercial properties.

CAPITAL PROJECT SUPPORT

Coliseum Capital Project Support

This program provides equipment, promotional materials, and professional services in support of redevelopment activities throughout the Coliseum Project Area. Funds will also be used for environmental assessments, consultants, appraisals, and legal fees for general infrastructure and offsite improvements that support major redevelopment, neighborhood, and economic catalyst projects.

Site Acquisitions

The Agency will continue to explore site acquisition strategies to facilitate:

- Replacement parking for the development of residential housing on the existing Coliseum BART surface parking lot
- Development of a major mixed-use commercial center within the area bounded by 66th Avenue, Interstate 880, Hegenberger Road and San Leandro Street
- Continued development of the Coliseum Auto Mile
- Infill projects on International Boulevard
- Neighborhood shopping center sites with grocery store anchors in locations such as San Leandro Street and 66th Avenue
- Greater retail attraction to the Project Area

COMMERCIAL DEVELOPMENT

The Oakland Redevelopment Successor Agency seeks to catalyze economic development in the project area and expend bond funds by supporting key development projects on properties purchased by the Agency for this purpose. Table 3, on the following page, shows the properties to be developed by the City in the Coliseum Redevelopment Project Area.

Table 3: Properties to be Developed in Coliseum Project Area

<u>Project Name</u>	<u>Address</u>	<u>Parcel Number</u>
Melrose Ford	3050 International Blvd	025-0719-007-01
FoodsCo	905 66th Ave	041-4056-004
FoodsCo	915 66th Ave	041-4056-006
Clara/Edes	9418 Edes Ave	044-5014-005
Clara/Edes	606 Clara St	044-5014-006-03
Hill-Elmhurst	9409 International Blvd	044-4967-002
Hill-Elmhurst	9415 International Blvd	044-4967-003
Hill-Elmhurst	1361 95th Avenue	044-4967-004-02
Hill-Elmhurst	9423 International Blvd	044-4967-004-03
Hill-Elmhurst	9431 International Blvd	044-4967-005
Hill-Elmhurst	9437 International Blvd	044-4967-007-01
Hill-Elmhurst	95th Avenue	044-4967-009
Fruitvale Transit Village Phase II	E. 12 th Street	033-2177-021
Fruitvale Transit Village Phase II	E. 12 th Street	033-2197-019
Fruitvale Transit Village Phase II	3229 San Leandro Street	033-2186-003-01
Fruitvale Transit Village Phase II	3301 San Leandro Street	003-2187-003-01
Coliseum City	796 66th Ave	041-3901-004
Coliseum City	73rd Ave	041-3901-007-03
Coliseum City	73rd Ave	041-3901-007-05
Coliseum City	66th Ave	041-3901-008
Coliseum City	66th Oakport Parcels	041-3902-005 & 006
Coliseum City	Edgewater Dr	041-3902-013-05
Coliseum City	Edgewater Dr	041-3902-013-06
Coliseum City	6775 (7001) Oakport Street	041-3902-021
Coliseum City	711 71st Avenue	041-4170-001-02
Coliseum City	7001 Snell Street	041-4170-005-03
Coliseum City	73rd Avenue	041-4173-001-03
Coliseum City	728 73rd Avenue	041-4173-002-02
Coliseum City	710 73rd Avenue	041-4173-003-06
Coliseum City	633 Hegenberger Rd	042-4328-001-16
Coliseum City	8000 South Coliseum Way	042-4328-001-24
Coliseum City	695 Hegenberger Rd	042-4328-001-27

Coliseum City

Coliseum City is a comprehensive plan for the redevelopment of the area from the Coliseum

BART Station to the Estuary, integrating professional sports facilities with commercial and residential development. The area surrounding the Oakland-Alameda County Coliseum Complex serves as the sports/entertainment destination for the East Bay and is located adjacent to a major local and regional transportation hub and features stunning waterfront views and direct freeway access to and visibility from I-880. The site is only minutes away from the Oakland International Airport and serves as a major gateway into Oakland and the entire region. "Coliseum City" is located within and surrounding the Oakland-Alameda County Coliseum Complex, with the Estuary as the westernmost boundary, Hawley Street as the easternmost boundary, Hegenberger Road as the southernmost boundary and Independent Road as the northernmost boundary. The Oakland-Alameda Coliseum Complex consists of approximately 120 acres with the north and south parking lots and includes the Coliseum stadium and Oracle Arena facilities. In addition, the City owns a number of key perimeter parcels surrounding the Oakland-Alameda County Complex along San Leandro Street, 66th Avenue, Hegenberger Road and Coliseum Way, which can be incorporated into the project. The City envisions this unique area as a world class sports and entertainment center with hotel, condominiums, retail, commercial, convention space, and a location for sub-regional corporate headquarters all accessible to multiple modes of transportation.

Fruitvale Transit Village Phase II

The second phase of the Fruitvale Transit Village Project at the Fruitvale BART Station is entitled for 275 unit residential units and 277 parking garage stalls adjacent to the project's first phase. The Fruitvale Transit Village is a project spearheaded by the Unity Council which is one of the Fruitvale's oldest community based institutions with the participation of a broad spectrum of neighborhood residents, merchants, and organizations. The project is intended to further revitalize the Fruitvale neighborhood, create housing for new residents, reduce air pollution and dependence on cars and increase BART ridership. The project proposes to subdivide the 3.4 acre project site from two lots into four lots and would be developed in four phases. Three of the four lots would be developed with three four-story residential buildings. The fourth lot would be developed with a parking structure for the sole use of the proposed project residents. The current use of the project site as surface parking lot would be phased out during the construction of the proposed project.

FoodsCo

The 905 and 915 66th Avenue properties, located at the intersection of San Leandro Street and 66th Avenue, are slated for a 72,000 square foot grocery store with fuel center to serve nearby residents. The 6.3 acre property was purchased in 2009 with Coliseum taxable bonds. The former redevelopment agency demolished the existing structures and has prepared the site for development. The former agency released an RFP and received a proposal from Ralph's/Foods Co to develop the site into a new supermarket.

Hill-Elmhurst

Mixed-use development of these properties is scheduled for the 9400 block of International Boulevard, which will improve one of the most blighted commercial corridors in east Oakland. Hill-Elmhurst Plaza is a proposed mixed-use housing development project located between 94th and 96th Avenues on International Boulevard in the heart of Oakland's Coliseum Redevelopment Area and also in one of the City's Housing Target Areas (Elmhurst Neighborhood). The

development site consists of seven contiguous parcels purchased by the former redevelopment agency in 2011 with taxable bond funds.

