

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

# CITY OF OAKLAND

## AGENDA REPORT

2011 DEC -1 PM 1:04

TO: Office of the City Administrator  
ATTN: Deanna J. Santana  
FROM: Community and Economic Development Agency  
DATE: December 13, 2011

RE: A Public Hearing And Upon Conclusion Adoption Of The Following Ordinances:

An Ordinance Authorizing The Sale Of A City-Owned Parcel At 319 Chester Street To The Alliance For West Oakland Development For The Purchase Price Of \$94,000, Authorizing Seller Financing For The Purchase Price, Authorizing A \$400,000 Construction Loan, and Authorizing A Disposition and Development Agreement With The Developer To Develop The Parcel With A Two-Family Home

An Ordinance Amending The Zoning Map To Change 319 Chester Street From Open Space (OS) To Residential Mixed Housing Type (RM-2) As Recommended By The Planning Commission

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### SUMMARY

At its meeting on November 9, 2010, the City Council continued this proposed transaction to a future date, and asked staff to return with additional information regarding affordability restrictions, documented land value, comparable housing sales information, costs of construction, project designs, and additional information from the proposed developer. It was determined that changing the zoning from Open Space (OS) to Residential Mixed Housing (RM-2) was necessary to increase the project's feasibility. This report has been prepared to provide the requested information, including:

- Details and Conditions of Sale
- Affordability Restrictions and Project Funding Source
- Documented Land Value
- Comparable Sales in The Area
- Project Budget/Cost of Construction/Project Duration
- Probable Project Designs
- Zoning Analysis and Recommendation
- General Plan Analysis
- Planning Commission Actions
- Additional Developer Information – Past Projects

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CED Committee  
December 13, 2011

## FISCAL IMPACT

### Details and Conditions of the Sale and Construction Financing

Staff proposes the sale of a City-Owned parcel at 319 Chester Street at its fair market value, \$94,000, to the Alliance for West Oakland Development (AWOD) through a Disposition and Development Agreement. In lieu of cash the City proposes to accept a promissory note for the purchase price, which will be secured by a deed of trust recorded against the property. There will be no funds deducted from the General Purpose Fund (Fund 1010) for this project. Because the parcel is City-Owned, and the cost of the property is secured by the deed of trust, General Purpose Funds will not be used to finance the acquisition. When the units are developed and sold, the seller financing from the City will be repaid in full. No interest would be due on the seller financing from the City.

Staff also proposes that the City make a construction loan to AWOD in the amount of \$400,000 to fund development of a two unit dwelling on the site. No interest would be due on this financing. The City proposes to establish an internal escrow account with \$400,000 using Housing and Community Development Division's Miscellaneous Grants (Fund 2999), Municipal Lending Unit (88939), Neighborhood Housing Revitalization (Fund) 2108, Project Number G08760 (Neighborhood Revitalization Fund), exclusively for project related construction costs. City staff will manage the escrow account and release payment for materials, labor, subcontractors and construction related activities after a review of subcontracts and invoices. When the units are developed and sold, the construction loan from the City will be repaid.

Upon sale of the homes on the Property, all net proceeds shall be repaid as follows: up to \$94,000 shall be paid into the General Purpose Fund (Fund 1010), and the balance shall be repaid into the Neighborhood Revitalization Fund for future projects.

Should the net sales proceeds be insufficient to repay both the seller financing and the construction loan, the City would forgive a portion of the construction loan in the amount of the difference between the loan amount due and available proceeds to repay the loan. The loss would not be absorbed by the General Purpose Fund (Fund 1010). The \$94,000 authorized for seller financing for the purchase price would be paid in full into Fund 1010 and the loss would be absorbed by the Neighborhood Housing Revitalization Fund (Fund 2108).

The goal of this project is to remove the blight impact of a longstanding vacant lot from the neighborhood and to support the job training efforts for ten clients of AWOD. The anticipated completion time for the project is fourteen to eighteen months after approval. If the new units sell for \$400,000, which staff believes is reasonable, the maximum net investment by the City will be \$94,000 to achieve the blight reduction and job training goals. If the new units sell for \$494,000, which staff believes is possible, these goals will be achieved at no net cost to the City.

### Affordability Restrictions and Project Funding Source

Initially two funding sources were proposed for the project, \$200,000 from Housing and Community Development Division's Miscellaneous Grants (Fund 2999), Municipal Lending Unit (88939), Neighborhood Housing Revitalization (Fund 2108) (Neighborhood Revitalization Fund) and \$200,000 from the West Oakland Vacant and Blighted Properties Rehabilitation Program, Low and Moderate Income Housing Funds (Fund 9580, Project P209310).

The use of Low and Moderate Income Housing Funds requires 45 year affordability resale restrictions on owner-occupied units, and 55 year affordability restrictions on rental units. To eliminate the restrictions, Low and Moderate Income Housing Funds will not be used. The Neighborhood Revitalization Fund will be used to fund the \$400,000 project budget. The account is funded using loan repayments from the discontinued Residential Rental Rehabilitation Program. There are no income limit restrictions, initial sale or resale restrictions associated with projects funded using Neighborhood Revitalization funds.

### Documented Land Value

The estimated value of the subject property ranges between \$94,000 (about \$15 per square foot of land area) and \$125,000 (about \$20 per square foot of land area) based on the assumptions and limiting conditions described in the report prepared by the City of Oakland's Real Estate Division of the Community and Economic Development Agency.

A summary of the value of the lots pending sale is as follows:

ADDRESS	ZIP CODE	STATUS	LOT SQFT	LIST/SALE PRICE
1009 WOOD STREET	94607	PENDING	1467	\$19,500
1601 5 <sup>TH</sup> STREET	94607	PENDING	4525	\$40,000
1043 WILLOW STREET	94607	ACTIVE	2749	99,000 (LIST)
744 WILLOW STREET	94607	ACTIVE	1595	99,000 (LIST)
1008 WOOD STREET	94607	ACTIVE	2430	\$100,000 (LIST)

See *Attachment A* for additional details from City Real Estate staff on the value of this land.

### Comparable Sales in the Area

As of November 15, 2011 there is no record of sales available of comparable two family dwellings constructed in 2010-11, on a 6,248 square foot lot in the area. As per the Multiple Listing Service, similar sales in the area range between \$135,000 for a 1,555 square foot, two unit dwelling constructed in 1912 on a 3,049 square foot lot and \$340,000 for a 3,546 square foot two unit dwelling constructed in 1908 on a 3,610 square foot lot.

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A summary of the closing prices is as follows:

ADDRESS	STATUS	LOT SQFT	BLDG SQFT	SALE PRICE
1065 21 <sup>ST</sup> STREET	SOLD	3,049	1,555	\$135,000
1434 10 <sup>TH</sup> STREET	SOLD	2,500	1,659	\$190,000
1146 12 <sup>TH</sup> STREET	SOLD	3,610	3,049	\$340,000

*Attachment B* provides additional information on recent sales of comparable properties.

#### Probable Project Designs

The proposed structure will be a 3,200 square foot, two family dwelling. Each unit will be approximately 1,600 square feet with attached, off street parking. The proposed zoning change will allow for the development of a two unit structure. The probable project designs will also be consistent with the existing architecture in the area.

*Attachment C* shows probable designs for a new structure.

#### Project Budget/Cost of Construction/Project Duration

The staff report to the October 26, 2010 CED Committee listed the cost of construction at \$375,000. The original estimated cost was based on the assumption that a 2000 square foot structure would be constructed on the site at a cost of \$150.00 per square foot. The revised cost of construction will remain at \$375,000. The total project budget will be \$400,000 to include a contingency for unanticipated expenses. The Alliance for West Oakland Development (the developer) originally submitted a breakdown of costs including material costs, project management fees, building trade subcontractor costs, soft costs and stipends for part-time employment for approximately ten graduates from the training program. The developer's budget also includes a tool and equipment allowance for an additional twenty non paid trainees. The project budget remains unchanged, in spite of the proposed design change and additional square footage. The increase in building material cost was offset by a reduction in project management cost.

It is anticipated that construction will be completed fourteen to eighteen months after Planning and Building approval of design and construction drawings. City staff will monitor construction and manage the escrow account established for payments. Payments will be released on progress and/or directly to the subcontractor and/or suppliers.

The developer's breakdown is as follows:

Building Materials	\$150,000
Drawings/Project Mgt/Construction Mgt/AWOD Overhead	\$50,000
Permits	\$10,000
Utilities	\$20,000
Subcontractors	\$40,000
Graduate Stipends	\$60,000
Project Insurance	\$27,000
AWOD Tool/Equipment Allowance	\$18,000
Project Total	\$375,000

*Attachment D* is a detailed breakdown of project costs prepared by City staff

## KEY ISSUES AND IMPACTS

### Zoning Analysis

The subject property is level and located between existing older residential buildings in West Oakland. The 0.14 acre lot is vacant and has been used for limited recreational purposes.

The subject site is currently zoned OS/AMP Open Space/Active Mini-Park, which does not allow residential use. The proposed zoning, RM-2 Mixed Housing Type Residential allows construction of dwellings on the site. On this parcel of just over 6,000 square feet, the RM-2 zoning regulations would allow up to two (2) dwellings.

The Oakland City Council established a "No Net Decrease" policy for parks, that removal of land from park use would be offset by a net increase in open park space elsewhere in the City. For 319 Chester Street, this policy is fulfilled because of recent park acquisition and improvement developments at the CalTrans and Raimondi parks nearby.

Approval of the requested Rezoning would allow disposition of the property for residential use. Private development provides a modest positive fiscal impact through permit revenue and property taxes, while at the same time generally maintaining the level of municipal services that must be provided.

### General Plan Analysis

California Code Section 65402 requires that no real property acquired for public purposes shall be disposed of until it is demonstrated that the disposition conforms to the City's adopted General Plan. The General Plan land use classification for the property is Mixed Housing Type

Residential. This designation is intended to “create, maintain, and enhance residential areas typically located near the City’s major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate.” The Desired Character and Uses section states that “future development within this classification should be primarily residential in character...” The maximum allowable per gross acre is 30 dwellings. This single lot would support one or two residences. The rezoning of this property from OS/AMP to RM-2 is consistent with the General Plan designation of Mixed Housing Type Residential.

#### Planning Commission Actions

On June 15, 2011 the Planning Commission held a public hearing on the proposal to rezone 319 Chester Street. The Rezoning request by the City would allow disposition of the Chester Street minipark for housing use. The Commission voted to recommend approval of the Rezoning to the City Council.

#### Additional Developer Information

##### History

The construction training program was started by Bruce Cox, General Contractor in 2006 to coordinate with the local municipalities and non profits in providing opportunities for West Oakland residents to have successful employment in local construction/development projects. The program has been partially funded by participating developers and in-kind contributions of materials by local businesses.

##### Mission

Alliance for West Oakland Development’s mission is to facilitate the hiring and successful job retention of West Oakland residents in local construction projects, through training of appropriate construction skills and procedures, along with guidance and training in successfully contributing to positive construction site culture.

##### Current Status

The training program currently meets two evenings per week in six-week segments. As many as fifteen participants are trained per session. Approximately one hundred students have completed the training program. Approximately forty percent were employed on both union and non-union projects.

Participating Contractors include:

Pulte Homes  
Holiday Development  
East Bay Asian Local Development Company (EBALDC)  
Lukate Construction  
Masterpiece Painting

MBC Construction  
Gehrid Component Framing  
Oaktown Construction and Drywall  
Deskin's Plumbing  
Cannon Construction  
Cahill Construction

There are no evaluations of Alliance for West Oakland Development's performance on file, but the developer has provided letters of support and numerous published articles of support, which are included as *Attachment E* to this report.

## SUSTAINABLE OPPORTUNITIES

**Economic:** The Partnership promotes economic growth by actively engaging youth, persons in career transition and ex-offenders through a structured vocational training. It also incorporates quality of life issues, such as education and economic development, while generating an expanded housing inventory, property tax revenue and increasing the degree of local ownership.

**Environmental:** The Partnership promotes clean and renewable energy and building practices. The Alliance for West Oakland Development's curricular currently includes Sustainable practices and applications. The Chester Street Project will offer students an opportunity to learn the practical applications of building eco-friendly houses. The construction will demonstrate how energy efficiency, resource reuse, resource conservation and other cost effective green strategies can be incorporated into houses built with moderate budgets.

**Social Equity:** As mentioned in the summary, the development of the substandard and under utilized properties will eliminate attractive nuisances, mitigate blighted properties, generate tax revenues, and contribute to Neighborhood Stabilization.

## DISABILITY AND SENIOR CITIZEN ACCESS

The City actively encourages participating developers to create project designs that will assure that units meet the on-going requirements of building codes as well as the needs of senior citizens and persons with disabilities.

## RECOMMENDATIONS AND RATIONALE

Staff recommends approval of a revised ordinance authorizing a Disposition and Development Agreement with the Alliance for West Oakland Development for the sale and development of a two family dwelling on the City-owned parcel at 319 Chester Street. Staff also recommends approval of the seller financing and construction financing from the City for the project. This

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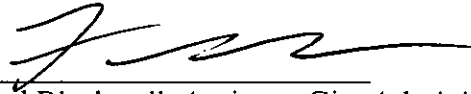
development will eliminate an existing source of blight, provide construction job training opportunities for Oakland residents, employment opportunities for local subcontractors, and stimulate the local economy.

Staff also recommends approval of a revised ordinance amending the zoning map to change 319 Chester Street from open space (OS) to residential mixed housing type (RM-2) as recommended by the Planning Commission

### **ACTION REQUESTED OF THE CITY COUNCIL**

Staff requests approval of the attached Ordinances.

Respectfully Submitted,



Fred Blackwell, Assistant City Administrator  
Community and Economic Development Agency

Reviewed by:  
Michelle Byrd, Deputy Director  
Housing and Community Development

Eric Angstadt, Deputy Director  
Planning and Zoning

Prepared by:  
Loyd Ware, Manager  
Residential Lending and Rehabilitation

APPROVED AND FORWARDED TO  
THE COMMUNITY AND ECONOMIC  
DEVELOPMENT COMMITTEE:

  
Office of the City Administrator

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CED Committee  
December 13, 2011



319  
CHESTER

## Interoffice Memorandum

To: Hamid Ghaemmaghami  
Supervising Real Estate Agent

From: Edwin H. Kawamoto  
Real Estate Agent

Date: November 30, 2010

Subject: Preliminary range of value estimates for the City owned vacant parcel ("Subject Property") consisting of about 6,248 square feet of land located at 319 Chester Street (APN: 004-0103-035) as of November 30, 2010.

### Scope and Purpose

Pursuant to your request, attached is a report entitled "Preliminary range of value estimates for the City owned vacant parcel ("Subject Property") consisting of about 6,248 square feet of land located at 319 Chester Street (APN: 004-0103-035) as of November 30, 2010." This report has been prepared for the limited internal use of the personnel of the City of Oakland for budget purposes. The Subject Property is valued in the "as is" condition based on the market data approach to value.

### Assumptions and Limiting Conditions

This preliminary report has been prepared without the verification of any comparable sales to confirm its accuracy, and the confirmation of the land area, building size, and other information relating to the Subject Property. This preliminary report assumes that the Subject Property is free and clear of any contamination and pollution and that the zoning will be changed to pennit residential development on the Subject Property.

### Description of Subject Property

The description of the Subject Property includes the following:

The description of the Subject Property includes the following:

1. Owner: City of Oakland
2. Address: 319 Chester Street
3. Assessors Parcel Number (APN): 004-0103-035
4. Location: Located on Chester Street between 3<sup>rd</sup> and 5<sup>th</sup> Street

ATTACHMENT A

5. Land Area:  $\pm$  6,248 square feet
6. Use: vacant
7. General Plan Designation: Neighborhood Center
8. Zoning: OS(AMP)
9. Neighborhood: The Subject Property is located in the west Oakland neighborhood less than a block from the West Oakland BART Station on 7<sup>th</sup> Street between Mandela Parkway and Chester Street. The Subject Property is also located less than a block from the South Prescott Park.

#### Highest and Best Use Analysis

The Subject Property is a fenced vacant lot. The highest and best use of the Subject Property is to improve it with a residential development. This is consistent with the surrounding land uses (adjacent residential developments in close proximity to the West Oakland BART Station and the South Prescott Park), and the need for residential developments.

#### Conclusions

As of November 30, 2010, the estimated values of the Subject Property range between \$94,000 (about \$15 per square foot of land area) and \$125,000 (about \$20 per square foot of land area) based on the assumptions and limiting conditions described in the attached report.

Approved: \_\_\_\_\_

By: \_\_\_\_\_

Hamid Ghaemmaghani  
Supervising Real Estate Agent

Date: 12-1-2010

**ATTACHMENT A**

**CMA Summary Report**

<b>RESIDENTIAL INCOME Summary Statistics</b>			
High	Low	Average	Median
LP: \$340,000	\$100,000	\$197,986	\$190,750
SP: \$340,000	\$135,000	\$221,916	\$190,750

<b>RESIDENTIAL INCOME - Active</b>										
Address	MLS No	Status	Area	Sale/Rent	SqFt Total	DOM	LP	\$/SqFt Total	SP	\$/SqFt Total
1415 10TH ST	40538378	Active	Oakland Zip Code 94607	For Sale	2192	82	\$199,900	\$91.20		
1220 UNION ST	40550544	Active	Oakland Zip Code 94607	For Sale	2940	8	\$250,000	\$85.03		
2037 Market	40548316	Active	Oakland Zip Code 94607	For Sale	2274	25	\$276,000	\$121.37		
1409 10TH ST	40551264	New	Oakland Zip Code 94607	For Sale	1938	4	\$159,900	\$82.51		
	<b>Total</b>					<b>Avg</b>	<b>Avg</b>	<b>Avg</b>	<b>Avg</b>	<b>Avg</b>
	4					29	\$221,450	\$95.03		

<b>RESIDENTIAL INCOME - Sold</b>										
Address	MLS No	Status	Area	Sale/Rent	SqFt Total	DOM	LP	\$/SqFt Total	SP	\$/SqFt Total
1065 21ST ST	40525002	Sold	Oakland Zip Code 94607	For Sale	1555	15	\$125,350	\$80.61	\$135,000	\$86.82
1434 10TH ST	40541789	Sold	Oakland Zip Code 94607	For Sale	1659	4	\$190,750	\$114.98	\$190,750	\$114.98
1146 12TH ST	40532115	Sold	Oakland Zip Code 94607	For Sale	3546	24	\$340,000	\$95.88	\$340,000	\$95.88
	<b>Total</b>					<b>Avg</b>	<b>Avg</b>	<b>Avg</b>	<b>Avg</b>	<b>Avg</b>
	3					14	\$218,700	\$97.16	\$221,916	\$99.23

<b>RESIDENTIAL INCOME - Pending</b>										
Address	MLS No	Status	Area	Sale /Rent	SqFt Total	DOM	LP	\$/SqFt Total	SP	\$/SqFt Total
1100 14TH STREET	40548038	Pending	Oakland Zip Code 94607	For Sale	1954	3	\$100,000	\$51.18		
364 PERALTA ST	40533361	Pending	Oakland Zip Code 94607	For Sale	1144	11	\$140,000	\$122.38		
1529 FILBERT ST	40538091	Pending	Oakland Zip Code 94607	For Sale	1886	31	\$160,000	\$84.84		
1711 PERALTA ST	40549945	Pending	Oakland Zip Code 94607	For Sale	2845	9	\$179,900	\$63.23		
1642 12TH ST	40541251	Pending	Oakland Zip Code 94607	For Sale	2742	7	\$225,000	\$82.06		
1414 16TH ST	40527701	Pending Subj LenderApprov	Oakland Zip Code 94607	For Sale	2168	28	\$125,000	\$57.66		

ATTACHMENT B

952 18TH ST	4055 0264	Pending Subj LenderApprov	Oakland Zip Code 94607	For Sale	2791	45	\$199,000	\$71.30		
915 WOOD ST	4054 4928	Pending Subj LenderApprov	Oakland Zip Code 94607	For Sale	1812	94	\$299,000	\$165.01		
	<b>Total</b>					<b>Avg</b>	<b>Avg</b>	<b>Avg</b>	<b>Avg</b>	<b>Avg</b>
	8					28	\$178,487	\$87.21		

ATTACHMENT B

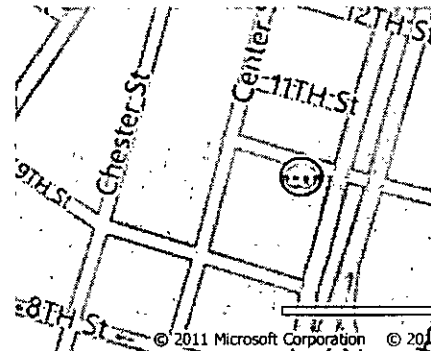


**RESIDENTIAL INCOME**

List Price:  
\$199,900

Status:  
Active

Virtual Tour Link



**1415 10TH ST  
DUPLEX**

List Date: 8/11/2011 Off-Mkt Date:

11/15/2011 Print/email this listing:  
OAKLAND, CA 94607-1911 Area: 2607 MLS Number  
Orig. Price: \$219,900 Sold Price: DMLS: 82  
Pend Date: COE Date: DOM: 82

**PROPERTY INFORMATION**

Total Units:	2	D/N/S:	WEST OAK	Building Sq Ft:	2192	Year Built:	1885	Lot Sq Ft		
Unit No. or	Approx.	Monthly	Parking Spaces:	0	Source:	Public Records	Age:	126	Acres	
No. This Type	Sq Ft	Rent	Occupant	Bedrms	Baths	Pkg Spc	Din Rm	A/C	Fireplace	Refrig
1415	1096	0	Vacant	1	1	no	Yes	No	No	No
1417	1096	0	Vacant	2	1.5	no	Yes	No	No	Yes

Remarks: Duplex near downtown, parks, freeway access. Fannie Mae owned with HomePath renovation financial available.

Add'l Prop Description: This historic West Oakland duplex is a perfect opportunity to live in one and rent the other. Conveniently located to downtown close freeways

**SHOWING AND LISTING INFORMATION**

Confid. Remarks: Submit offers www.schubb.com then Broker Brain and follow directions. Offers must include POF, EMD and Pre-approval. may be approved for HomePath Renovation Financing.

Occ By: Vacant Name: Vacant Occ. Phone: n/a Supra Yes Fence & door  
Show Info: Vacant Mgrs. Unit Number: n/a Associated Docs Availab  
Directions: Mandala Parkway to 10th Cross St: Camelia Street Thomas Br

List Type: Excl Right Comp Selling Ofc: 3.00 Dual/Variable: No Listing Service: Full Serv  
List Office: The Schubb Group - Off: (800) 403-6353 Office Fax: (925) 940-9555 Special Information: REO  
List Agent: David Schubb - Aat: (800) 403-6353 david@schubb.com Agent Hit  
Co-List Agt: Darren Pomponio Preferred Agent Fax: Client Hit  
Zoning: Dupl APN: 004006500500 Census Tract: 4022.00 Point of Sale Ord: No City Transfer

**FINANCIALS**

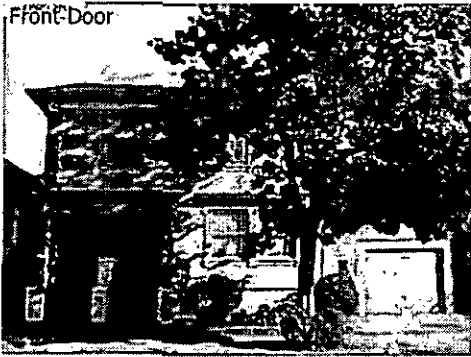
Deposits:	0	Rental Income:	0	Expense Year:	0	Fin Data Source:	Estimate
Gross Oper Inc:	0	Gross Sched Inc:	0	Misc Income:	0	Ann Vacancy Exp:	
Annual Taxes:	0	Ann Maintenance:	0	Fee Gross Inc:	0	Net Oper Income:	
Ann Insurance:	0	Mgmt Expense:	0	Annual Utilities:	0	Other Expenses:	
				License Exp:	0	Total Ann Oper Expense:	

**OTHER FEATURES**

ADDTL MISC. FEATURES	Balcony/Patio, Garden, Other	PARKING DESCRIPTION	No Parking on Site
BASEMENT	None	POSSESSION	COE
COOLING	Ceiling Fan(s), Other	ROOF	Composition Shingles
DISCLOSURES	REO/Bank Owned, None	TENANT PAYS	Other
EQUIPMENT ADDITIONAL	Dryer, Washer	TERMS	Cash
EXISTING LEASE TERMS	None	WATER/SEWER	Water - Public
EXTERIOR	Wood Siding	YARD DESCRIPTION	Back Yard, Fenced
FLOORING	Linoleum, Partial Carpeting		
HEATING	Wall Furnace		
LOT DESCRIPTION	Regular		

Schnnl Dist: Oakland (510) 879-8241 Elem: Call School District Jr Hi: Call School District Sr Hi: Call Sch

**ATTACHMENT B**

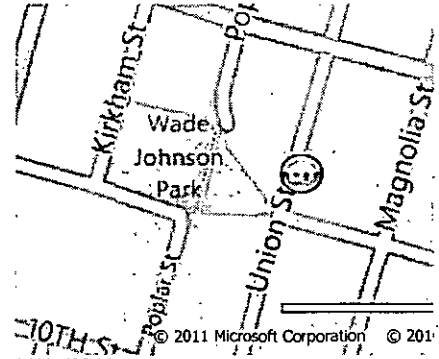


**RESIDENTIAL INCOME**

List Price:  
**\$250,000**

Status:  
Active

Virtual Tour Link



**1220 UNION ST**  
DUPLEX  
List Date: 11/7/2011 Off-Mkt Date:

**OAKLAND, CA 94607-2219** Area: 2607 MLS Number:  
Orig. Price: **\$250,000** Sold Price:  
Pend Date: COE Date: DMLS: 8  
DOM: 8

**PROPERTY INFORMATION**

Total Units: 2	D/N/S: WEST OAKLAND	Building Sq Ft: 2940	Year Built: 1910	Lot Sq Ft						
Unit No. or No. This Type	Approx. Sq Ft	Monthly Rent	Parking Spaces: 1	Source: Public Records	Age: 101	Acres				
1218	1470	Vacant	Occupant	Bedrms	Baths	Pkg Spc	Din Rm	A/C	Fireplace	Refrig
1220	1470	Vacant	2	1	0	Yes	No	Yes	Yes	
			2	1	1	Yes	No	No	Yes	

Remarks: Spacious, sunny and bright with hardwood floors plus formal dining in both units. Needs up dating. Pest report on file. Sold!

Add'l Prop Description:

**SHOWING AND LISTING INFORMATION**

Confid. All personal belongings will be removed soon. Good Faith Deposit of 10% Down in the Form of a Cashier's Check. Offer Subject to Approval. Offers, on or after November 28th.

Occ By: Vacant Name: Occ. Phone: Supra Yes Front Door  
Show Info: Show and Sell - Lock all Doors Mgrs. Unit Number: Associated Docs Availab  
Directions: 580 to 12th exit to Union Cross St: 12th Street Thomas Br

List Type: Excl Right Comp Selling Ofc: 3 Dual/Variable: No Listing Service: Full Serv  
List Office: BHG HIGHLAND PARTNERS - Off: (510) 339-9290 Office Fax: (510) 339-3840 Special Information: None  
List Agent: DOLLIE A HENSON - Agt: (510) 409-4230 dollieahenson@yahoo.com Agent Hit  
Co-List Agt: Preferred Agent Fax: Client Hit

Zoning: APN: 004003702103 Census Tract: 4023.00 Point of Sale Ord: No City Transfer

**FINANCIALS**

Deposits:	0	Rental Income:	0	Expense Year:	0	Fin Data Source:	None
Gross Oper Inc:	0	Gross Sched Inc:	0	Misc Income:	0	Ann Vacancy Exp:	
Annual Taxes:	0	Ann Maintenance:	0	Fee Gross Inc:	0	Net Oper Income:	
Ann Insurance:	0	Mgmt Expense:	0	Annual Utilities:	0	Other Expenses:	
				License Exp:	0	Total Ann Oper Expnse	

**OTHER FEATURES**

ADDTL MISC. FEATURES	None	PARKING DESCRIPTION	Detached Garage
BASEMENT	Separate Entry	POSSESSION	COE
COOLING	No Air Conditioning	ROOF	Unknown
DISCLOSURES	Nat Hazard Disclosure, Probate/Independent Adm	SEPARATE METERS	Gas, Water
EQUIPMENT ADDITIONAL	Window Coverings	SOME UNITS HAVE	Fireplaces
EXISTING LEASE TERMS	Building Vacant	TENANT PAYS	Other
EXTERIOR	Wood Frame	TERMS	Cash, Conventional
FLOORING	Hardwood Floors, Linoleum	WATER/SEWER	Sewer System - Public, Water - Public
HEATING	Wall Furnace	YARD DESCRIPTION	Side Yard
INSPECTIONS/REPORTS	Pest Control		
LAUNDRY	In Laundry Room		
LOT DESCRIPTION	Regular		

Schnnf Dist: Oakland (510) 879-8241

Elem: Call School District

Jr Hi: Call School District

Sr Hi: Call Sch

**ATTACHMENT B**

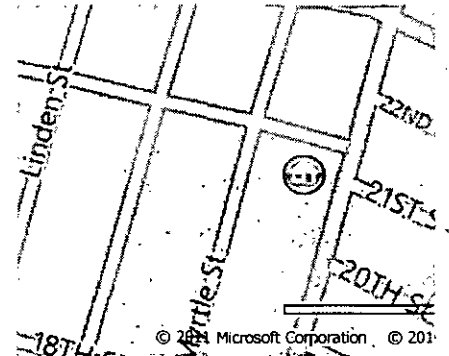


**RESIDENTIAL INCOME**

List Price:  
**\$276,000**

Status:  
**Active**

Virtual Tour Link



**2037 Market**  
**DUPLEX**  
List Date: 10/21/2011 Off-Mkt Date:

OAKLAND, CA 94607  
Orig. Price: \$276,000 Sold Price:  
Pend Date: COE Date: Area: 2607 MLS Numbe  
DOM: 25

**PROPERTY INFORMATION**

Total Units:	2	D/N/S:		Building Sq Ft:	2274	Year Built:	1892	Lot Sq Ft		
Unit No. or	Approx.	Monthly	Parking Spaces:	1	Source:	Public Records	Age:	119	Acres	
No. This Type	Sq Ft	Rent	Occupant	Bedrms	Baths	Pkg Spc	Din Rm	A/C	Fireplace	Refrig
2035	1137	1500	Tenant	3+	2	1				
2037	1137	1350	Tenant	3	2	1				

**Remarks:** Gorgeous Queen Anne updated in recent years w/ newer systems, kitchens and baths w/jacuzzi. Dble paned windows, gle granite, high ceilings, some beautiful old woodwork & charm. Giant garage and basement. Close to freeways, downtown. Ne Bonus huge attic area. Seller is RE broker.

**Add'l Prop Description:**

**SHOWING AND LISTING INFORMATION**

**Confid. Remarks:** Call owner Katherine 510-485-4924 for information. Upper tenant month-to-month, lower on lease. Don't disturb tenants. Ca view interior Sunday. Regular sale.