Melrose Ford

Development of the Melrose Ford site at 3050 International Boulevard will augment the Fruitvale commercial node with community-serving retail and service providers. The Redevelopment Agency acquired the property in 2010 with taxable bond funds, and has demolished all structures and environmentally remediated the site to prepare it for development. A Reuse Feasibility Assessment for the property conducted in March 2011 identified several possible uses, including the option of retail uses fronting International Boulevard and a second building housing community/medical offices. The site, with excellent access to all modes of transit, including bus, BART, automobile and pedestrian, represents an opportunity to expand the thriving Fruitvale node, create employment opportunities, and bring needed goods and services to east Oakland residents.

Clara/Edes

A mixed-use medical facility and residence for senior citizens is planned for this property in the Brookfield neighborhood. The site previously contained a problematic neighborhood liquor store which community members organized to shut down in 2005. The former redevelopment agency purchased the 9418 Edes Avenue property and separately purchased the adjacent corner property at 606 Clara Street through an Alameda-County tax default sale. Both parcels were purchased with taxable bond funds. The former redevelopment agency issued a Notice of Development Opportunity (NODO) in 2009 and received two proposals for the site. The proposed development calls for a four-story 112 bed skilled nursing facility with 13,000 square feet of ground floor neighborhood serving retail.

CENTRAL ESTUARY AREA

Central Estuary Area Specific Plan

The Central Estuary Area generally encompasses 19th Avenue to the north, 54th Avenue to the south, I-880 to the east and the Estuary and San Leandro Bay to the west. The Coliseum Area Redevelopment Project has engaged the services of the firm Community Design + Architecture to prepare a Central Estuary Specific Plan and a related Environmental Impact Report for the area through a formal planning process.

HEGENBERGER / I-880 GATEWAY

South Coliseum Way/Edes Avenue Streetscape Design

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.

Airport Connector

The Airport Connector is an elevated rail link between the Coliseum BART station and Oakland International Airport. Planned as a self-propelled, automated aerial guideway system, the

Connector will support the Airport's growth by connecting the Airport with public transit at the Coliseum Transit Hub including BART, Amtrak and AC Transit. Agency resources pay for City costs of plan review, administration and construction monitoring

FRUITVALE BART STATION AREA

Fruitvale BART Transit Village

The Fruitvale Transit Village, located west of East 12th Street between 33rd and 35th Avenues, is a major mixed-use development project that has revitalized the Fruitvale BART station area between 33rd and 35th Avenues west of International Boulevard. Three out of four phases, as well as a major public pedestrian plaza that connects the BART station with International Boulevard, have been completed. Phase I included the construction of Las Bougainvilleas, a 68-unit senior housing development. Phase II comprised demolition, utility realignment, and streetscape improvement along East 12th Street. Phase III saw the construction of two major mixed-use buildings flanking the pedestrian plaza. In this phase, the Fruitvale Development Corporation (FDC) provided space for a new senior center, a day care center, senior and family housing, a community resource center, a health clinic, and a shopping and public pedestrian plaza. Phase IV, proposed for construction on the East 12th Street BART supplemental parking lot, will include 275 units of market rate and affordable rental housing to complement the transit village's existing mix of retail and community services.

Fruitvale Alive Streetscape Improvements

Improvements to this key corridor linking 1-580 to 1-880 will increase intermodal transit, address pedestrian safety and improve pedestrian connections between transit nodes and commercial centers. The blocks along Fruitvale Avenue between E. 12th and Famam St. are within the Coliseum Project Area. The Redevelopment Agency is allocating \$200,000 in additional funds for this project in fiscal year 2009-10 to complement grants from the Metropolitan Transportation Commission.

COLISEUM BART STATION AREA

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 OEDC/MacFarlane Partners on the development, which will replace the existing Coliseum BART parking lot and provide approximately 400 units of housing and about 20,000 sq. ft. of neighborhood-serving retail. The project, together with Lion Creek Crossings Phase IV, was recently awarded \$8.5 million in Transit Oriented Development (TOD) funding from the California Department of Housing and Community Development. Coliseum funds are allocated to infrastructure improvements supporting the Coliseum Transit Village and Lion Creek Crossings Phase IV to partially match the TOD grant.

Lion Creek Crossings (formerly Coliseum Gardens HOPE VI) Project

The Oakland Housing Authority, in partnership with EBALDC and Related Companies of California, is developing a mixed-income housing project on 20 acres at San Leandro Street between 66th and 70th 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, and includes two new streets, a City park and the restoration of a portion of Lion Creek. Phase IV of Lion Creek Crossings recently received \$7.5 million in Transit Oriented Development funding from the California Department of Housing and Community Development.

Coliseum Transit Village Replacement Parking Infrastructure

As the core of the Coliseum Transit Village is situated on BART parking lots, replacement parking for BART patrons will be temporarily provided in surface parking. This temporary surface parking will ultimately be replaced by a parking garage system.

San Leandro Street Utility Undergrounding

Undergrounding of utilities along San Leandro Street between 66th and 73rd Avenues complements the recently completed Coliseum Transit Hub streetscape project and advances the larger redevelopment effort to create a transit-oriented development around the Coliseum BART station area. The undergrounding is currently underway and scheduled to be completed by the summer of 2010. The streetscape improvement and undergrounding projects for San Leandro Street comprise a \$6 million effort using \$3.5 million of Agency funds and \$2.5 million of federal, state and local grants.

66th Avenue Streetscape

This project is located on 66th Avenue between San Leandro Street and International Boulevard. Leveraging the Lion Creek Crossings and San Leandro Street infrastructure improvements, the project will improve pedestrian access to the transit facilities on both International Boulevard and San Leandro Street from area schools, residences and activity centers. Project design is complete with construction scheduled to begin in the summer of 2010. Grant funds in the amount of \$1,230,000 from MTC Housing Incentive Program and \$387,115 from the Transportation For Clean Air program complement Agency funding.

NEIGHBORHOOD IMPROVEMENTS

STREETSCAPES

Many streets in the older industrial and neighborhood commercial districts require improvement to accommodate current pedestrian and vehicle activity. Some of the streets lack sidewalks or other pedestrian amenities, which inhibit the full utilization of adjacent properties. The Coliseum Redevelopment Project aims to transform these districts into vital, functioning areas by upgrading the roadway infrastructure to help support and encourage private development.

International Boulevard Streetscape Improvement

Improvements are planned for three nodes comprising 23 blocks along the thoroughfare from 40th Avenue to 89th Avenue. The Agency and City are seeking regional, state and federal funding to complement existing City funding for the project. Coliseum Redevelopment funds will support project design and administration costs for Public Works capital improvement of International Boulevard, with allocations of \$750,000 in fiscal year 2009-10 and \$250,000 in fiscal year 2010-11.