**Occ By:** Tenant Name: Occ. Phone: **Supra No**  
**Show Info:** Mgrs. Unit Number: Associated Docs Availab  
**Directions:** West Grand to Market Cross St: West Grand Thomas Br

**List Type:** Excl Right Comp Selling Ofc: 2.5 Dual/Variable: No Listing Service: Full Serv  
**List Office:** BMC REAL ESTATE - Off. (800) 448-9806 Office Fax: (925) 476-1486 Special Information: None  
**List Agent:** KATHERINE BETTIS katherinebettis@yahoo.com Agent Hit  
**Co-List Agt:** Preferred Agent Fax: Client Hit  
**Zoning:** APN: Census Tract: Point of Sale Ord: No City Transfer

**FINANCIALS**

Deposits:	2850	Rental Income:	0	Expense Year:	0	Fin Data Source:	Estimate
Gross Oper Inc:	0	Gross Sched Inc:	0	Misc Income:	0	Ann Vacancy Exp:	
Annual Taxes:	0	Ann Maintenance:	0	Fee Gross Inc:	0	Net Oper Income:	
Ann Insurance:	0	Mgmt Expense:	0	Annual Utilities:	0	Other Expenses:	
				License Exp:	0	Total Ann Oper Expense	

**OTHER FEATURES**

<b>ADDTL MISC. FEATURES</b>	None	<b>OPERATING EXPENSES</b>	Garbage Collection, Insurance, Maintenanc
<b>BASEMENT</b>	Unfinished		Management, Property Tax/Assessments,
<b>COOLING</b>	No Air Conditioning		Water
<b>DISCLOSURES</b>	Owner is Lie Real Est AgL Rent Control	<b>PARKING DESCRIPTION</b>	Attached Garage, Other
<b>EQUIPMENT ADDITIONAL</b>	Garage Door Opener, Water Heater Gas	<b>POSSESSION</b>	Tenant's Rights, Other
<b>EXISTING LEASE TERMS</b>	Year Lease	<b>ROOF</b>	Composition Shingles
<b>EXTERIOR</b>	Dual Pane Windows, Wood Frame, Wood Shingles,	<b>SEPARATE METERS</b>	Electric, Gas
	Wood Siding, Other	<b>SOME UNITS HAVE</b>	Deck, Updated Baths, Updated Kitchen
<b>FLOORING</b>	Hardwood Floors, Partial Carpeting, Tile, Wall to Wall	<b>TENANT PAYS</b>	Cable TV, Electric, Gas
	Carpeting, Wood	<b>TERMS</b>	Cash, Conventional
<b>HEATING</b>	Forced Air 1 Zone, Forced Air 2 Zns or More	<b>WATER/SEWER</b>	Water - Public
<b>LAUNDRY</b>	Inside Unit, Washer/Dryer Hookups	<b>YARD DESCRIPTION</b>	Back Yard
<b>LOT DESCRIPTION</b>	Level		

Schnnl Dist: Oakland (510) 879-8241

Elem: Call School District

Jr Hi: Call School District

Sr Hi: Call Sch

**ATTACHMENT B**

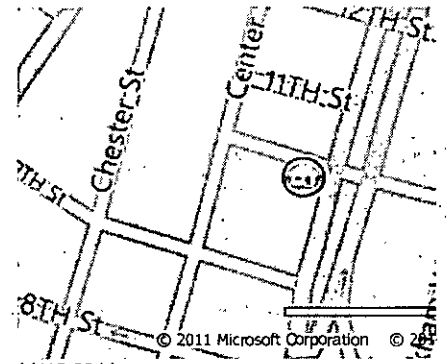


**RESIDENTIAL INCOME**

List Price:  
**\$159,900**

Status:  
**New**

Virtual Tour Link



**1409 10TH ST  
DUPLEX**

List Date: 11/11/2011 Off-Mkt Date:

11/15/2011 Print/email this listing:  
**OAKLAND, CA 94607-1911 Area: 2607 MLS Numbe**  
Orig. Price: \$159,900 Sold Price: DMLS: 1  
Pend Date: COE Date: DOM: 4

**PROPERTY INFORMATION**

Total Units: 2	D/N/S:	Building Sq Ft: 1938	Year Built: 1889	Lot Sq Ft					
<u>Unit No. or</u>	<u>Approx. Monthly</u>	<u>Parking Spaces: 2</u>	<u>Source: Public Records</u>	<u>Age: 122</u>	<u>Acres</u>				
<u>No. This Type</u>	<u>So Ft</u>	<u>Rent</u>	<u>Occupant Bedrms</u>	<u>Baths</u>	<u>Pkg Spc</u>	<u>Din Rm</u>	<u>A/C</u>	<u>Fireplace</u>	<u>Refrig</u>

Remarks: Calling all investors!! Great investment opportunity! This duplex is situated in an established Oakland neighborhood with me surrounding featuring 3 bedrooms, and 1 bath in both units, wall to wall carpeting, close to all amenities.

Add'l Prop Description:

**SHOWING AND LISTING INFORMATION**

Confid. Fax offers to 925-226-4924 or email to michno007@yahoo.com. Please use email for all status questions, thank you.

Remarks:

Occ By: Name: Occ. Phone: Supra Yes

Show Info: Lock Box Mgrs. Unit Number: Associated Docs Availab

Directions: Cross St: Mandela Thomas Bn

List Type: Excl Right Comp Selling Ofc: 3% Dual/Variable: No Listing Service: Full Serv

List Office: Next Generation Realty - Off: (925) 449-9922 Office Fax: (925) 226-4924 Special Information: REO

List Agent: Peter Michno - (925) 577-0359 michno007@yahoo.com Agent Hit

Co-List Agt: Preferred Agent Fax: Client Hit

Zoning: APN: 004006500600 Census Tract: 4022.00 Point of Sale Ord: No City Transfer

**FINANCIALS**

Deposits: 0	Rental Income: 0	Expense Year: 0	Misc Income: 0	Fin Data Source: Other
Gross Oper Inc: 0	Gross Sched Inc: 0	Fee Gross Inc: 0	Ann Vacancy Exp: 0	Net Oper Income:
Annual Taxes: 0	Ann Maintenance: 0	Annual Utilities: 0	Other Expenses:	
Ann Insurance: 0	Mgmt Expense: 0	License Exp: 0	Total Ann Oper Expnse:	

**OTHER FEATURES**

ADDTL MISC. FEATURES Other	PARKING DESCRIPTION Off Street Parking, Side Yard Access, Other
BASEMENT None	POSSESSION COE
COOLING No Air Conditioning	ROOF Unknown
DISCLOSURES REO/Bank Owned	TENANT PAYS Other
EQUIPMENT ADDITIONAL None	TERMS Cash, Conventional
EXISTING LEASE TERMS None	WATER/SEWER Sewer System - Public, Water - Public
EXTERIOR Wood Siding	YARD DESCRIPTION Back Yard, Fenced, Front Yard, Side Yard
FLOORING Wall to Wall Carpeting	
HEATING Other Heat	
LOT DESCRIPTION Level	

Schnnl Dist: Oakland (510) 879-8241 Elem: Call School District Jr Hi: Call School District Sr Hi: Call Schu

**ATTACHMENT B**



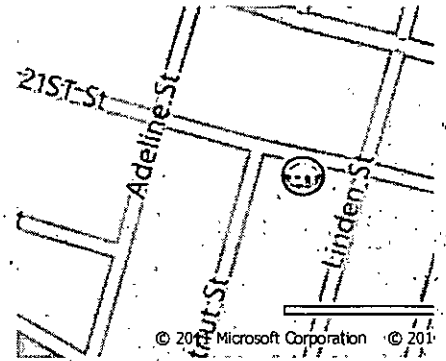


**RESIDENTIAL INCOME**

List Price:  
\$125,350

Status:  
Sold

Virtual Tour Link



1065 21ST ST  
DUPLEX

List Date: 5/18/2011 Off-Mkt Date: 6/2/2011

11/15/2011 Print/email this listing:  
OAKLAND, CA 94607-2847 Area: 2607 MLS Numbe  
Orig. Price: \$125,350 Sold Price: \$135,000 DMLS: 15  
Pend Date: 6/2/2011 COE Date: 6/30/2011 DOM: 15

**PROPERTY INFORMATION**

Total Units:	2	D/N/S:		Building Sq Ft:	1555	Year Built:	1912	Lot Sq Ft		
Unit No. or	Approx.	Monthly	Parking Spaces:	0	Source:	Public Records	Age:	99	Acres	
No. This Type	Sq Ft	Rent	Occupant	Bedrms	Baths	Pkg Spc	Din Rm	A/C	Fireplace	Refrig
1065	775		Vacant	2	1	0	No	No	No	Yes
1067	780		Vacant	2	1	0	No	No	No	Yes

Remarks: Great investment opportunity with this up and down duplex! Each unit is a 2 bedroom/1 bath with eat-in kitchen and gas ran backyard with endless possibilities! Located close to public transportation, freeway access, schools, public library and parks Owned!

Add'l Prop Description:

**SHOWING AND LISTING INFORMATION**

Confid. See www.PropertyStatus.Info for prop. avail. See AssocDocs to submit offers. Sold AS-IS/buyer verifies all. HomePath Aprn 10/31/2011 & get up to 3.5% for BuyerClosingCosts & \$1200 SA bonus! HomePath.com for info

Remarks: 10/31/2011 & get up to 3.5% for BuyerClosingCosts & \$1200 SA bonus! HomePath.com for info  
Occ By: Vacant Name: Occ. Phone: Supra Yes Front Door  
Show It!to: Vacant! Just Go! Mgrs. Unit Number: Associated Docs Availab  
Directions: Cross St: Market Street Thomas Bn

List Type: Excl Right Comp Selling Ofc: 3.0 Dual/Variable: Yes Listing Service: Full Serv  
List Office: J. Rockcliff Realtors Inc. - Office: (925) 280-8500 Office Fax: (925) 280-8599 Special Information: REO  
List Agent: Stephanie Fordham - Aat: (888) 862-0008 stephanie@stephaniefordham.com Agent Hit  
Co-List Agt: Preferred Agent Fax: Client Hit  
Zoning: APN: 005040700300 Census Tract: 4024.00 Point of Sale Ord: No City Transfer

**FINANCIALS**

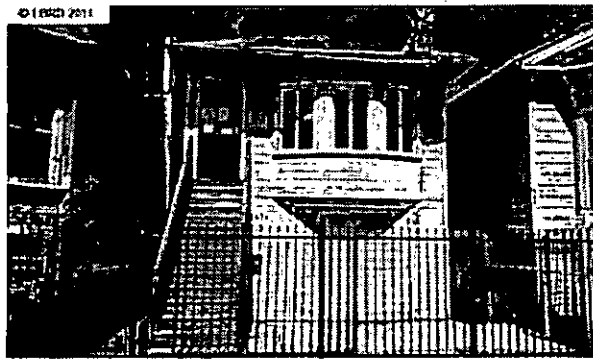
Deposits:	0	Rental Income:	0	Expense Year:	0	Fin Data Source:	Estimate
Gross Oper Inc:	0	Gross Sched Inc:	0	Misc Income:	0	Ann Vacancy Exp:	
Annual Taxes:	0	Ann Maintenance:	0	Fee Gross Inc:	0	Net Oper Income:	
Ann Insurance:	0	Mgmt Expense:	0	Annual Utilities:	0	Other Expenses:	
				License Exp:	0	Total Ann Oper Expanse	

**OTHER FEATURES**

ADDTL MISC. FEATURES	None	PARKING DESCRIPTION	No Parking on Site
BASEMENT	None	POSSESSION	COE
COOLING	Ceiling Fan(s), No Air Conditioning	ROOF	Unknown
DISCLOSURES	REO/Bank Owned	TENANT PAYS	Other
EQUIPMENT ADDITIONAL	Mjrrored Closet Door(s), Window Coverings	TERMS	Cash, Conventional, Other
EXISTING LEASE TERMS	None	WATER/SEWER	Sewer System - Public, Water - Public
EXTERIOR	Composition Shingles, Stucco, Wood Siding	YARD DESCRIPTION	Back Yard, Fenced, Front Yard
FLOORING	Linoleum, Wall to Wall Carpeting		
HEATING	Wall Furnace		
LOT DESCRIPTION	Regular		

School Dist: Not Listed Elem: Call School District Jr Hi: Call School District Sr Hi: Call Sch

**ATTACHMENT B**

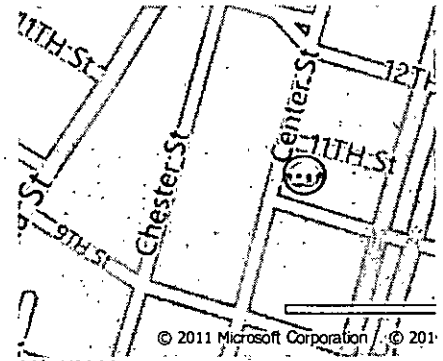


**RESIDENTIAL INCOME**

List Price:  
\$190,750

Status:  
Sold

Virtual Tour Link



**1434 10TH ST  
DUPLEX**

List Date: 9/5/2011 Off-Mkt Date: 9/9/2011

**OAKLAND, CA 94607-1912** Area: 2607  
 Orig. Price: \$190,750 Sold Price: \$190,750  
 Pend Date: 9/9/2011 COE Date: 10/23/2011

**PROPERTY INFORMATION**

Total Units: 2	D/N/S:	Building Sq Ft: 1659	Year Built: 1907	Lot Sq Ft
Unit No. or	Approx. Monthly	Parking Spaces: 0	Source: Public Records	Age: 104
No. This Type	Sq Ft Rent	Occupant Bedrms	Baths Pkg Soc	Din Rm A/C
			Fireplace	Refrig

Remarks: Great Victorian duplex with large back yard. Excellent for homeowner and rental. Walking distands to Bart and other transp

Add'l Prop  
Description:

**SHOWING AND LISTING INFORMATION**

Confid. Check Homepath for offers instructions within first 15 days. See docs for offer instructions and online submission offers see  
 Remarks: <http://bbmls.us/jLcFt5>

Occ By: Name: Occ. Phone: Supra Yes  
 Showi Info: Mgrs. Unit Number: Associated Docs Availat  
 Directions: Cross St: Mandela Parkwy Thomas Br

List Type: Excl Right Comp Selling Ofc: 3 Dual/Variable: No Listing Service: Full Serv  
 List Office: MICHAEL JAMES REAL ESTATE - Off: (510) 835-2828 Office Fax: (510) 835-2865 Special Information: REO  
 List Agent: VINNY MANGUYEN - Cell: (510) 747-8538 vinny.mjre@aol.com Agent Hit  
 Co-List Agt: Preferred Agent Fax: Client Hit  
 Zoning: APN: 004006303200 Census Tract: 4022.00 Point of Sale Ord: No City Transfer

**FINANCIALS**

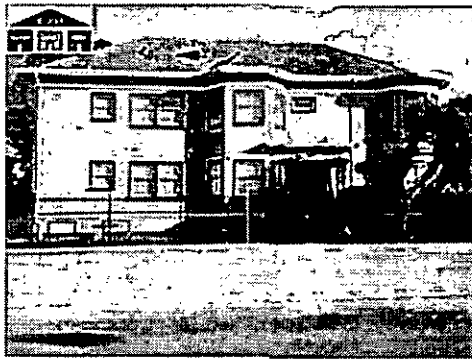
Deposits:	0	Rental Income:	0	Expense Year:	0	Fin Data Source:	None
Gross Oper Inc:	0	GrossSched Inc:	0	Misc Income:	0	Ann Vacancy Exp:	
Annual Taxes:	0	Ann Maintenance:	0	Fee Gross Inc:	0	Net Oper Income:	
Ann Insurance:	0	Mgmt Expense:	0	Annual Utilities:	0	Other Expenses:	
				License Exp:	0	Total Ann Oper Expnse	

**OTHER FEATURES**

ADDTL MISC. FEATURES	None	PARKING DESCRIPTION	Off Street Parking
BASEMENT	None	POSSESSION	COE
COOLING	No Air Conditioning	ROOF	Composition Shingles
DISCLOSURES	REO/Bank Owned	TENANT PAYS	None
EQUIPMENT ADDITIONAL	Water Heater Gas	TERMS	Cash, Other
EXISTING LEASE TERMS	None	WATER/SEWER	Sewer System - Public, Water - Public
EXTERIOR	Wood Siding	YARD DESCRIPTION	Back Yard
FLOORING	Linoleum, Wall to Wall Carpeting		
HEATING	Wall Furnace		
LOT DESCRIPTION	Regular		

Schnnt Ojst: Oakland (510) 879-8241 Elem: Call School District Jr Hi: Call School District Sr Hi: Call Sch

**ATTACHMENT B**

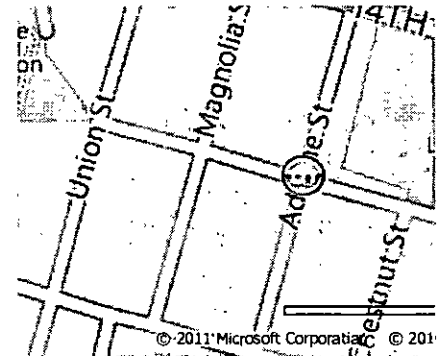


**RESIDENTIAL INCOME**

List Price:  
**\$340,000**

Status:  
**Sold**

Virtual Tour Link



**1146 12TH ST  
DUPLEX**

List Date: 7/1/2011 Off-Mkt Date: 7/25/2011

11/15/2011 Print/email this listing:  
**OAKLAND, CA 94607-2749** Area: 2607 **MLS Number**  
Orig. Price: **\$340,000** Sold Price: **\$340,000** **DMLS: 22**  
Pend Date: 7/25/2011 **COE Date: 8/26/2011** **DOM: 24**

**PROPERTY INFORMATION**

Total Units:	2	D/N/S:		Building Sq Ft:	3546	Year Built:	1908	Lot Sq Ft	
Unit No. or	Approx.	Monthly	Parking Spaces:	0	Source:	Public Records	Age:	103	Acres
No. This Type	Sa Ft	Rent	Occupant	Bedrms	Baths	Pkg Spc	Din Rm	A/C	Fireplace
	1750	1290	Tenant	3	2		Yes	No	Yes
	1750	1750	Tenant	3	2		Yes	No	Yes

Remarks: Outstanding income property! Duplex with 3 bedrooms, 2 baths each. Separate dining and family room in both units. This past, a must see!

Add'l Prop Description:

**SHOWING AND LISTING INFORMATION**

Confid. Remarks: Purchase this property for as little as 3% down! This property is approved for HomePath Mortgage and HomePath Renovation Financing. Receive 3.5% towards c/c. Ask agent for details.

Occ By: Tenant Name: Occ. Phone: Supra No  
Show Info: Call agent for appointment Mgrs. Unit Number: Associated Docs Availab  
Directions: Cross St: Adeline Thomas Br

List Type: Excl Right Comp Selling Ofc: 3% Dual/Variable: No Listing Service: Full Serv  
List Office: Lewis Real Estate - (707) 647-7900 Office (707) 647-7900 Special Information: REO  
List Agent: Consuelo Lewis - Cellu: (707) 333-3016 connie@lewisrels.com Agent Hit  
Co-List Agt: Preferred Agent Fax: 805-421-5342 Client Hit  
Zoning: APN: 004003503900 Census Tract: 4025.00 Point of Sale Ord: No City Transfer

**FINANCIALS**

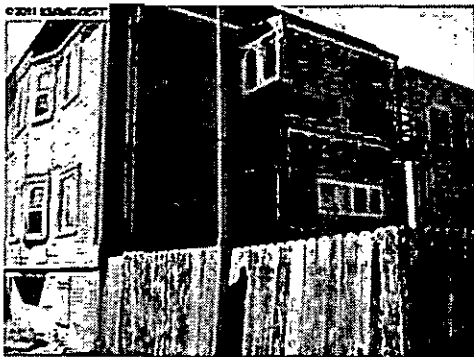
Deposits:	0	Rental Income:	37080	Expense Year:	0	Fin Data Source:	None
Gross Oper Inc:	0	Gross Sched Inc:	0	Misc Income:	0	Ann Vacancy Exp:	
Annual Taxes:	0	Ann Maintenance:	0	Fee Gross Inc:	0	Net Oper Income:	
Ann Insurance:	0	Mgmt Expense:	0	Annual Utilities:	0	Other Expenses:	
				License Exp:	0	Total Ann Oper Exps:	

**OTHER FEATURES**

ADDTL MISC. FEATURES	None	PARKING DESCRIPTION	Off Street Parking
BASEMENT	None	POSSESSION	COE
COOLING	Other	ROOF	Composition Shingles
DISCLOSURES	REO/Bank Owned	TENANT PAYS	Electric
EQUIPMENT ADDITIONAL	None	TERMS	Cash, Conventional, FHA, Other
EXISTING LEASE TERMS	Written Agreement	WATER/SEWER	Sewer System - Public, Water - Public
EXTERIOR	Stucco	YARD DESCRIPTION	Back Yard
FLOORING	Linoeum, Wall to Wall Carpeting		
HEATING	Wall Furnace		
LAUNDRY	Inside Unit		
LOT DESCRIPTION	Corner		

School Dist: Oakland (510) 879-8241 Elem: Call School District Jr Hi: Call School District Sr Hi: Call Sch

**ATTACHMENT B**

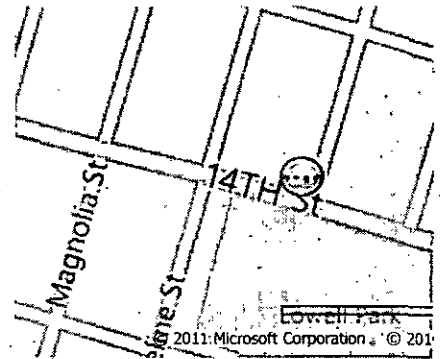


**RESIDENTIAL INCOME**

List Price:  
\$100,000

Status:  
Pending

Virtual Tour Link



**1100 14TH STREET  
DUPLEX**

List Date: 10/17/2011 Off-Mkt Date: 10/20/2011

**OAKLAND, CA 94607** Area: 2607 MLS Number  
 Orig. Price: \$100,000 Sold Price: DMLS: 1  
 Pend Date: 10/20/2011 COE Date: DOM: 3

**PROPERTY INFORMATION**

Total Units: 2	D/N/S:	Building Sq Ft: 1954	Year Built: 1907	Lot Sq Ft:
Unit No. or. Approx. Monthly	Parking Spaces: 0	Source: Public Records	Age: 104	Acres
No. This Type	Sq Ft	Rent	Occupant	Bedrms
			Baths	Pkg Spc
			Din Rm	A/C
			Fireplace	Refrig

Remarks: NEEDS A SUBSTANTIAL AMOUNT OF WORK. HANDYMAN'S SPECIAL. AS IS SALE.

Add'l Prop Description:

**SHOWING AND LISTING INFORMATION**

Confid. Submit offers directly to: [www.gohoming.com](http://www.gohoming.com). MLS IS UPDATED DAILY NO NEED TO CALL FOR STATUS. NOT READY  
 Remarks: VIEWING A THIS TIME. CASH ONLY!

Occ By: Tenant Name: Occ. Phone: Supra No  
 Show Info: Mgrs. Unit Number: Associated Docs Availab  
 Directions: Cross St: ADELINE Thomas Bn

List Type: Excl Right Comp Selling Ofc: 2.5 Dual/Variable: No Listing Service: Full Serv  
 List Office: Keller Williams Benchmark - Off: (510) 796-7900 Office Fax: (510) 505-7740 Special Information: REO  
 List Agent: Cynthia Reese - (510) 469-6586 [cdreese@comcast.net](mailto:cdreese@comcast.net) Agent Hit  
 Co-List Agt: Preferred Agent Fax: Client Hit

Zoning: APN: 5-379-18-1 Census Tract: Point of Sale Ord: No City Transfer

**FINANCIALS**

Deposits:	0	Rental Income:	0	Expense Year:	0	Fin Data Source:	None
Gross Oper Inc:	0	Gross Sched Inc:	0	Misc Income:	0	Ann Vacancy Exp:	
Annual Taxes:	0	Ann Maintenance:	0	Fee Gross Inc:	0	Net Oper Income:	
Ann Insurance:	0	Mgmt Expense:	0	Annual Utilities:	0	Other Expenses:	
				License Exp:	0	Total Ann Oper Expnse	

**OTHER FEATURES**

ADDTL MISC. FEATURES	None	PARKING DESCRIPTION	None
BASEMENT	Other	POSSESSION	COE
COOLING	Other	ROOF	Other
DISCLOSURES	REO/Bank Owned	TENANT PAYS	Other
EQUIPMENT ADDITIONAL	None	TERMS	Cash
EXISTING LEASE TERMS	Other	WATER/SEWER	Sewer System - Public, Water - Public
EXTERIOR	Wood Siding	YARD DESCRIPTION	Front Yard
FLOORING	Linoleum		
HEATING	Other Heat		
LOT DESCRIPTION	Other		

Schnol Dist: Oakland (510) 879-8241 Elem: Call School District Jr Hi: Call School District Sr Hi: Call Sch

**ATTACHMENT B**

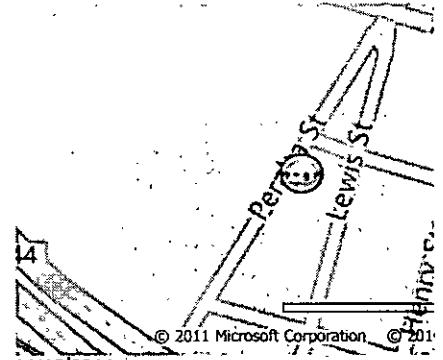


**RESIDENTIAL INCOME**

List Price:  
**\$140,000**

Status:  
Pending

Virtual Tour Link



**364 PERALTA ST  
DUPLEX**

List Date: 7/11/2011 Off-Mkt Date: 7/22/2011

**OAKLAND, CA 94607**

Orig. Price: \$140,000 Sold Price:  
Pend Date: 7/22/2011 COE Date:

Area: 2607 MLS Numbe  
DMLS: 10  
DOM: 11

**PROPERTY INFORMATION**

Total Units: 2	D/N/S:	Building Sq Ft: 1144	Year Built: 1884	Lot Sq Ft
<u>Unit No. or</u>	<u>Approx. Monthly</u>	Parking Spaces: 0	Source: Public Records	Age: 127
<u>No. This Type</u>	<u>Sq Ft Rent</u>	<u>Occupant</u>	<u>Bedrms</u>	<u>Baths</u>
362				
364				

Remarks: West Oakland Duplex - Great Income Property - Both Units Vacant - Both units appear to have unpermitted extra space.

Add'l Prop  
Description:

**SHOWING AND LISTING INFORMATION**

Confid. Sold AS-IS. Do not contact seller or asset manager. Commiss subject to lender approval. Seller reqsts buyer contact designa  
Remarks: loan officer for mortgage qualification. Contact Listing Agent

Occ By: Vacant Name: Occ. Phone: Supra Yes  
Show Info: Mgrs. Unit Number: Associated Docs Availab  
Directions: Cross St: 5th St Thomas Br

List Type: Excl Agency Comp Selling Ofc: 2.5 Dual/Variable: No Listing Service: Full Serv  
List Office: PREMIANT REALTY - Off. (510) 832-5635 Office Fax: (510) 658-5635 Special Information: REO  
List Agent: JOEL BRAND - Aqt. (510) 832-5635 Joel@PremiantRealty.com Agent Hit  
Co-List Agt: Preferred Agent Fax: Client Hit  
Zoning: APN: 004010702100 Census Tract: Point of Sale Ord: No City Transfer

**FINANCIALS**

Deposits: 0	Rental Income: 0	Expense Year: 0	Fin Data Source: Other
Gross Oper Inc: 0	Gross Sched Inc: 0	Misc Income: 0	Ann Vacancy Exp:
Annual Taxes: 0	Ann Maintenance: 0	Fee Gross Inc: 0	Net Oper Income:
Ann Insurance: 0	Mgmt Expense: 0	Annual Utilities: 0	Other Expenses:
		License Exp: 0	Total Ann Oper Exps:

**OTHER FEATURES**

ADDTL MISC. FEATURES Other	OPERATING EXPENSES Other
ALL UNITS HAVE Other	OTHER UNITS Other
BASEMENT Other	PARKING DESCRIPTION Other
COOLING Other	POSSESSION COE
DISCLOSURES REO/Bank Owned, Other - Call/See Agent	ROOF Other
EQUIPMENT ADDITIONAL Other	SEPARATE METERS Other
EXISTING LEASE TERMS Other	SOME UNITS HAVE Other
EXTERIOR Other	TENANT PAYS Other
FLOORING Other	TERMS Other
HEATING Other Heat	WATER/SEWER Sewer System - Private, Sewer System - Public, C
LOT DESCRIPTION Other	YARD DESCRIPTION Other

Schnnl Dist: Not Listed

Elem: Call School District

Jr Hi: Call School District

Sr Hi: Call Schu

**ATTACHMENT B**

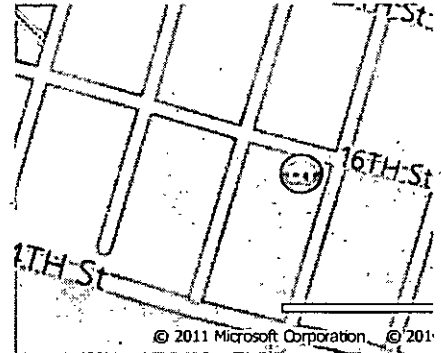


**RESIDENTIAL INCOME**

List Price:  
**\$160,000**

Status:  
Pending

Virtual Tour Link



**1529 FILBERT ST  
DUPLEX**

List Date: 8/5/2011 Off-Mkt Date: 10/26/2011

11/15/2011 Print/email this listing:  
OAKLAND, CA 94607-2821 Area: 2607 MLS Numbe  
Orig. Price: \$174,400 Sold Price: DMLS: 26  
Pend Date: 10/26/2011 COE Date: 12/1/2011 DOM: 31

**PROPERTY INFORMATION**

Total Units: 2	D/N/S:	Building Sq Ft: 1886	Year Built: 1945	Lot Sq Ft
Unit No. or Approx. Monthly	Parking Spaces: 2	Source: Public Records	Age: 66	Acres
No. This Type So Ft Rent	Occupant Bedrms	Baths Pkg Spc	Din Rm A/C	Fireplace Refrig
	Vacant 2	1		
	Vacant 2	1		

Remarks:

Add'l Prop Description:

**SHOWING AND LISTING INFORMATION**

Confid. FNMA property approved for Homepath & Homepath Renovation Mortgage. Visit www.homepath.com for financing options.  
Remarks: incentives.O.Occ. Only: Current incentives include possible \$1200 bonus to SA & 3.5% closing costs  
Occ By: Vacant Name: Occ. Phone: Supra Yes Front  
Showi Info: Vacant Mgrs. Unit Number: Associated Docs Availab  
Directions: Cross St: 14th Thomas Br  
List Type: Excl Right Comp Selling Ofc: 3 Dual/Variable: Yes Listing Service: Full Serv  
List Office: EBSIR - Off: (510) 339-4001 Office Fax: (510) 531-9524 Special Information: REO  
List Agent: MICHAEL S HARDING - Agt: (510) 336-7800 michael.harding@sothebysreaity.com Agent Hit  
Co-List Agt: Preferred Agent Fax: 510-743-4266 Client Hit  
Zoning: APN: 005038100500 Census Tract: 4024.00 Point of Sale Ord: No City Transfer

**FINANCIALS**

Deposits: 0	Rental Income: 0	Expense Year:	0Fin Data Source: None
Gross Oper Inc: 0	GrossSched Inc: 0	Misc Income: 0	Ann Vacancy Exp:
Annual Taxes: 0	Ann Maintenance: 0	Fee Gross Inc: 0	Net Oper Income:
Ann Insurance: 0	Mgmt Expense: 0	Annual Utilities: 0	Other Expenses:
		License Exp: 0	Total Ann Oper Expnse

**OTHER FEATURES**

ADDTL MISC. FEATURES	Extra Storage	PARKING DESCRIPTION	Off Street Parking
BASEMENT	None	POSSESSION	COE
COOLING	No Air Conditioning	ROOF	Unknown
DISCLOSURES	REO/Bank Owned	TENANT PAYS	None
EQUIPMENT ADDITIONAL	None	TERMS	Cash, Conventional
EXISTING LEASE TERMS	None	WATER/SEWER	Sewer System - Public, Water - Public
EXTERIOR	Stucco	YARD DESCRIPTION	Back Yard, Fenced, Front Yard, Side Yard
FLOORING	Hardwood Floors, Tile, Wall to Wall Carpeting		
HEATING	Baseboard		
LOT DESCRIPTION	Regular		

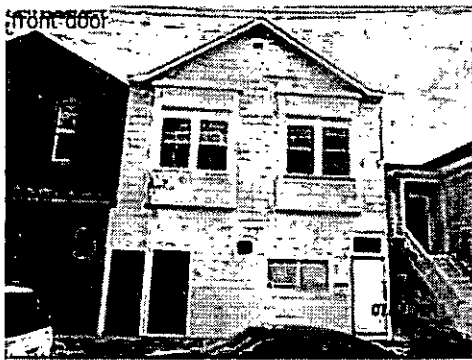
Schnol Dist: Oakland (510) 879-8241

Flem: Call School District

Jr Hi: Call School District

Sr Hi: Call Sch

**ATTACHMENT B**

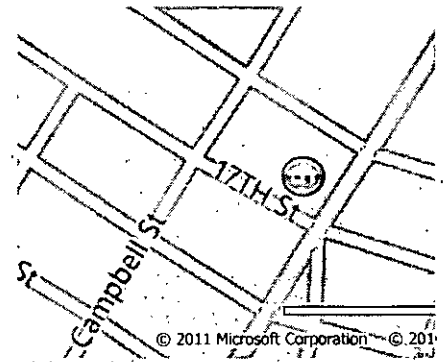


**RESIDENTIAL INCOME**

List Price:  
**\$179,900**

Status:  
**Pending**

Virtual Tour Link.