Railroad Avenue Street Improvement Phase II

Improvement of Railroad Avenue from Louisiana Street to 98th Avenue will complete Agency efforts to reduce dumping activities and drainage problems on the roadway. Phase I successfully enhanced the appearance and function of Railroad Avenue from 85th Avenue to Louisiana Street for the businesses along that section of the road. Phase II, financed with approximately \$1.2 million of Coliseum Redevelopment funds, will provide the same level of improvements for the residents along the southern portion of Railroad Avenue. Construction of Phase 2 is scheduled to commence early spring 2010.

Sunshine Court Improvements

Sunshine Court is a severely unimproved street that falls within the Coliseum and Central City East (CCE) Redevelopment Areas. It runs between 74th and 76th Avenue, beginning at International Boulevard and turning south to terminate at 76th Avenue. Redevelopment funds will be used to improve the blighted, damaged and unsafe condition of Sunshine Court. The Redevelopment Agency and the City of Oakland are in the process of acquiring the road. Improvements to the road will be necessary before it can be dedicated to the City. \$1,050,000 of Coliseum funds are allocated for Sunshine Court improvements in fiscal year 2009-10.

Industrial Zone Improvements: General Coliseum Infrastructure Project

The General Coliseum Infrastructure project will provide infrastructure investments in targeted industrial areas to increase jobs in the Coliseum area. Components include utilities and lighting equipment, surface and street improvements, landscape amenities, trees and signage. Targeted areas include the Mehose-Coliseum, Woodland-81st Avenue and Tidewater industrial zones. \$1,000,000 is allocated to this project in fiscal year 2009-10 and \$675,000 in fiscal year 2010-11.

PUBLIC FACILITIES

PARKS AND OPEN SPACE

The renovation and upgrading of various parks throughout the Coliseum Project Area minimizes the hazards of outdated and overused park structures and makes these public sites more safe and pleasant for community use. This investment in parks will also increase surrounding property values and eliminate blight.

Officer William "Willie" Wilkins Memorial Park (formerly Elmhurst Plaza Park)

Improvements to this park at 9700 C Street will include new lighting, a new play area, new restrooms, a picnic area, lawn, a jogging path with exercise stations and other paths.

Sobrante Park

Improvements to this park at 470 El Paseo Drive will include a new restroom structure and utility connections as well as handicap accessible pathways.

PUBLIC BUILDINGS AND FACILITIES

The Coliseum Redevelopment Area has many public facilities that are in need of renovations to meet current City building and safety standards. This project will refurbish and upgrade various recreation centers and libraries located within the Project Area to make these buildings more usable to the community and more relevant to current activities.

Teen Center at 5818 International Boulevard

Coliseum Redevelopment funds were used to purchase this former day-care facility for use as a teen center, and improvements are currently funded by the Agency through the Neighborhood Project Initiative program.

81st Avenue Community Branch Library

The Agency has contributed \$4.5 million toward the construction of a new public library in East Oakland at 81st Avenue and Rudsdale Street. The 21,000 square foot facility is a joint project of the Oakland Unified School District and the City of Oakland. When completed it will be the City's first LEED certified, silver rated public building, sharing space with two new schools, Encompass Academy and Woodland School. The library will serve 11 nearby schools, and will provide over 60 computers, a full-service computer training area as well as job and adult education resources, and life-skill program.

East Oakland Sports Center

The Agency has approved a \$2 million contribution to the East Oakland Sports Center project at Brookfield Recreation Center on Edes Avenue. The Agency funding supports construction and is matched by the East Bay Regional Parks Measure DD funding for an aquatic and exercise facility for the East Oakland area.

Brookfield and Martin Luther King, Jr. Libraries

Redevelopment funds are allocated for improvements that will enhance the functionality of these branch libraries serving the Coliseum Project Area community. Improvements to the Martin Luther King, Jr. Library are to include ADA upgrades to restrooms and drinking fountain, security and landscaping improvements. At Brookfield library skylight glazing will be replaced with insulated panels to reduce heat gain and glare and HVAC controls are to be enhanced.

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

The Agency proposes to continue to focus activities on eliminating physical and economic blight over the next five years by implementing plans, programs and projects funded by tax increment revenues and tax allocation bonds. The principal objectives of the Implementation Plan are the abatement of physical and economic blight through the redevelopment of vacant and underutilized properties and the replacement of obsolete infrastructure. It is the Agency's intent that the Implementation Plan as proposed will encourage further private sector investment in commercial, residential and industrial areas.

The leading indicators of blight in the Coliseum Project Area include obsolete and underutilized land, poor transportation circulation and connections, and lack of private investment. Over the last thirteen years, the Coliseum Project Area has made considerable steps in addressing these blight conditions and spurring investment in the Project Area. Nevertheless, given the size of the Project Area, there are still continuing conditions of significant blight.

The recently-completed *Coliseum Redevelopment Plan Amendment Blight Analysis* (Hausrath Economics Group 2009) documents significant physical and economic blight remaining in the Project Area. Conditions of physical blight include deteriorated and dilapidated parcels, substandard properties and multiple public nuisances. These conditions lead to inefficiencies and underutilization of land and encourage further blight such as graffiti, dumping and illegal activities. Such conditions exist at moderate percentages throughout the Project Area but are most concentrated in the Central East Oakland and Elmhurst sub-areas straddling the San Leandro Industrial Corridor and in the Central Estuary Area (see Hausrath, pp.32-38).

Other significant physical blight includes areas with inadequate public infrastructure including sidewalks, curbs, gutters and access to open space. These conditions are prevalent in several neighborhoods bordering industrial areas such as in Brookfield Village adjacent to and east of Railroad Avenue, Elmhurst neighborhoods between 86th and 92nd Avenues east of San Leandro Boulevard, and the immediate areas north and south of the Coliseum BART station. Additionally, the unresolved residential/industrial land-use mix in these areas create environments where residents experience high pollutant and diesel emissions levels, must navigate hazardous and unwelcoming pedestrian environments and where industrial business operations are often limited by land-use and transportation constraints.

Documented economic blight conditions include a continuing lack of commercial facilities serving the residential population of the Project Area. The Coliseum Project Area has a much lower density of important commercial facilities such as banks and supermarkets compared to Countywide and Citywide averages while suffering from an excess of negative commercial uses such as bars and liquor stores. The Project Area also is impacted by prevailing crime rates considerably higher than the rest of Oakland or Alameda County (Hausrath, pp. 55-7).