**1711 PERALTA ST  
DUPLEX**

List Date: 11/2/2011 Off-Mkt Date: 11/11/2011

**OAKLAND, CA 94607-1615** Area: 2607-  
Orig. Price: **\$179,900** Sold Price: DMLS: 8  
Pend Date: 11/11/2011 COE Date: 12/9/2011 DOM: 9

**PROPERTY INFORMATION**

Total Units:	2	D/N/S:		Building Sq Ft:	2845	Year Built:	1923	Lot Sq Ft		
Unit No. or	Approx.	Monthly	Parking Spaces:	0	Source:	Public Records	Age:	88	Acres	
No. This Type	So Ft	Rent	Occupant	Bedrms	Baths	Pkg Soc	Din Rm	A/C	Fireplace	Refrig
1713				3	1					
1711			Vacant	3	2					

Remarks: Investment Opportunity. Large duplex located in West Oakland near trendy restaurants and transportation.

Add'l Prop Description:

**SHOWING AND LISTING INFORMATION**

Confid. Must be preapproved with bank of america. Please allow 2-3 days for response. Use Residential income purchase agreeme

Remarks:

Occ By: Vacant Name: Occ. Phone: Supra Yes front door  
Show Info: go and lock doors Mgrs. Unit Number: Associated Docs Availab  
Directions: Cross St: 18th street Thomas Br

List Type: Excl Right Comp Selling Ofc: 3% Dual/Variable: No Listing Service: Full Serv  
List Office: Harbor Bay Realty - Off: (510) 523-1144 Office Fax: (510) 523-3652 Special Information: REO  
List Agent: Jeff Goodman - (510) 814-4865 igoodman@hbrhomes.com Agent Hit  
Co-List Agt: Preferred Agent Fax: Client Hit  
Zoning: APN: 007056100500 Census Tract: 4017.00 Point of Sale Ord: No City Transfer

**FINANCIALS**

Deposits:	0	Rental Income:	0	Expense Year:	0	Fin Data Source:	None
Gross Oper Inc:	0	Gross Sched Inc:	0	Misc Income:	0	Ann Vacancy Exp:	
Annual Taxes:	0	Ann Maintenance:	0	Fee Gross Inc:	0	Net Oper Income:	
Ann Insurance:	0	Mgmt Expense:	0	Annual Utilities:	0	Other Expenses:	
				License Exp:	0	Total Ann Oper Expense:	

**OTHER FEATURES**

ADDTL MISC. FEATURES	None	PARKING DESCRIPTION	Other
ALL UNITS HAVE	Other	POSSESSION	COE
BASEMENT	Other	ROOF	Other
COOLING	No Air Conditioning	TENANT PAYS	Other
DISCLOSURES	REO/Bank Owned	TERMS	Conventional
EQUIPMENT ADDITIONAL	None	WATER/SEWER	Other
EXISTING LEASE TERMS	Building Vacant, None	YARD DESCRIPTION	Other
EXTERIOR	Other		
FLOORING	Other		
HEATING	Other Heat		
LOT DESCRIPTION	Regular		

School Dist: Oakland (510) 879-8241

Elem: Call School District

Jr Hi: Call School District

Sr Hi: Call Sch

**ATTACHMENT B**

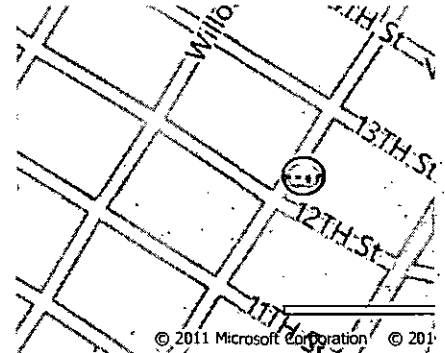


**RESIDENTIAL INCOME**

List Price:  
\$225,000

Status:  
Pending

Virtual Tour Link



**1642 12TH ST  
DUPLEX**

List Date: 9/1/2011      OffMkt Date: 9/8/2011

**OAKLAND, CA 94607-1404** Area: 2607      MLS Number:  
Orig. Price: \$225,000      Sold Price:  
Pend Date: 9/8/2011      COE Date: 10/16/2011      DMLS: 7      DOM: 7

**PROPERTY INFORMATION**

Total Units: 2	D/N/S:	Building Sq Ft: 2742	Year Built: 1895	Lot Sq Ft
Unit No. or No. This Type	Approx. Monthly Rent	Parking Spaces: 0	Source: Public Records	Age: 116
		Occupant	Bedrms	Baths
		Vacant	Pkg Spc	Din Rm
		Vacant	A/C	Fireplace
			Refrig	

Remarks: Nice Duplex, with 4 bedrooms and 1 bath units. Easy access to Downtown Oakland, West Oakland and freeways. Great for homebuyers or investors. Don't miss out!

Add'l Prop Description:

**SHOWING AND LISTING INFORMATION**

Confid. Remarks: \*Fdr special financing and incentives, Seller requests potential buyers contact Chase Loan Officer Eilo Baboneh Office: 925 |Cell: 510-701-4000.

Occ By: Vacant Name:      Occ. Phone:      Supra Yes Front Door  
Show Info: Go Show      Mgrs. Unit Number:      Associated Docs Availab  
Directions:      Cross St: Peralta      Thomas Br

List Type: Excl Right      Comp Selling Ofc: 2.5      Dual/Variable: No      Listing Service: Full Serv  
List Office: Realty World Signature Prop - Off: (925) 487-7471      Office Fax: (888) 272-9685      Special Information: REO  
List Agent: Ronald Chin - (925) 487-7471      reoagent925@gmail.com      Agent Hit  
Co-List Agt:      Preferred Agent Fax:      Client Hit  
Zoning:      APN: 006000904700      Census Tract: 4018.00      Point of Sale Ord: No      City Transfer

**FINANCIALS**

Deposits:	0	Rental Income:	0	Expense Year:	0	Fin Data Source:	None
Gross Oper Inc:	0	Gross Sched Inc:	0	Misc Income:	0	Ann Vacancy Exp:	
Annual Taxes:	0	Ann Maintenance:	0	Fee Gross Inc:	0	Net Oper Income:	
Ann Insurance:	0	Mgmt Expense:	0	Annual Utilities:	0	Other Expenses:	
				License Exp:	0	Total Ann Oper Expanse:	

**OTHER FEATURES**

ADDTL MISC. FEATURES	None	PARKING DESCRIPTION	No Parking on Site
ALL UNITS HAVE	Other	POSSESSION	COE
BASEMENT	Other	ROOF	Composition Shingles
COOLING	No Air Conditioning	TENANT PAYS	None
DISCLOSURES	REO/Bank Owned	TERMS	Cash, Conventional
EQUIPMENT ADDITIONAL	Other	WATER/SEWER	Sewer System - Public, Water - Public
EXISTING LEASE TERMS	None	YARD DESCRIPTION	Back Yard, Front Yard
EXTERIOR	Wood Siding		
FLOORING	Tile, Wall to Wall Carpeting		
HEATING	Other Heat		
LOT DESCRIPTION	None		

School Dist: Oakland (510) 879-8241      Elem: Call School District      Jr Hi: Call School District      Sr Hi: Call Sch

**ATTACHMENT B**

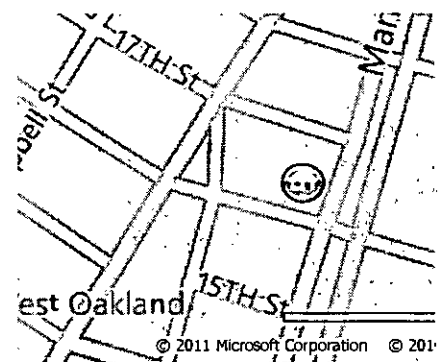




**RESIDENTIAL INCOME**

List Price:  
**\$125,000**

Status:  
Pending Subj.  
Lender Approv  
Virtual Tour Link



**1414 16TH ST**  
**DUPLEX**  
List Date: 6/4/2011      Off-Mkt Date: 7/2/2011

**OAKLAND, CA 94607-2024** Area: 2607      MLS Number:  
Orig. Price: \$150,000      Sold Price:  
Pend Date: 7/2/2011      COE Date: 7/31/2011      DMLS: 28  
DOM: 28

**PROPERTY INFORMATION**

Total Units: 3	D/N/S:	Building Sq Ft: 2168	Year Built: 1908	Lot Sq Ft
Unit No. or	Approx. Monthly	Parking Spaces: 2	Source: Public Records	Age: 103
No. This Type	Sq Ft	Rent	Occupant	Bedrms
			Baths	Pkg Spc
			Din Rm	A/C
			Fireplace	Refrig

**Remarks:** This property has lots of potential. Triplex that needs some work but has a nice two bedroom, two bathroom upper unit. Pen third unit is unknown. Walk to BART, close to downtown Oakland - up and coming area! All of the units are rented, please d tenants.

Add'l Prop  
Description:

**SHOWING AND LISTING INFORMATION**

Confid.  
**Remarks:**  
Occ By: Tenant Name:      Occ. Phone:      Supra No N/A  
Show Info: Call agent.      Mgrs. Unit Number:      Associated Docs Availab  
Directions:      Cross St: Mandela Parkway      Thomas Br

List Type: Excl Right      Comp Selling Ofc: 3.5      Dual/Variable: No      Listing Service: Full Serv  
List Office: **BHG MASON MCDUFFIE REAL ESTATE - Off: (510)**      Office Fax: (510) 834-3841      Special Information: Potential  
List Agent: **FARRAH WILDER**      [farrahwilder@yahoo.com](mailto:farrahwilder@yahoo.com)      Agent Hit  
Co-List Agt:      Preferred Agent Fax: (510) 550-1992      Client Hit  
Zoning:      APN: 005039500400      Census Tract: 4022.00      Point of Sale Ord: No      City Transfer

**FINANCIALS**

Deposits:	0	Rental Income:	0	Expense Year:	0	OFin Data Source:	None
Gross Oper Inc:	0	Gross Sched Inc:	0	Misc Income:	0	Ann Vacancy Exp:	
Annual Taxes:	0	Ann Maintenance:	0	Fee Gross Inc:	0	Net Oper Income:	
Ann Insurance:	0	Mgmt Expense:	0	Annual Utilities:	0	Other Expenses:	
				License Exp:	0	Total Ann Oper Expsn:	

**OTHER FEATURES**

ADDTL MISC. FEATURES	Other	OPERATING EXPENSES	Electric, Gas, Insurance, Utilities, Water
BASEMENT	Apt In Basement	PARKING DESCRIPTION	Off Street Parking, Parking Area
COOLING	Other	POSSESSION	Tenant's Rights
DISABLED FEATURES	Other	ROOF	Composition Shingles
DISCLOSURES	Short Pay Trans	SOME UNITS HAVE	Other
EQUIPMENT ADDITIONAL	Dryer, Washer	TENANT PAYS	Cable TV
EXISTING LEASE TERMS	Written Agreement, Year Lease	TERMS	Cash
EXTERIOR	Stucco, Wood Siding	WATER/SEWER	Sewer System - Public, Water - Public
FLOORING	Wall to Wall Carpeting	YARD DESCRIPTION	Back Yard, Storage
HEATING	Wall Furnace		
INSPECTIONS/REPORTS	Other		
LAUNDRY	Community Facility, In Basement		
LOT DESCRIPTION	Level		

Schnnl Dist: Not Listed      Elem: Call School District      Jr Hi: Call School District      Sr Hi: Call Sch

**ATTACHMENT B**

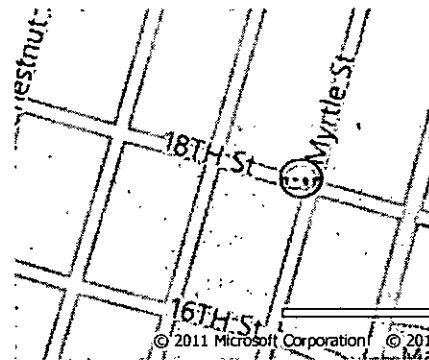
front © 1982 2011



**RESIDENTIAL INCOME**

List Price:  
**\$199,000**

Status:  
Pending Subj  
Lender Approv  
Virtual Tour Link



**952 18TH ST**  
**DUPLEX**  
List Date: 9/24/2011

Off-Mkt Date: 11/8/2011

**OAKLAND, CA 94607-3304** Area: 2607 **MLS Number**  
Orig. Price: **\$199,000** Sold Price:  
Pend Date: 11/8/2011 **COE Date: 2/9/2012** **DMLS: 4**  
**DOM: 45**

**PROPERTY INFORMATION**

Total Units:	2	D/N/S:	WEST OAKLAND	Building Sq Ft:	2791	Year Built:	1891	Lot Sq Ft		
Unit No. or	Approx.	Monthly	Parking Spaces:	2	Source:	Other	Age:	120	Acres	
No. This Type	Sa Ft	Rent	Occupant	Bedrms	Baths	Pkg Spc	Din Rm	A/C	Fireplace	Refrig
A	1300		Owner	4	1.5	1	No		Yes	Yes
B	1300		Vacant	3	1	1	No	No	No	Yes

Remarks: West Oakland A great with awesome opportunity to create a live and income situation some victorian style still resides room the property needs some lip stick the yard area is good and fenced

Add'l Prop  
Description:

**SHOWING AND LISTING INFORMATION**

Confid. short sale one loan one bank for access call owner B - Vacant LB on 11/8/2011 A - Owner will show both units 510 508790!  
Remarks:  
Occ By: Owner Name: Travis King Occ. Phone: **5105087905** Supra Yes front  
Showi Info: Call Owner Mgrs. Unit Number: Associated Docs Availab  
Directions: Cross St: Market Thomas Br

List Type: Excl Right Comp Selling Ofc: 2.5 Dual/Variable: Yes Listing Service: Full Serv  
List Office: COLDWELL BANKER RESIDENTIAL - Off: (510) 339- Office Fax: (510) 339-4791 Special Information: Potential  
List Agent: REVA TOLBERT - Aot: (510) 339-4761 reva.tolbert@cbsnorcal.com Agent Hit  
Co-List Agt: Preferred Agent Fax: 5103394791 Client Hit  
Zoning: APN: 005040902102 Census Tract: 4024.00 Point of Sale Ord: No City Transfer

**FINANCIALS**

Deposits:	0	Rental Income:	0	Expense Year:	0	Fin Data Source:	None
Gross Oper Inc:	0	Gross Sched Inc:	0	Misc Income:	0	Ann Vacancy Exp:	
Annual Taxes:	0	Ann Maintenance:	0	Fee Gross Inc:	0	Net Oper Income:	
Ann Insurance:	0	Mgmt Expense:	0	Annual Utilities:	0	Other Expenses:	
				License Exp:	0	Total Ann Oper Expanse:	

**OTHER FEATURES**

ADDTL MISC. FEATURES None  
ALL UNITS HAVE Other  
BASEMENT Separate Entry  
COOLING No Air Conditioning  
DISCLOSURES Short Pay Trans  
EQUIPMENT ADDITIONAL Washer, Water Heater Gas  
EXISTING LEASE TERMS None  
EXTERIOR Wood Siding  
FLOORING Hardwood Floors, Wall to Wall Carpeting  
HEATING Wall Furnace  
LAUNDRY In Laundry Room, Washer/Dryer Hookups,  
LOT DESCRIPTION Level

PARKING DESCRIPTION Off Street Parking, Parking Area  
POSSESSION COE  
ROOF Composition Shingles  
SEPARATE METERS Electric, Gas  
SOME UNITS HAVE Other  
TENANT PAYS None  
TERMS Cash, Conventional, Other  
WATER/SEWER Sewer System - Public, Water - Public  
YARD DESCRIPTION Back Yard, Fenced, Front Yard, Side Yard

Rechnol Dist: Oakland (510) 879-8241

Elem: Call School District

Ir Hi: Call School District

Sr Hi: Call Schu

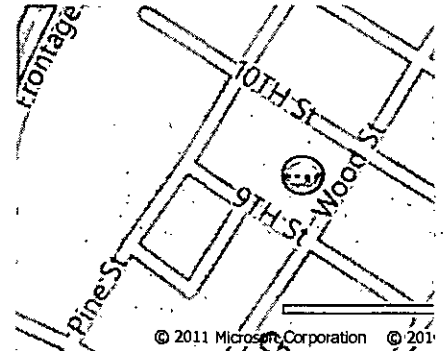
**ATTACHMENT B**



**RESIDENTIAL INCOME**

List Price:  
**\$299,000**

Status:  
Pending Subj  
Lender Approv  
Virtual Tour Link



**915 WOOD ST  
DUPLEX**

List Date: 8/1/2011 Off-Mkt Date: 11/3/2011

**OAKLAND, CA 94607-1311** Area: 2607 MLS Number  
Orig. Price: \$299,000 Sold Price: DMLS: 37  
Pend Date: 11/3/2011 COE Date: 2/3/2012 DOM: 94