This Implementation Plan specifically addresses these and other blight conditions in the scope of identified projects and programs per the strategies listed in Section III. Over the next five years the Agency intends to:

- Continue development planning and investment in the Central Estuary area and the Coliseum BART area;
- Improve infrastructure and public facilities along the San Leandro Corridor and residential-industrial edge neighborhoods in Elmhurst, Brookfield and around the Coliseum BART station;
- Continue investment in targeted blight and crime reduction programs such as commercial security enhancements, Community Cleanup Corps and public art/mural programs;
- Improve and support transportation infrastructure for mobility and goods movements (streetscape projects and the Airport Connector) and improve open space access across the project Area (East Bay Greenway);
- Support commercial catalyst developments in accordance with the City's Economic Development Plan in the Coliseum, by assisting in the clean-up and pre-development of

vacant/underutilized parcels in the I-880/Shoreline and Hegenberger Gateway areas and along key transit corridors such as International Boulevard;

- Invest in creating linkages between area employers and businesses and potential area employees through sustainable job-training and local business retention efforts;
- Continue major planned catalyst projects including:
 - Support for transit villages at the Fruitvale BART station areas
 - Construction of the 66th Avenue and International Boulevard streetscape projects
 - Implementation of the Coliseum Transit Oriented Development Concept Plan at the Coliseum BART station area
 - Implementation of the state HCD Proposition IC Transit Oriented Development (TOD) Infrastructure Grant to link Lion Creek Crossings and the proposed Coliseum Transit Village to the Coliseum BART Station Area Plaza
 - Improved implementation of the Neighborhood Project Improvement program in the Project Area
 - Implementation of the Industrial Infrastructure for Woodland-81st Ave, Melrose-Coliseum and Tidewater Zones set forth in the *City of Oakland Industrial District Strategy Support: Public Infrastructure Assessment and Recommendations*; BKF Engineers; October 2008.
- Implement other projects and programs as described in Section III.

The goals, objectives and expenditures of the Implementation Plan will collectively attract continued development to the Project Area, create a safer public environment, and support needed investments that otherwise would not be home by the private sector to address the prevailing blight conditions as documented in the Coliseum Project Area.

V. TIME LIMITS

The California Community Redevelopment Law ("CRL") as contained in Sections 33000 *et seq.* of the California Health and Safety Code, requires that this Implementation Plan identify the fiscal year that the Agency expects each of the following time limits described below to expire. For this Project Area and its amendment area, the time limit expirations are as follows:

DESCRIPTION OF TIME LIMIT EXPIRATION – ORIGINAL PROJECT AREA	FISCAL YEAR
(1) The time limit for the commencement for eminent domain proceedings to acquire property within the Project Area	2007-2008*
(2) The time limit for the establishment of loans, advances, and indebtedness to finance the redevelopment project	2014-2015
(3) The time limit for the effectiveness of the Redevelopment Plan	2026-2027 (i.e., on July 25, 2027)
(4) The time limit to repay indebtedness with the proceeds of property taxes	2041-2042 (i.e., on July 25, 2042)

*Plan amendment extending this limit for 12 years is pending.

DESCRIPTION OF TIME LIMIT EXPIRATION – KENNEDY/FRUITVALE AMENDMENT AREA	FISCAL YEAR
(1) The time limit for the commencement for eminent domain proceedings to acquire property within the Project Area	2007-2008*
(2) The time limit for the establishment of loans, advances, and indebtedness to finance the redevelopment project	2016-2017
(3) The time limit for the effectiveness of the Redevelopment Plan	2027-2028 (i.e., on July 29, 2028)
(4) The time limit to repay indebtedness with the proceeds of property taxes	2042-2043 (i.e., on July 29, 2043)

*Plan amendment extending this limit for 12 years is pending.

Some of these time limits may be extended pursuant to the CRL. For instance, if the Agency makes payment to the county Supplemental Educational Revenue Augmentation Fund, it is entitled to extend the time limits on the effectiveness of the Redevelopment Plan and the receipt of tax increment by an additional year (Section 33331.5).

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

Housing Component – Coliseum

Implementation Plan Requirements

This Housing Component of the Implementation Plan is required by Article 16.5 of the California Redevelopment Law ("CRL") as contained in Sections 33000 *et seq.* of the California Health and Safety Code. (All citations in this portion of the Implementation Plan are to the Health and Safety Code unless otherwise specified.)

The Housing Component presents those components of the Agency's intended program for the Project Area that deal with the expenditure of funds and activities relating to the production of housing at affordable housing cost to persons and families of low and moderate ("low-mod") income. Low-mod income is defined in the CRL by reference to Section 50093 of the Health and Safety Code, which specifies the following income levels:

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

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

Definition of Affordable Housing Cost

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

AMI = "Area Median Income," which is the Median Family Income, adjusted for family size, for the metropolitan area (Alameda and Contra Costa Counties combined), as determined by the U.S. Department of Housing and Urban Development

The CRL provides that, in addition to the removal of blight, a fundamental purpose of redevelopment is to expand the supply of low-mod housing (Section 33071). To accomplish this purpose, the CRL contains numerous provisions to guide redevelopment agency activities with regard to low-mod housing. These provisions divide a redevelopment agency's housing responsibilities into three major categories:

- The production and/or replacement of low-mod housing depending upon activities undertaken by an agency within its project areas;
- The set-aside and expenditure of specified amounts of tax increment revenue for the express and exclusive purpose of increasing and improving a community's supply of low-mod housing; and
- Preparing reports on how the Agency has met, or preparing plans on how the Agency will meet its responsibilities with regard to the first two items.

This Housing Component is part of the Agency's responsibilities under the third major category. Its contents address how the Agency's plans for the Project Area will achieve many of the housing responsibilities contained in the first and second major categories of Agency housing activities. Article 16.5 requires that the housing portion of an Implementation Plan address the applicable items presented in the list below.

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

- At least 30 percent (30%) of all new and substantially rehabilitated dwelling units developed by a redevelopment agency shall be available at affordable housing cost to persons and families of low and moderate income and shall be occupied by these persons and families (Section 33413(b)(1));
- At least 15 percent (15%) of all new residential units dwelling units developed within a project area under the jurisdiction of an agency by public or private entities or persons other than the Agency shall be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons or families (Section 33413(b)(2));
- At least 15 percent (15%) of all substantially rehabilitated units that have received agency assistance shall be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons or families (Section 33413(b)(2)(iii));
- Suitable locations must be identified for replacement housing units rehabilitated, developed or constructed pursuant to Section 33413(a), if the destruction or removal of low-mod units will result from a project contained in the Implementation Plan (Section 33490(a)(3)).

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

- The set-aside of 20 percent of tax increment in projects adopted on or after January 1, 1977 (Section 33334.2)

- The proportional expenditure of housing funds on moderate, low, and very-low income housing (Section 33334.4)
 - The set-aside of 20 percent of tax increment in projects adopted prior to January 1, 1977 (Section 33334.6)
 - The transfer of housing funds to other public entities producing housing in the community (a possible outcome of the provisions of Sections 33334.12 et seq.).
3. Additional Requirements:
- Estimates of the balances and deposits into the Housing Fund created to hold the Set-Aside of tax increment;
 - A housing program identifying expenditures from the Housing Fund;
 - An indication of housing activity that has occurred in the Project Area; and
 - Estimates of housing units that will be produced in the Project Area for each of the various income categories.

Applicable Low and Moderate Income Housing Requirements

1. Applicable Housing Production Requirements

The date of adoption, the existence of low-mod housing units, and the potential for residential development are the primary determinants of the practical applicability of the various housing provisions of the CRL. Only the low-mod housing provisions applicable to the project area are discussed below:

a. Replacement Housing Obligation

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

In connection with the Tassafaronga Village Rental project, which will be assisted by the Agency, 87 vacant units of housing affordable to very low income households will be demolished. The Agency has adopted a Replacement Housing Plan that specifies that 137 units will be replaced with comparable new units to be built on the project site.

b. Housing Production Obligation

The Agency is required to comply with the housing unit production requirement of the CRL Section 33413(b). Subparagraph (1) of the Section requires that 30 percent (30%) of all housing units developed by the Agency be affordable to low-mod persons.

The Agency does not plan to develop housing in the next five years, rather the Agency will assist in private sector affordable housing development. Thus, the Agency is not anticipated to incur any obligations under this provision of the CRL.

The Agency will assist the private sector in developing affordable housing and it is possible that there will be some residential infill within the Project Area that is not Agency assisted. As a result, the Agency will need to ensure the creation of low- and moderate-income housing in order to comply with

the provisions of subparagraph (2) of Section 33413(b). Subparagraph two requires that 15 percent (15%) of all housing developed in the Project Area (inclusive of restricted units) be low-mod housing. Of these low-mod units, at least 40 percent (40%) must be affordable to persons and families of very-low income.

To determine the number of units that must be developed in order to comply with this requirement, and to identify how much of this requirement will be satisfied by the activities included in this Implementation Plan, a brief review of past and anticipated housing development activity in the Project Area is presented below.

c. Housing Construction Activity in the Project Area 1995 - 2014

From the inception of the Project Area in 1995 through 2004 (i.e. the first 10 year Production Requirement Compliance Period) a total of 690 units of housing were newly constructed or substantially rehabilitated. In the next 10 year Compliance Period (2005-2014), from 2005 to 2009 there are a total of 707 units that have been newly constructed or substantially rehabilitated. In addition to the affordable projects listed in section f below, there have been a number of significant market-rate developments, including the 251-unit Durant Square project and the 100-unit "The Estuary." The Fruitvale Transit Village, completed in 2003, is a mixed income transit-oriented development that included 37 market-rate units and 10 affordable units.

From 1995 to 2004, during the first Production Requirement Compliance Period, a total of 317 units of low and moderate income housing were developed, including 194 units of very low income housing. From 2005 to 2009, during the second Production Requirement Compliance Period, a total of 347 units of low and moderate income housing were developed, including 162 units of very low income housing. Based on this housing unit production from 1995 to 2009, the Agency has a surplus of 454 low and moderate income units including a surplus of 272 very-low income units.

The following table illustrates housing production from 1995 to 2009:

Project	Total Units	Very.Low	Low	Moderate	Unrestricted
Jingletown Housing	53		53		
Oakwood Estates	36		19		17
Las Bougainvillas (1223-1237 37 th Ave)	68	67			1
Allen Temple Gardens	50	49			1
Allen Temple Manor	24	23			1
Habitat Village	40		40		
Intemational Blvd Housing	30	29			1
Wang Scattered Site – 1063 82 nd Ave	2		2		
Wang Scattered Site – 1226 94 th Ave	1		1		
Stanley Avenue Apartments	24	23			1
Durant Square	251				251
Fruitvale Transh Village	47	3	7		37
Water Park Lofts	27				27
Derby Live/Work	35				35
Wang Scattered Site – 70 th Ave	1		1		
Wang Scattered Site – 71 st Ave	1				1
Subtotal 1995-2004	690	194	123	0	373
Chapman Street Condos	8				8
Lion Creek Crossings, Phase I	70	14	56		
Cotton Mill Studios	74				74
East Side Arts & Housing	18	4	12		2
The Estuary	100				100
Harborwalk	81				81
Lion Creek Crossings, Phase II	92	63	29		
Edes Avenue Homes, Phase A	26		26		
Seven Directions	36	23	12		1
Lion Creek Crossings, Phase III	59	58			1
Tassafaronga Village, Phase I	50		50		
Scattered Site Infill Development ¹	93				93
Subtotal 2005-2009	707	162	185		360
TOTAL 1995-2009	1,397	356	308	0	733

¹ Source: Win2Data "Year Built" 2004-08

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

The Agency estimates that between 2009 and 2019, as many as 2,999 units of housing may be newly constructed, substantially rehabilitated, or acquired with affordability covenants.

The following table summarized the Coliseum Redevelopment area pending unit production:

Project Name	Units	Type
10550 International Blvd	92	TBD
1242 35th Avenue	30	TBD
2641 International Blvd	154	TBD
2985 Ford Street	71	TBD
4021 International Blvd, Phase II	60	TBD
4108 International Blvd	16	TBD
414 29th Avenue	14	TBD
849 70th Avenue	70	TBD
Arcadia Park (98th at San Leandro St)	166	TBD
Brookfield Place Apartments	58	Family
Coliseum BART Transit Village	414	TBD
Edes Avenue Homes, Phase B	28	Homeownership
Fmitvale Point	96	TBD
Fmitvale Transit Village, Phase II	275	Homeownership
Gateway Community Development Project (formerly Fmitvale Gateway)	810	TBD
Hills Elmhurst Plaza	228	TBD
Hills Elmhurst Plaza Senior Housing	64	Senior
Lion Creek Crossing, Homeownership	28	Homeownership
Lion Creek Crossing, Phase IV	51	Family
Saint Joseph's Family Phase Iib	58	Family
Saint Joseph's family Phase IIa	16	Homeownership
Saint Joseph's Senior	78	Senior
Tassafaronga Village, Homeownership	22	Homeownership
Tassafaronga Village, Phase II	20	Family
Wattling Sheet	80	TBD
Total	2,999	

e. Estimated Number of Units Required for Housing Production Obligation

If 2,999 units are built, the total number built through 2019 would be 4,396. This would generate a housing production obligation of at least 660 units affordable to very-low, low or moderate income households. Of these, at least 264 units would be required to be affordable to and restricted for occupancy by very-low income households.

f. How the Housing Production Obligation Will be Met

To date, there have been substantial affordable unit completions in 19 housing developments. The breakdown by affordability level for those units include: 356 very low-income units and 308 low-income units.