**PROPERTY INFORMATION**

Total Units:	2	D/N/S:	Building Sq Ft:	1812	Year Built:	1896	Lot Sq Ft			
Unit No. or	Approx.	Monthly	Parking Spaces:	2	Source:	Public Records	Age:	115	Acres	
No. This Type	Sa Ft	Rent	Occupant	Bedrms	Baths	Pkg Spc	Din Rm	A/C	Fireplace	Refrig
915 wood	750	850.00	Tenant	2	2	1	Yes	No	No	Yes
917	900	0	Vacant	2	2	1	Yes	No	No	Yes

Remarks: An excellent primary resident + income producing prpty. The lay-out in both units is awesome - updates in bthrms surround the kitch loaded w/ tile, granite & stainless appliance & inside laundry. A nice yrd space decks patio area. Near wst Oak Ban

Add'l Prop  
Description:

**SHOWING AND LISTING INFORMATION**

Confid. short sale one bank one loan BAC 915 wood call tenant 510 565 9074 917 vacant on lock box  
Remarks:  
Occ By: Tenant Name: Ms. Jackson Occ. Phone: 5105659074 Supra Yes front rail  
Show Info: vacant 917 Mgrs. Unit Number: Associated Docs Availab  
Directions: 14th st or 7th to wood Cross St: 9th st Thomas Bn  
List Type: Excl Right Comp Selling Ofc: 2.5 Dual/Variable: Yes Listing Service: Full Serv  
List Office: COLDWELL BANKER RESIDENTIAL - Off: (510) 339- Office Fax: (510) 339-4791 Special Information: Potential  
List Agent: REVA TOLBERT - Aot (510) 339-4761 reva.tolbert@cbnorcai.com Agent Hit  
Co-List Agt: Preferred Agent Fax: 5103394791 Client Hit  
Zoning: APN: 006003302700 Census Tract: 4017.00 Point of Sale Ord: No City Transfer

**FINANCIALS**

Deposits:	0	Rental Income:	0	Expense Year:	0	OFin Data Source:	None
Gross Oper Inc:	0	Gross Sched Inc:	0	Misc Income:	0	Ann Vacancy Exp:	
Annual Taxes:	0	Ann Maintenance:	0	Fee Gross Inc:	0	Net Oper Income:	
Ann Insurance:	0	Mgmt Expense:	0	Annual Utilities:	0	Other Expenses:	
				License Exp:	0	Total Ann Oper Expsn:	

**OTHER FEATURES**

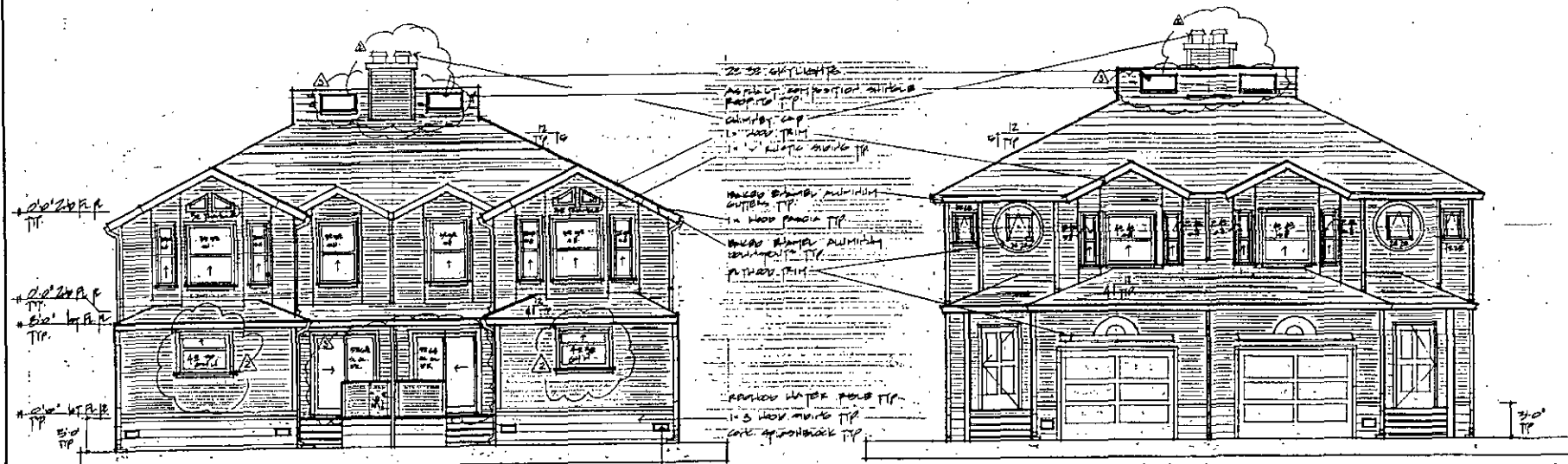
ADDTL MISC. FEATURES	Balcony/Patio, Extra Storage	PARKING DESCRIPTION	Off Street Parking, Parking Area
ALL UNITS HAVE	Dishwasher, Disposal, Updated Baths, Updated Kitchen	POSSESSION	COE, Tenant's Rights
BASEMENT	Storage Area	ROOF	Composition Shingles
COOLING	No Air Conditioning	SEPARATE METERS	Electric, Gas
DISCLOSURES	Nat Hazard Disclosure, Short Pay Trans	TENANT PAYS	Electric
EQUIPMENT ADDITIONAL	Water Heater Gas	TERMS	C.H.F.A., Cash, Conventional, 1031 Exchange, Fl
EXISTING LEASE TERMS	Month to Month	WATER/SEWER	Water - Public
EXTERIOR	Stucco	YARD DESCRIPTION	Back Yard, Deck(s), Fenced, Front Yard, Patio
FLOORING	Tile, Wall to Wall Carpeting, Wood		
HEATING	Forced Air 1 Zone		
LAUNDRY	In Closet, Washer/Dryer Hookups		
LOT DESCRIPTION	Level		

School Dist: Oakland (510) 879-8241 Elem: Call School District Tr Hi: Call School District Sr Hi: Call Sch

**ATTACHMENTS**

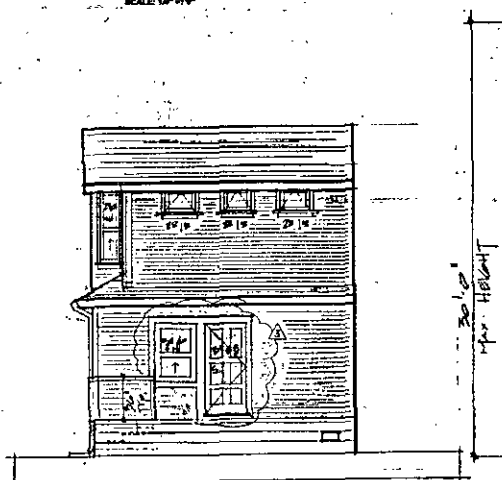
REVISIONS	BY
Δ 10/17	UH
Δ 10/17	UH

CITY OF OAKLAND  
 BUILDING REGULATION  
 DEPARTMENT  
 OFFICE OF PERMITS  
 1500 FRANKLIN AVENUE  
 OAKLAND, CA 94612

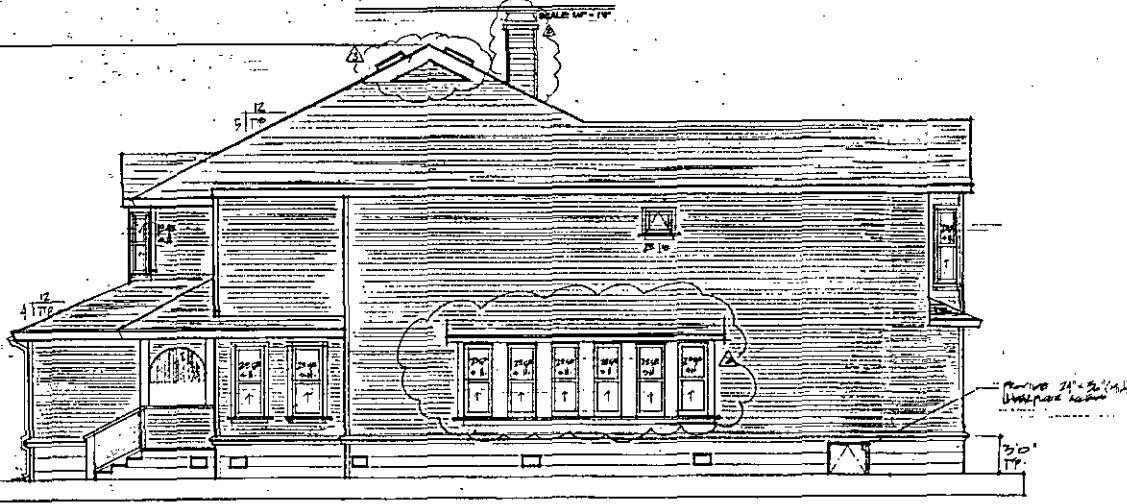


**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION** & NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"



**NORTH ELEVATION** & SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"

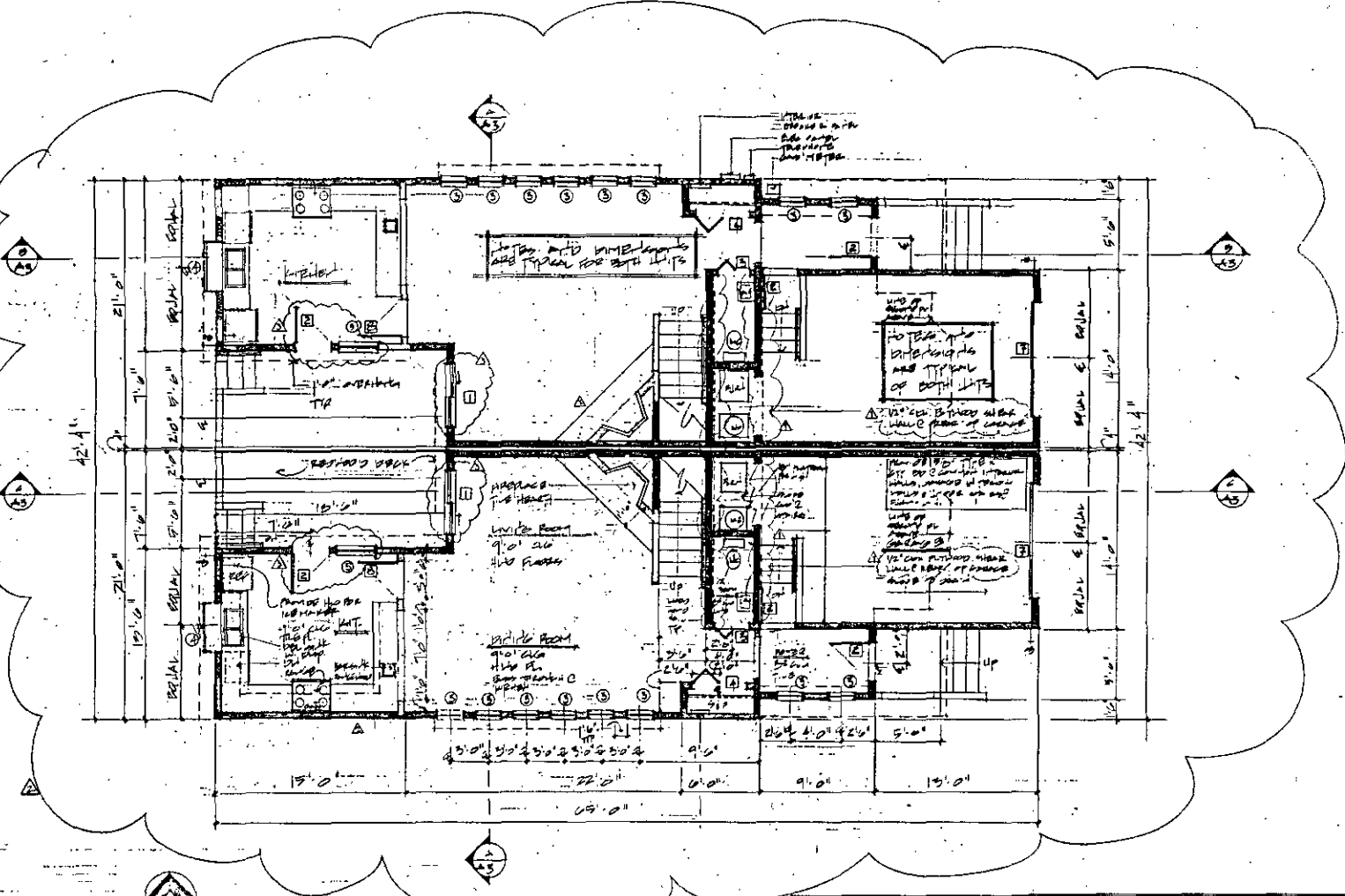
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Scale	
Drawn	LH
Job	1401
Sheet	<b>A4</b>

**ATTACHMENT C**

REVISIONS	BY
1	10/10/14
2	10/21/15
3	10/27/15

CITY OF OAKLAND  
 DEPARTMENT OF PUBLIC WORKS  
 DIVISION OF ENGINEERING  
 1500 FRANKLIN AVENUE  
 OAKLAND, CA 94612

- DOOR SCHEDULE**
- 1 55 00 SL. AL. OP.
  - 2 55 00 SL. AL. OP.
  - 3 25 00 SL. AL. OP.
  - 4 40 00 SL. AL. OP.
  - 5 40 00 SL. AL. OP.
  - 6 40 00 SL. AL. OP.
  - 7 40 00 SL. AL. OP.
  - 8 40 00 SL. AL. OP.
  - 9 40 00 SL. AL. OP.
  - 10 40 00 SL. AL. OP.
- WINDOW SCHEDULE**
- 1 25 00 SL.
  - 2 25 00 SL.
  - 3 25 00 SL.
  - 4 40 00 OPERABLE WIND
  - 5 25 00 SL.