The following illustrates the affordable units currently pending development and more than fulfills the remaining number of units required to comply with the redevelopment area's housing production obligations:

Project	Total Units	Very Low	Low	Moderate	Unrestricted ²
Brookfield Place Apartments	58		57		1
Edes Avenue Homes, Phase B	28	13	15		
Hill Elmhurst Plaza Senior Housing	64	63			1
Lion Creek Crossings Homeownership	28			28	
Lion Creek Crossings Phase IV	51	50			1
Saint Joseph's Family (Phase 1b)	58	54	4		
Saint Joseph's Ownership (Phase 1a)	16			16	
Saint Joseph's Senior	78	52	25		1
Tassafaronga Village Homeownership	22		17	5	
Tassafaronga Village, Phase II	20		20		
TOTALS	423	232	138	49	4

It should be noted that all of these units will be located within the Project Area and therefore can be counted on a one-for-one basis toward the production obligation.²

As shown in the table below, based on these estimates, the Agency will have exceeded its production requirements, with a surplus of 423 affordable units in total, and a surplus of 324 very-low units.

	Affordable	Very Low
Total Units to be Produced	660	264
less Units Required	1,083	588
Total Surplus (Deficit) Units	423	324

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

a. Set-Aside of Tax Increment

The Agency must comply with the Section 33334.2 requirement to allocate 20 percent of the gross tax increment (Set-Aside) to affordable housing activities. The Set-Aside is required to be deposited into a Housing Fund created to hold the monies until expended. Section 33334.2 enables the Agency to eliminate or reduce the annual housing deposit if the Agency makes findings regarding the lack of need for low-mod housing in the City of Oakland, or the sufficiency of less than 20 percent of the Project Area's tax increment to meet the need that does exist.

However, the Redevelopment Agency has adopted a resolution that 25 percent of all tax increment be allocated to the construction of affordable housing. Furthermore, based on the City's commitment to affordable housing production it is unlikely that Oakland would exercise the option to reduce the Set-Aside deposits in any year subject to this Implementation Plan. The projections of deposits into the Housing Fund that are included in the following section assume that the 25 percent Set-Aside will be deposited into the Housing Fund in each of the years covered by the Plan.

b. Proportional Expenditures of Housing Fund Monies

² If the production requirement is met with units located outside of the Project Area, two units must be produced to fulfill one unit of housing production obligation.

The Project Area is subject to the Section 33334.4 requirement that the Agency expend Housing Fund monies in accordance with an income proportionality test and an age restriction proportionality test. These proportionality tests must be met every ten years through the termination of the Project Area life. These tests do not have to be met on an annual basis.

c. Very-Low and Low Income Housing Expenditures

The income proportionality test requires the Agency to expend Set-Aside funds in proportion to the housing needs that have been determined for the community pursuant to Section 65584 of the Government Code. The proportionality test used in this Implementation Plan is based on the adopted 2008 Regional Housing Needs Allocation (RHNA) Plan prepared by the Association of Bay Area Governments. Based on the 2008 RHNA, the City's minimum required allocation for very-low and low-income expenditures, and maximum moderate income housing expenditures are:

Category	RHNA	Threshold
Very-Low Income	1,900	At least 27%
Low Income	2,098	At least 29%
Moderate Income	3,142	No more than 44%
Total	7,140	

Section 33334.4 requires that at least 27 percent of the Housing Fund monies dedicated to projects and programs be spent on housing for very-low income households. In addition, at least 29 percent of these funds must be spent on housing for low-income households, and no more than 44 percent of the funds can be spent on moderate-income households. However, the Agency is entitled to expend a disproportionate amount of the funds for very-low income households, and to subtract a commensurate amount from the low and/or moderate-income thresholds. Similarly, the Agency can provide a disproportionate amount of funding for low income housing by reducing the amount of funds allocated to moderate-income households. In no event can the expenditures targeted to moderate-income households exceed the established threshold amount.

The Agency will allocate its funds in such a way that these percentages are met over the ten-year period from 2009 through 2019. In addition, the City and other entities may provide assistance for the construction of units affordable to very low and low income households that may also be counted toward meeting the requirements of Section 33334.4.

d. Age Restricted Housing Expenditures

Section 33334.4 also requires that the Agency assist housing that is available to all persons, regardless of age, in at least the same proportion as the population under age 65 bears to the City's total population as reported in the most recent census of the United States Census Bureau. The 2000 Census indicates that 89.5 percent of the City's population is under 65 years of age. As such, at least 89.5 percent of the Agency expenditures on affordable housing projects must be spent to assist projects that do not impose age restrictions on the residents. The following summarizes the allocation of housing fund monies.

Age Category	Percentage of Funds
Senior	10.5% maximum
Unrestricted	89.5% minimum
Total	

The Agency will ensure that over the ten-year period from 2009 through 2019 not more than 10.5 percent of its expenditures on affordable housing projects are for projects serving seniors.

e. Transfer of Housing Funds to Other Providers

The Project Area is subject to the CRL provisions requiring the transfer of housing funds to other housing producers in the Oakland area in certain circumstances. Such transfers could possibly occur if the Housing Fund contained "excess surplus." Excess surplus means any unexpended and unencumbered amount in a Project Area's Housing Fund that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the Housing Fund during the project's preceding four fiscal years.

The Agency does not anticipate having an excess surplus during the current Implementation Plan cycle or throughout the subsequent remaining Project Area life.

3. Housing Goals and Objectives of the Implementation Plan

The primary goal of the Agency is to comply with the affordable housing requirements imposed by the CRL in a responsible manner. The affordable housing activities identified in this proposed Implementation Plan will explicitly assist in accomplishing the intent of the CRL in regards to the provision of low-mod housing.

The CRL establishes that certain housing expenditures, and preservation and production requirements, be attained during five and ten year increments. The housing production requirement, if applicable, must be met every 10 years, while the proportionality tests must be achieved over the next 10 years, and then again through the end of the Project Area life. It is the Agency's goal and objective for this Implementation Plan to accomplish sufficient activity and expenditures over the Implementation Plan term, and through the term of the Project Area, to comply with the applicable requirements.

4. Estimated Housing Fund Revenues and Expenditures

The following table presents the projected future deposits into the Housing Fund. As shown below, \$34,000,600 in revenues are projected to be available over the five-year term of this Implementation Plan.

Estimate Housing Set-Aside Revenue
2009-2014

Plan Year	Fiscal Year	Housing Set Aside
1	2009-10 ³	\$5,503,056
2	2010-11	\$6,338,489
3	2011-12	\$7,156,731
4	2012-13	\$7,401,689
5	2013-14	\$7,600,635
Total		\$34,000,600

³ Note that in fiscal year 2009-2010 the Agency will deposit only 20% -- instead of 25% -- tax increment set-aside into the Housing Fund due to the State of California's requirement that Redevelopment Agencies make an additional deposit to fund education -- into "Supplemental" Educational Revenue Augmentation Funds (SERAF) account. In FY 2010-11, the Agency will deposit 10% in order to make the required SERAF payment.

1. Anticipated Housing Program Activities

The Agency may assist in a variety of programs to provide, improve, and preserve affordable housing such as the following:

a. Production:

The Agency can make loans and grants from the Low and Moderate Income Housing Fund to non-profit and for-profit developers for the new construction or rehabilitation of affordable housing. Loans can be made on a deferred payment and/or below market interest rate basis.

The Agency can also participate in land acquisition, land cost write-down, developer recmitment, credit enhancement, and other participation to cause affordable housing to be developed. This is normally accomplished after identification of a housing site, development of a housing concept, and issuance of a Request for Proposals for development of housing. Such affordable housing could be rental or ownership housing. The Agency may also acquire land and directly build housing.

b. Rehabilitation

The Agency may offer low-interest or no-interest loans or grants to assist low- and moderate income homeowners in making repairs to existing residences. Such repairs could consist of correcting health and safety violations, re-landscaping, and re-painting. This preserves the affordability of the housing and extends its lifespan, as well as improves the neighborhood. Additionally, such programs can be extended to owners of rentals properties to make repairs to affordable rental housing. In either case, covenants must be recorded to keep these properties affordable for the time period required by CRL.

c. Affordability Assistance:

The Agency may provide direct subsidies to lower the cost of producing housing or first-time homebuyer programs to assist very-low to moderate income families with mortgage assistance for the purchase of a home. The latter can take the form of a deferred loan with a low interest rate and equity sharing provisions. When the home is sold, the loan and equity share would be used to help another first-time homebuyer.

d. Preservation of Existing Affordable Housing

The Agency may offer loans, grants or other forms of investment to assist in the preservation of existing assisted housing that is otherwise threatened with conversion to market rate. Such assistance would be coupled with affordability restrictions of 55 years for rental housing and 45 years for owner-occupied housing.

2. Allocation of Housing Funds over Previous Implementation Period

While Agency funds are tracked individually for each project area, the funds from all of the Agency's project areas are combined into a single Low and Moderate Income Housing Fund. The Agency has made findings that affordable housing activities in any part of the City are of benefit to all of the redevelopment project areas. As a result, Low and Moderate Income Housing Funds may be used both inside and outside the project area. In addition, the City of Oakland also provides assistance for the development, improvement and preservation of affordable housing.

The tables on the following page provide information for the period 2004-2009 regarding:

- the amounts of Low and Moderate Income Housing Fund moneys utilized to assist units affordable to, and occupied by, extremely low income households, very low income households, and low-income

households, including units available to families with children; and

- the number, the location, and level of affordability of units newly constructed with other locally controlled government assistance and without Agency assistance and that are required to be affordable to, and occupied by, persons of low, very low, or extremely low income for at least 55 years for rental housing or 45 years for homeownership housing

Redevelopment Agency Assisted Housing Activities Completed or Underway, 2004 - 2009

Project Name	Type	Year Built	Project Area	Number of Units at Each Affordability Level (2)				Agency Funding (1)
				Very Low	Low	Moderate	Above Moderate	
1574-1590 7th Street	Homeownership	Underway	West Oakland			2	3	\$ 127,327
3701 Martin Luther King, Jr. Way	Homeownership	Underway	None	TBD	TBD	TBD	TBD	\$ 109,909
3929 Martin Luther King, Jr. Way	TBD	Underway	Broadway/Mac Arthur	TBD	TBD	TBD	TBD	\$ 52,000
6 th & Oak Streets	Seniors	Underway	Central District		69			\$ 3,699,656
720 E. 11 th Street Project	Families	Underway	Central City East	30	24			\$ 4,859,833
Altenheim Phase 1	Senior	2007	None	39	53		1	\$ 4,084,660
Altenheim Phase II	Seniors	Underway	None	48	32		1	\$ 1,753,000
Byron Avenue Homes	Homeownership	Underway	Central City East	4	4	2		\$ 386,550
California Hotel	Special Needs	Underway	West Oakland	149				\$ 600,000
Drachma, Inc (14 unit scattered site)	Families	Underway	West Oakland	14				\$ 840,000
East Side Arts and Housing	Families	2006	Coliseum	4	12		2	\$ 1,130,000
Eastmont Court	Disabled or HIV/AIDS	2005	Central City East	18			1	\$ 1,427,000
Edes Avenue Homes, Phase A	Homeownership	2008	Coliseum		26			\$ 2,517,000
Edes Avenue Homes, Phase B	Homeownership	Underway	Coliseum		13	15		\$ 3,601,000
Effie's House	Families	Underway	None	4	17			\$ 1,257,000
Eldridge Gonaway	Families	Underway	Central City East		39		1	\$ 1,655,000
Emancipation Village	Special Needs	Underway	None	35			2	\$ 1,652,000
Fairmount Apartments	Families	Underway	None	30			1	\$ 3,400,000
Faith Housing	TBD	Underway	West Oakland	TBD	TBD	TBD	TBD	\$ 689,598
Foothill Plaza Apartments	Families	Underway	Central City East	53			1	\$ 2,910,000
Fox Courts	Families	2009	Central District	40	39		1	\$ 4,950,000
Golf Links	Homeownership	2009	None			3	7	\$ 584,000
Harrison Senior	Senior	Underway	Central District		73			\$ 5,133,000
Hills Elmhurst Plaza Senior Housing	Senior	Underway	Coliseum		63		1	\$ 6,032,000
Hugh Taylor	SRO	Underway	Central City East	42				\$ 1,222,000
Ironhorse at Central Station	Families	2009	Oakland Army Base		98		1	\$ 8,379,000
Jack London Gateway	Senior	2009	Acorn	24	35		1	\$ 4,900,000
Lincoln Court	Senior	2006	None	81			1	\$ 2,000,000
Lion Creek Crossings, Phase 1	Families	2005	Coliseum	14	56			\$ 1,500,000
Lion Creek Crossings, Phase III	Families	2008	Coliseum		58		1	\$ 3,000,000
Lion Creek Crossings, Phase IV	Families	Underway	Coliseum	50			1	\$ 2,980,547
MacArthur Homes	Homeownership	Underway	Broadway/Mac Arthur	TBD	TBD	TBD	TBD	\$ 800,000
Madison Street Lofts	Families	2008	Central District	78			1	\$ 4,522,915
Mandela Gateway Rental	Families	2005	West Oakland	60	60		2	\$ 2,500,000
Mandela Gateway Townhomes	Families	2008	West Oakland		8	6		\$ 1,479,100
Marin Way Court	Families	Underway	Coliseum		19		1	\$ 1,200,000