**FIRST FLOOR PLAN**  
 SCALE 1/4" = 1'-0"

DESCRIPTION	NO.	DATE
OWNER	1	10/10/14
ARCHITECT	1	10/10/14
ENGINEER	1	10/10/14
PPC (H/O)	1	10/10/14

- NOTES:**
- SEE ALL NOTES ON SHEETS 101-104
  - SEE ALL NOTES ON SHEETS 101-104
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Date	
Scale	1/4" = 1'-0"
Sheet	101
Project	A1
Drawn	
Checked	

**ATTACHMENT C**

REVISIONS BY	
Δ 6 21-15	LL
Δ 10/97	LL

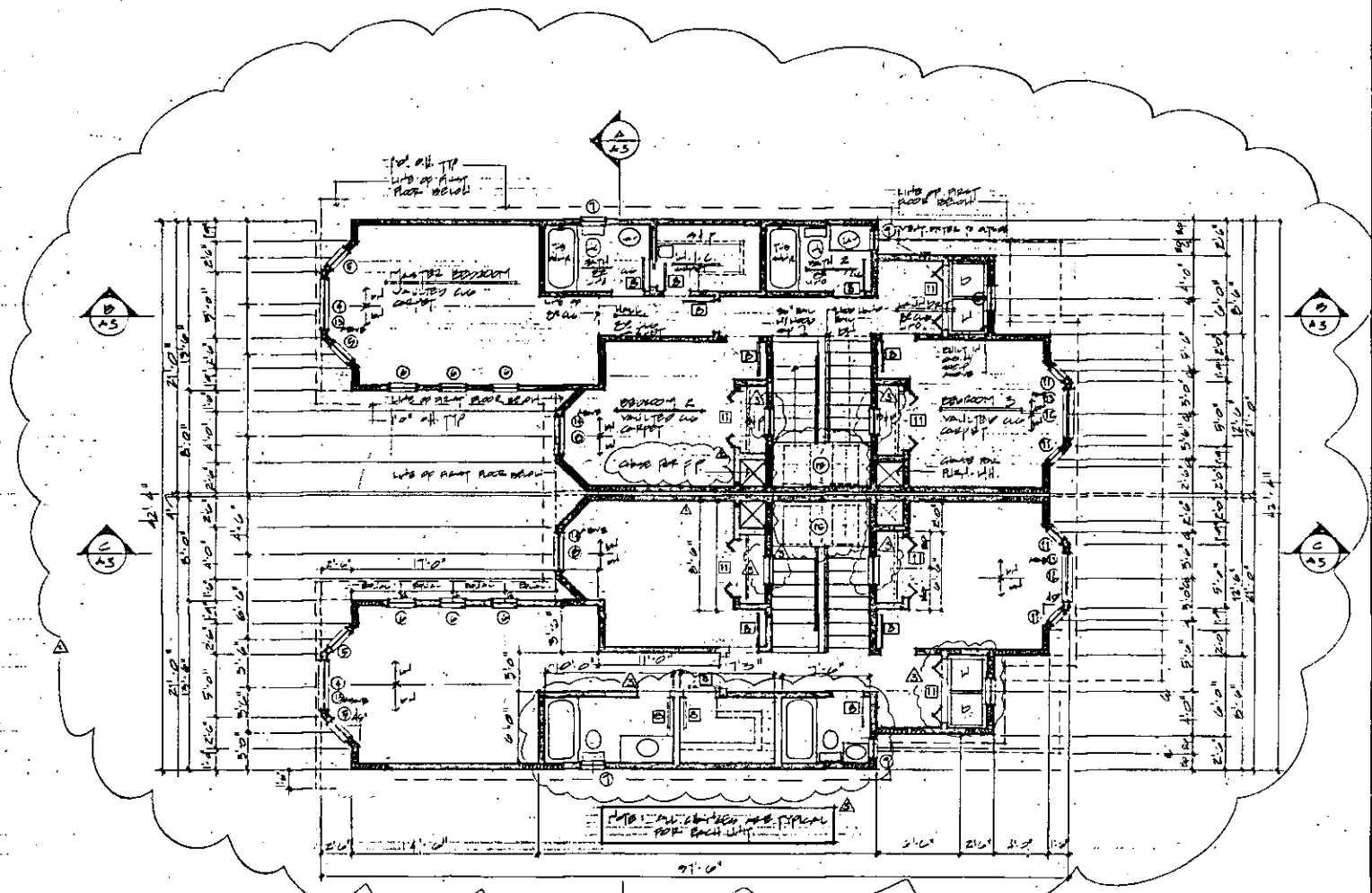
CITY OF GALLUP  
 BOILING ROOMS  
 OFFICE OF PLANNING  
 100 W. GARDEN STREET  
 GALLUP, NM 87301  
 PHONE (505) 865-7100  
 FAX (505) 865-7101

**DOOR SCHEDULE**

①	2208 HINGED TO INSIDE
②	2208 HINGED TO INSIDE
③	TO HINGED TO INSIDE
④	TO HINGED TO INSIDE
⑤	TO HINGED TO INSIDE
⑥	TO HINGED TO INSIDE
⑦	TO HINGED TO INSIDE
⑧	TO HINGED TO INSIDE
⑨	TO HINGED TO INSIDE
⑩	TO HINGED TO INSIDE
⑪	TO HINGED TO INSIDE
⑫	TO HINGED TO INSIDE
⑬	TO HINGED TO INSIDE
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**SECOND FLOOR PLAN**

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**ATTACHMENT C'**

City of Oakland, Community and Economic Development Agency  
 250 Frank H. Ogawa Plaza, Suite 5313, Oakland, California 94612

Project: 319 CHESTER STREET

11/18/2011

Sec.	Item	Quan'ty	Unit Cost	Unit	Subtotal	O/P	Total
1	PLAN CHECK/PERMITS FEES	300,000	3%	ea.	\$9,000.00	\$1,350.00	\$10,350.00
	DRAWINGS	1	\$7,500.00	ea.	\$7,500.00	\$1,125.00	\$8,625.00
	SITE CLEARING	6,250	\$0.85	s.f.	\$5,312.50	\$796.88	\$6,109.38
	TEMPORARY TOILET	6	\$250.00	ea.	\$1,500.00	\$225.00	\$1,725.00
	LABOR (duration of Work)	1,400	\$1.00	s.f.	\$1,400.00	\$210.00	\$1,610.00
	UTILITY	6	\$300.00	LS	\$1,800.00	\$270.00	\$2,070.00
	MISCELLANEOUS FEES	1	\$1,500.00	LS	\$1,500.00	\$225.00	\$1,725.00
	SECTION TOTAL				\$28,012.50	\$4,201.88	\$32,214.38
2	STORM DRAINAGE	140	\$80.00	l.f.	\$11,200.00	\$1,680.00	\$12,880.00
	WOOD FENCE	230	\$28.00	l.f.	\$6,440.00	\$966.00	\$7,406.00
	WROUGHT IRON FENCE	120	\$40.00	l.f.	\$4,800.00	\$720.00	\$5,520.00
	PAVING/SIDEWALK	1200	\$6.00	s.f.	\$7,200.00	\$1,080.00	\$8,280.00
	LANDSCAPE	2500	\$2.00	s.f.	\$5,000.00	\$750.00	\$5,750.00
	SECTION TOTAL				\$34,640.00	\$2,550.00	\$37,190.00
3	CONCRETE FOUNDATION	320	\$150.00	l.f.	\$48,000.00	\$7,200.00	\$55,200.00
	SUBAREA VENTS	20	\$20.00	ea.	\$400.00	\$60.00	\$460.00
	CONCRETE FRONT PORCH	10	\$50.00	s.f.	\$500.00	\$75.00	\$575.00
	SECTION TOTAL				\$48,900.00	\$7,335.00	\$56,235.00
6	1st FLOOR FRAMING	1100	\$6.00	s.f.	\$6,600.00	\$990.00	\$7,590.00
	FLOOR SHEATHING	1100	\$3.00	s.f.	\$3,300.00	\$495.00	\$3,795.00
	1st & 2nd WALL FRAMING	600	\$12.00	l.f.	\$7,200.00	\$1,080.00	\$8,280.00
	1st & 2nd WALL SHEATHING	440	\$3.00	s.f.	\$1,320.00	\$198.00	\$1,518.00
	2nd FLOOR FRAMING	900	\$6.00	s.f.	\$5,400.00	\$810.00	\$6,210.00
	FLOOR SHEATHING	900	\$3.00	s.f.	\$2,700.00	\$405.00	\$3,105.00
	ROOF FRAMING	1200	\$8.00	s.f.	\$9,600.00	\$1,440.00	\$11,040.00
	ROOF SHEATHING	1200	\$4.00	s.f.	\$4,800.00	\$720.00	\$5,520.00
	INTERIOR STAIRS	15	\$200.00	tread	\$3,000.00	\$450.00	\$3,450.00
	SHELF/POLE	100	\$5.00	l.f.	\$500.00	\$75.00	\$575.00
	EXT. WINDOW TRIM	240	\$5.00	l.f.	\$1,200.00	\$180.00	\$1,380.00
	INT. BASE/TRIM	500	\$5.00	l.f.	\$2,500.00	\$375.00	\$2,875.00
SECTION TOTAL				\$48,120.00	\$7,218.00	\$55,338.00	
7	ROOFING/GUTTER/DS	1550	\$5.00	s.f.	\$7,750.00	\$1,162.50	\$8,912.50
	INSULATION	3500	\$1.50	s.f.	\$5,250.00	\$787.50	\$6,037.50
	SECTION TOTAL				\$13,000.00	\$1,950.00	\$14,950.00
8	DOORS EXTERIOR	2	\$950.00	ea.	\$1,900.00	\$285.00	\$2,185.00
	SECURITY DOOR	2	\$525.00	ea.	\$1,050.00	\$157.50	\$1,207.50
	DOORS INTERIOR	10	\$300.00	ea.	\$3,000.00	\$450.00	\$3,450.00
	CLOSET DOORS	6	\$250.00	ea.	\$1,500.00	\$225.00	\$1,725.00
	FINISH HARDWARE	20	\$90.00	ea.	\$1,800.00	\$270.00	\$2,070.00
	O/H GARAGE DOOR	1	\$1,500.00	ea.	\$1,500.00	\$225.00	\$1,725.00
	VINYL WINDOW	12	\$550.00	ea.	\$6,600.00	\$990.00	\$7,590.00
SECTION TOTAL				\$17,350.00	\$2,602.50	\$19,952.50	

ATTACHMENT 'D'

**City of Oakland, Community and Economic Development Agency**  
 250 Frank H. Ogawa Plaza, Suite 5313, Oakland, California 94612

9	STUCCO	3200	\$6.00	s.f.	\$19,200.00	\$2,880.00	\$22,080.00
	GYPSON WALL BOARD	7900	\$2.00	s.f.	\$15,800.00	\$2,370.00	\$18,170.00
	DUROCK	240	\$5.00	s.f.	\$1,200.00	\$180.00	\$1,380.00
	CERAMIC TILE	120	\$12.00	s.f.	\$1,440.00	\$216.00	\$1,656.00
	INTERIOR PAINT	7900	\$1.00	s.f.	\$7,900.00	\$1,185.00	\$9,085.00
	EXTERIOR PAINT	3200	\$2.00	s.f.	\$6,400.00	\$960.00	\$7,360.00
	CARPET W/ PADDING	800	\$4.00	s.f.	\$3,200.00	\$480.00	\$3,680.00
	WOOD FLOORING	1080	\$6.00	s.f.	\$6,480.00	\$972.00	\$7,452.00
	<b>SECTION TOTAL</b>				\$61,620.00	\$9,243.00	\$70,863.00
10	BATH ACCESSORIES	5	\$800.00	LS	\$4,000.00	\$600.00	\$4,600.00
	SHOWER DOOR	2	\$500.00	ea.	\$1,000.00	\$150.00	\$1,150.00
	MIRROR	9	\$30.00	s.f.	\$270.00	\$40.50	\$310.50
	<b>SECTION TOTAL</b>				\$5,270.00	\$790.50	\$6,060.50
11	MICRO OVEN/HOOD	2	\$550.00	ea.	\$1,100.00	\$165.00	\$1,265.00
	RANGE	2	\$1,000.00	ea.	\$2,000.00	\$300.00	\$2,300.00
	DISHWASHER	2	\$450.00	ea.	\$900.00	\$135.00	\$1,035.00
	REFRIGERATOR	0	\$1,200.00	ea.	\$0.00	\$0.00	\$0.00
	WASHER/DRYER SET	0	\$1,600.00	ea.	\$0.00	\$0.00	\$0.00
	GARBAGE DISPOSAL	2	\$350.00	ea.	\$700.00	\$105.00	\$805.00
	<b>SECTION TOTAL</b>				\$4,700.00	\$705.00	\$5,405.00
12	CABINET/BASE	24	\$150.00	l.f.	\$3,600.00	\$540.00	\$4,140.00
	CABINET/WALL	20	\$90.00	l.f.	\$1,800.00	\$270.00	\$2,070.00
	COUNTER TOP	24	\$120.00	l.f.	\$2,880.00	\$432.00	\$3,312.00
	VANITY	2	\$405.00	ea.	\$810.00	\$121.50	\$931.50
	<b>SECTION TOTAL</b>				\$9,090.00	\$1,363.50	\$10,453.50
15	WASTE LINE	120	\$120.00	l.f.	\$14,400.00	\$2,160.00	\$16,560.00
	SUPPLY LINES	100	\$43.75	l.f.	\$4,375.00	\$656.25	\$5,031.25
	GAS TEST	1	\$800.00	LS	\$800.00	\$120.00	\$920.00
	WATERCLOSET	6	\$250.00	ea.	\$1,500.00	\$225.00	\$1,725.00
	LAVATORY	6	\$185.00	ea.	\$1,110.00	\$166.50	\$1,276.50
	BATHTUB/FIXTURE	2	\$750.00	ea.	\$1,500.00	\$225.00	\$1,725.00
	TANKLESS WATER HEATER	1	\$750.00	ea.	\$750.00	\$112.50	\$862.50
	KITCHEN SINK W/FAUCET	2	\$300.00	ea.	\$600.00	\$90.00	\$690.00
	HOSEBIB	4	\$267.75	ea.	\$1,071.00	\$160.65	\$1,231.65
	FURNACE	2	\$6,200.00	ea.	\$12,400.00	\$1,860.00	\$14,260.00
	<b>SECTION TOTAL</b>				\$38,506.00	\$5,775.90	\$44,281.90
16	DUPLEX OUTLETS	60	\$80.00	ea.	\$4,800.00	\$720.00	\$5,520.00
	FLUORESCENT WALL SCONES	6	\$150.00	ea.	\$900.00	\$135.00	\$1,035.00
	CEILING FIXTURE	32	\$50.00	ea.	\$1,600.00	\$240.00	\$1,840.00
	EXTERIOR FIXTURE	4	\$80.00	ea.	\$320.00	\$48.00	\$368.00
	FLOODLIGHT	2	\$120.00	ea.	\$240.00	\$36.00	\$276.00
	SWITCH	40	\$50.00	ea.	\$2,000.00	\$300.00	\$2,300.00
	GFCI	18	\$250.00	ea.	\$4,500.00	\$675.00	\$5,175.00
	BATH FAN/LIGHT	6	\$400.00	ea.	\$2,400.00	\$360.00	\$2,760.00
	SMOKE DETECTOR HARD	12	\$80.00	ea.	\$960.00	\$144.00	\$1,104.00
	SERVICE	2	\$4,000.00	ea.	\$8,000.00	\$1,200.00	\$9,200.00
	<b>SECTION TOTAL</b>				\$25,720.00	\$3,858.00	\$29,578.00
<b>TOTAL</b>					\$334,928.50	\$50,239.28	\$385,167.78

**ATTACHMENT 'D'**



**Alliance for West Oakland Development**

**Construction Skills Training Program**

**2009-2010 Training Assessment**

The Alliance for West Oakland Development Construction Skills Training Program provides a comprehensive combination of classroom and practical application of the construction trade in 10 weeks. Vocational training in basic carpentry, plumbing, electrical and sheet rocking among other trades are provided.

The Alliance for West Oakland Development assists graduates in securing gainful employment in the construction industry. Once the graduate is hired, the Alliance for West Oakland Development will be the liaison between the graduate and his/her employer to ensure a successful transition back into the workforce.

			Placement				
Participants	Cost Per Participant	Program Length (Hr)	Carpentry	Plumbing	Electrical	Dry Wall and Painting	Laborer
20	\$1500.00	400	9	4	3	4	2

Brief Analysis

In 2009-2010 there were twenty participants in the Construction Skills Training Program. The Program Cost was \$1500.00 per participant. The Program Length was about 10 weeks. The twenty participants were placed in various skilled labor positions. See the Chart above for skilled labor placement positions.

The California Department of Corrections and Rehabilitation (CDCR) operate all state prisons, oversee a variety of community correctional facilities, and supervise all parolees during their re-entry into society. Cahfomia spends roughly \$35, 500 per inmate annually. This number will increase if the offender repeatedly goes to jail or prison. (California Department of Corrections, 2009) Cost-Benefit Analysis is the process of estimating the costs and benefits of alternative policy choices. This tool is used by many economists to determine valuations of programs. (Ayers and Collinge 2005)

A simple cost benefit analysis comparison of rehabilitation programs versus punishment will show that rehabilitation programs are far cheaper than punishment. If we compare the Alliance for West Oakland Development program costs, they arc drastically lower than the Cahfomia Department of Corrections costs. A more detailed analysis is necessary to provide a complete Cost-Benefit Analysis however; the Alliance for West Oakland Development can provide social equity by reducing the recidivism rate among probationers and parolees and providing youth an opportunity to learn a skilled trade.

**ATTACHMENT E**

### Works Cited

Ayers, Ronald and Collinge, Robert (2005). *Economics*. Saddleback, New Jersey: Prentice Hall.

Branch-Kennedy, Lillie, Resource Information Help for the Disadvantaged (R.I.H.D.) October 25, 2008  
[www.realcostofprisons.org](http://www.realcostofprisons.org)

California Department of Corrections, . (2009, February 1). Reports and Research []. Message posted to [www.cdcr.ca.gov](http://www.cdcr.ca.gov)

Larrabee, AK . (2006, November): Punishment versus Rehabilitation []. Message posted to [www.associatedcontent.com](http://www.associatedcontent.com)

Alliance for West Oakland Development

Construction Skills Training Program

Chester Street Proposal

The Alliance for West Oakland Development Construction Skills Training Program provides a comprehensive combination of classroom and practical application of the construction trade in 10 weeks. Vocational training in basic carpentry, plumbing, electrical and sheet rocking among other trades are provided.