Project Name	Type	Year Built	Project Area	Number of Units at Each Affordability Level (2)				Agency Funding (1)
				Very Low	Low	Moderate	Above Moderate	
Mortgage Assistance Program ⁴	Homeownership	multiple	Citywide	47	242	2	1	\$13,451,314
Oak Park Homes	Families	2004	Central City East	34			1	\$ 3,419,000
Oak Street Terrace Senior	Senior	2004	Central District	16	22		1	\$ 2,072,000
Oaks Hotel	SRO and Special Needs	Underway	Central District	85				\$ 1,100,000
Orchards on Foothill	Senior	2008	Central City East	64			1	\$ 1,025,000
Palm Court	Homeownership	2005	Acorn		12			\$ 855,400
Palm Villas Residential Project	Homeownership	2005	Central City East			78		\$ 5,353,000
Percy Abrams Jr. Senior	Senior	2006	None	44				\$ 1,000,000
Posada de Colores	Senior	Underway	Central City East	99			1	\$ 450,000
Project Pride	Transitional	Underway	West Oakland	42				\$ 1,600,000
Redwood Hill	Homeownership	Underway	None		8	9		\$ 2,310,000
Saint Joseph's Family Phase I	Families	Underway	Coliseum	54	4			\$ 3,019,656
Saint Joseph's Family Phase IIa	Families	Underway	Coliseum			16		\$ 3,584,000
Saint Joseph's Senior	Senior	Underway	Coliseum	42	25		1	\$ 4,639,000
Saint Patrick's Terrace	Senior	Underway	West Oakland		65			\$ 753,600
Sausal Creek	Homeownership	2008	None			17		\$ 3,980,000
Seven Directions	Families	2009	Coliseum	23	12		1	\$ 3,289,000
Slim Jenkins	Families	Underway	West Oakland	27		3	2	\$ 1,920,000
Southlake Towers	Seniors	2004	Central District	26	103		1	\$ 445,300
Tassafaronga Homeownership	Homeownership	Underway	Coliseum		17	5		\$ 1,868,000
Tassafaronga Village Rental Phase I	Families	Underway	Coliseum		50			\$ 3,000,000

(1) Agency Funding includes all funding provided from Low and Moderate Income Housing Fund over the life of the project. Some funding may have been provided prior to 2004.

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

⁴ Represents fiscal years 2004-2005 through 2008-2009.

**Housing Units Newly Constructed in Redevelopment Project Areas,
Assisted With Locally-Controlled Government Assistance and
No Redevelopment Agency Low & Moderate Income Housing Financing,
2004 - 2009**

Project Name	Type	Year Built	Project Area	Number of Units at Each Affordability Level			
				Very Low	Low	Moderate	Above Moderate
Lion Creek Crossings, Phase II	Families	2007	Coliseum	63	29		
Nathan A. Miley Senior Housing Community	Senior	2007	Central City East	50	19		
Uptown Project - Parcel 1	Families	2008	Central District	55		15	185
Uptown Project - Parcel 2	Families	2007	Central District	44		9	140
Uptown Project - Parcel 3	Families	2008	Central District	34		9	174
Wang Scattered Site - 901 70 th St.	Homeownership	2004	Coliseum		1		
Wang Scattered Site - 1311 Campbell Street	Homeownership	2005	West Oakland		1		

Table 3, below, lists other Redevelopment projects under consideration for the period 2009-2014. Proposed projects are subject to funding availability as well as approval by the Agency and City Council. Table 3 is included in this draft version of the Coliseum Five-Year Implementation Plan for public discussion purposes.

Table 3: Proposed Additional Projects and Programs

Projects Per FY 2009-11 Budget	Other Proposed Projects*
1. Land Acquisition, Catalyst Site Developments	
<ul style="list-style-type: none"> Coliseum/Hegenberger Commercial Area Sites 	
2. Area-Wide Programs	
<ul style="list-style-type: none"> Tough on Blight Façade Improvement Program Tenant Improvement Program Green Works Development In-fill Incentives Commercial Loans 	<ul style="list-style-type: none"> Targeted Augmented Façade Program Industrial/Commercial Site Improvement Program Targeted Economic Development Capital Investments (e.g., Local Food Processing and others per McKinsey Study)
3. Special Planning Districts	
<ul style="list-style-type: none"> Coliseum BART area/Transit Oriented Development Fruitvale BART area/Transit Oriented Development Hegenberger Gateway Central Estuary 	<ul style="list-style-type: none"> Coliseum Shoreline/ Edgewater Area
4. Area-wide Infrastructure Projects	
<ul style="list-style-type: none"> Airport Connector Fruitvale Alive International Blvd. Railroad Ave Sunshine Ct. 	<ul style="list-style-type: none"> Lower Fruitvale North Doolittle Gateway 98th/Edes 29th Ave Area Industrial Infrastructure for Woodland-81st Ave, Melrose-Coliseum and Tidewater Zones ** East Bay Greenway BART to Bay Trail and other bicycle and pedestrian projects Bus Rapid Transit and Light Rail
5. Public Facilities	
<ul style="list-style-type: none"> 81st Ave Library MLK Library Willie Wilkins Park Sobrante Park East Oakland Sports Center East Oakland Teen Center 	<ul style="list-style-type: none"> Tassafaronga Park Tyrone Carney Park San Leandro Greenway /MLK Shoreline access

* Proposed projects are to be determined and subject to funding availability

** See City of Oakland Industrial District Strategy Support: Public Infrastructure Assessment and Recommendations; BKF Engineers; October 8, 2008; as cited on p. 45 of Blight Analysis to Support Amendment to Coliseum Area Redevelopment Plan; Hausrath Economics Group and 3D Visions; October 2009