The Alliance for West Oakland Development assists graduates in securing gainful employment in the construction industry. Once the graduate is hired, the Alliance for West Oakland Development will be the liaison between the graduate and his/her employer to ensure a successful transition back into the workforce.

The Alliance for West Oakland Development strives to provide a holistic life skills solution to at risk young adults and adults by providing premier training and skill development. This will help to reduce repeat criminal offenses among young adult and adult offenders of crime in the City of Oakland.

Summary

In 2009-2010 there were twenty participants in the Construction Skills Training Program. The Program Length was about 10 weeks. The twenty participants were placed in various skilled labor positions including Carpentry, Plumbing, Electrical, Drywall/Painting and Laborer. The Alliance for West Oakland Development proposes to apply the same program to a Chester Street Construction Project. Fifty participants will be trained, certified and placed in Carpentry, Plumbing, Electrical, Drywall/Painting and Laborer positions. All participants will be prepared to enter union apprenticeship programs. All participants are gained through direct advertisement. All participants will be required to register for the program. The Alliance will partner with other non profits and community colleges to further improve the participant skill set and learning experience.

With your help the Alliance for West Oakland Development can provide social equity by reducing the recidivism rate among probationers and parolees and providing youth an opportunity to learn a skilled trade.

**MASTERPIECE PAINTING**



**1440 BROADWAY SUITE 609  
OAKLAND, CA 94612  
(510) 531- 5494  
(510) 832- 7100 FAX**

December 28, 2010

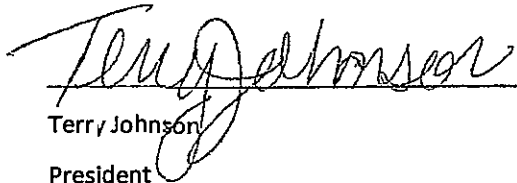
Att: City Council members

1 Frank Ogawa Plaza


Oakland, CA 94612

Re: Alliance of West Oakland Development Building Project  
319 Chester St in Oakland, Ca.

I, Terry Johnson the President of Masterpiece Painting, have hired some of the students that have participated in the training program that Bruce Cox runs at the Alliance of West Oakland. In the future I will be looking forward to working with them again, provided that they are participants in the program.

  
\_\_\_\_\_  
Terry Johnson  
President

Masterpiece Painting

  
\_\_\_\_\_  
Date

**ATTACHMENT E**

**DEPUTY SHERIFFS' ASSOCIATION OF ALAMEDA COUNTY**  
6689 OWENS DRIVE, SUITE 100 • PLEASANTON, CA 94588  
PHONE (925) 463-3760 • FAX (925) 463-3763

June 20, 2008

Honorable Ron Dellums  
Office of the Mayor  
City of Oakland  
1 Frank Ogawa Plaza  
3rd Floor  
Oakland, CA 94612

VIA U.S. MAIL AND FAX (510) 238-4731

Dear Mayor Dellums:

On behalf of more than 1,000 deputy sheriffs working in Alameda County, it is my sincere pleasure to write in support of the funding request from the Alliance Construction Training Program.


We had the great pleasure of visiting Mr. Bruce Cox at his job training program facility, and we witnessed, first-hand, the outstanding work the Alliance Construction Training Program is providing in West Oakland.

The program is obviously effective and efficient. If expanded, we believe Mr. Cox's efforts would greatly help young adults transition from the criminal justice system to productive employment.

We strongly recommend the West Oakland Project Area Committee support the request of Mr. Cox and the ACT Program for an allocation of \$100,000 from the City's Redevelopment Fund.

We appreciate your consideration of our position on this issue. Please call me if you have any questions about our support for the Alliance Construction Training Program.

Sincerely,

  
Martin Neideffer  
President

WWW.ACSODSA.ORG

ATTACHMENT E

Jones Tile and Marble  
667 35<sup>th</sup> St.  
Oakland, CA. 94609  
Fred Jones - Owner

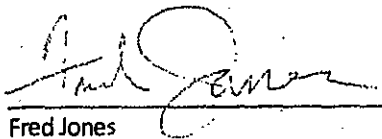
December 15, 2010

City of Oakland  
City Counsel Members  
One Frank Ogawa Plaza  
Oakland, CA. 94612

RE: Alliance of West Oakland Development (AWOD)

To: Whom concerned:

My name is Fred Jones. I am a union contractor, and owner of Jones Tile and Marble. I'm pleased to support the proposal presented by AWOD to the City of Oakland, to create a new single family home on a City owned lot located at 319 Chester Street in West Oakland. I have in the past assisted Bruce Cox in a training program by teaching Tile courses to his students. I will assist Bruce in any future projects, in any way I can. Bruce Cox is dedicated to training people and helping them obtain work ethics, skills and jobs. In the past, I have donated tools to the program and would be willing, if feasible, to hire some of Bruce's students when work becomes available.

  
Fred Jones

12-16-10  
Date

# Oakland Tribune

## LEARNING LIFE SKILLS

### Program helping locals become more productive

By Cecily Burt  
STAFF WRITER

OAKLAND

**S**TEPHON TAYLOR starts work early each morning, but he doesn't have to worry about traffic, the cost of a BART ticket or bus fare.

Taylor, 20, an apprentice electrician working for Rex Moore Electrical Contractors and Engineers, is one of a handful of local residents who are helping build a variety of residential developments within the large Central Station project in West Oakland — practically in his own backyard.

What makes Taylor's story unique? He learned the basic fundamentals of the construction trades — carpentry, electrical work and plumbing — during a bare-bones, six-week training program run by Bruce Cox in a West Oakland warehouse.

Cox, a contractor and owner of MBC Construction who also helped create a similar construction job training program for the Men of Valor group at Acts Full Gospel Church, said he is determined to give his time, knowledge and energy to help every aimless young person land a good job.

Cox said he just can't stand the thought of so many people without work when there is so much work to be done right

Please see JOBS, News 11

*"It's something new to them. They (developers) are used to local hires not working."*

Bruce Cox  
MBC Construction



#### If you go

Bruce Cox's next construction training class will be held 5:30 to 7:30 p.m. April 15 at Alliance for West Oakland Development, 1357 Fifth St., Oakland. The class will meet Tuesdays and Thursdays for at least six weeks.

For more information, call 510-663-0363.



LAURA A. OBA — Staff photos  
STEPHON TAYLOR (above), 20, runs wire through a condominium in the Pacific Cannery Lofts development in West Oakland. Taylor is among a handful of local residents hired to work on various projects in the large Central Station project on Wood Street after taking part in a construction training program run by Bruce Cox (left photo, right), a contractor who has donated his time and skills to help young people find jobs.

SUNDAY July 2, 2006

MEIRO & Business



Forecasters may spike as strapped buyers reset. Ins

Managing Editor: Eganne McLoughlin, 510) 236-6448, emc@tribune.com

Local contractor helps build futures for West Oakland residents

Development company offers construction training prepare for industry jobs

Cecily Bunt

OAKLAND — Robert Charles, a 41-year-old former electronics worker, has been out of work for 18 months. Jonte Gamble, 24, has job unit unloading trucks in Richmond.

But both men are jolting side-by-side in the evenings twice a week, learning all there is to know about blueprints, wood, power tools, worker safety and teamwork.

One evening recently they framed and raised the four walls of a house. At maybe, just maybe, they will hold a job with one of the contractors building homes in the massive Central Station residential development in West Oakland.

Up to 1,500 new homes, a mix of

lots, townhouses and apartments, will be built over the next several years by four different companies: BUILD West Oakland, HFH Ltd., Pulte Homes, Holliday Development, and possibly others.

When the Oakland City Council approved the huge project, the city added a requirement that the contractors and subcontractors must make a good faith effort to find, interview and hire West Oakland residents for construction jobs, even though the city is not subsidizing the development.

That is where Bruce Cox plays a pivotal role.

Cox, president of the Alliance for West Oakland Development and owner of WIBC Construction, has operated vocational training programs for the construction trades in San Francisco and more recently for the Men of Valor program in East Oakland before it closed.

He has agreed to train local resi-

dents so they will be ready and able to work when contractors come calling.

It is not an easy task.

First of all, Cox is doing this in his spare time, which he does not have much of. He is not getting nearly enough funding for the program, and the training required by many of his students extends far beyond which type of wood, hammer or nail to use.

"Can't just train the trades, have to train the mind," Cox said. "A lot of these people haven't had jobs in a long time. I have to work with them about attitude, dress, work ethic... tell them they can't cuss out the boss."

Cox, who grew up in Oakland, admits it is his nature to reach out and help people. Once he has their attention, he tries to teach them a trade, boost their self-esteem, better their lives, and get them thinking about their future.

Please see BUILD, Metro 2



HELVIN SMITH, (front) 25, and Jonte Gamble, 24, measure the length of a board to be placed in a wall frame during a construction training class in West Oakland. Smith and Gamble hope to land jobs on new housing construction that will soon start around the Southern Pacific train station.

Local contractor offers to train residents in construction work

BUILD, from Metro 1

They start out building a house, then maybe they will start thinking about owning their own house, he says. Then they pass that vision along to their own children.

There are other organizations that train workers for construction trades, such as Cypress Industrial/WST pre-apprenticeship program.

But Andy Getz of HFH Ltd., whose Cox is the Central Station labor training partner because he thought he could produce skilled workers from West Oakland and Cox reminds him of a man of vocational instructors he had at Merritt College when he was first learning the construction trade.

"He's a good guy," Getz said. "These jobs are mostly non-union and modest sized contractors who will be hiring people from the neighborhood. We need somebody who would work with these guys on a personal level."

That would be Cox. He was passing out fliers on the job training program when he saw Jonte Gamble, Helvin Smith and Jonte Gamble, 24, in front of a local sticker shop on Seventh Street West Oakland. Gamble said it was time to get a haircut, it is his barber has out,

"It's a funny story," Gamble said. "I didn't get my hair cut but Mr. Cox was there. I guess you could call it divine intervention."

"I'm having fun and learning lots of things," he said. "Like earthquake bracing. It sounds like a big deal, but it's nothing but a piece of wood laid cross-way between a structure."

Out he is not yet so polished that he does not hit himself with the hammer from time to time. "Oooh," he grimaced, holding up his finger for inspection, remembering the pain. "See that blister? I hit it last week."

LaAndre Redd, 18, graduated from Oakland High School in June. He is always liked working with his hands and building things, so when his grandmother called to tell him about the training program, he did not waste time — he signed up.

He is impressed everybody will his hammering skills just try it, you'll see how hard it is, and he's looking forward to building his own house one day. "That's what keeps Cox smiling."

"I'm proud of the students," he said. "It's like a high to me, just watching them grow. If you could have seen them in the beginning, using the hammer... three weeks ago, even two, the difference is remarkable."

Getz worked out the training agreement with Cox. The four major developers already have paid \$1000 up front to help set up the program, and each must pay \$2,000 a month starting six weeks before construction begins on their individual projects until it ends. Pulte is the only one who has starting paying the monthly fee.

Cox needed more to cover rent, insurance equipment, construction and classroom materials and other costs, but realized it was not going to happen.

He also realized he would have to start training the workers on his own or nobody would be ready when the contractors needed them. He set up a classroom and workshop at Alliance headquarters. The first training session is wrapping up, and a new session starts July 11.

Another good thing about Cox is he is always there if his graduates need more training later on. They know he will help if there is something on the job they do not understand or they just need a refresher.

Getz agreed they probably should have clipped to sooner. But he said it is going to be long series of projects with hundreds of jobs coming up for years to come. He estimated that his project alone could create as

many as 200 jobs at its peak.

The city did not put a number on how many local residents needed to be hired and the developers did not smile to offer an estimate, saying instead they would do their best but they could not predict what will happen.

"It's possible nobody gets hired. It's also possible that everybody who gets hired gets fired right away because they can't perform, although that's unlikely," Getz said. "We're going to do our best but we can't predict what will happen."

Because the local hiring clause was a condition of approval for the project, the developers will have to report the hiring and retention statistics to the city. Redevelopment Agency director Daniel Vanderprieem said. He said he expects there will be more and more local hiring agreements like this one in future private developments.

To track the numbers, contractors and subcontractors will be required to contact Cox six weeks in advance with their worker requirements. They must interview local residents and keep a record of who they hired and how long they stayed on the job.

They have to show they used good faith efforts to hire local residents and then we hope Bruce provides people who actually

perform," Getz said. "It's easy for subcontractors to hire people and then lay them off in a week, but that's not what we want."

"Retention to me, is more important than how many get a first paycheck because you haven't helped a guy if he gets laid off," he said.

The next Tuesday/Thursday

Advertisement for a local business, possibly a restaurant or cafe, with a logo and contact information.

SINDYER

RUHIL U. SINDYER, a resident of Longdon Place, died July 27, 2005 at 1 P.M. after a long illness. She was born in Cleveland, Ohio, June 6, 1933 the daughter of the late Anwar & Audrey (Sindhu) Pestoon. She was married to Sunder Sindyar in 1954, coming from Pacific Beach, Ala. The wife of a local doctor, she lived in several parts of the country before settling in California and eventually returning to Alabama.

training will begin July 11, from 8-9a to 8:30 p.m. It is open to men and women, especially West Oakland residents between the ages 18-30. Alliance for West Oakland Development, 1357 5th St., Oakland (510) 663-0363. The Alliance also welcomes donations of construction equipment and materials.

Email Cecily Bunt at cbunt@oaklandtribune.com.

YOUNGER

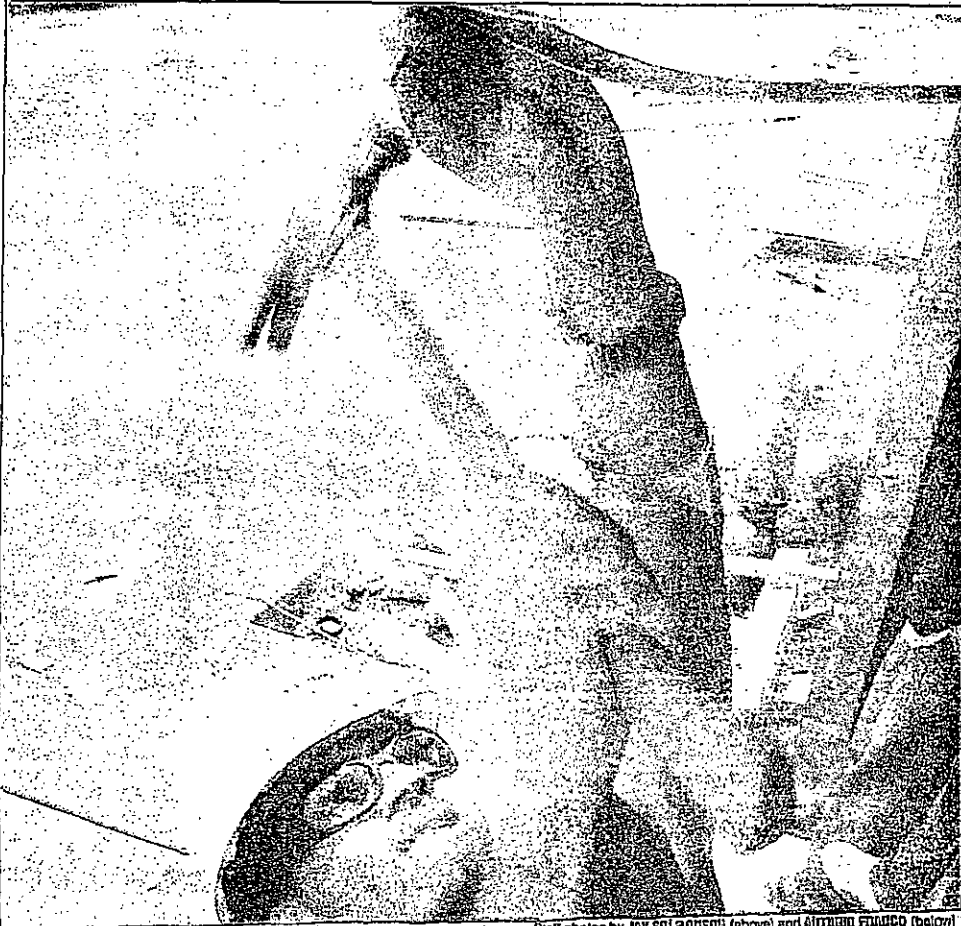
CHARLES RUGERT YOUNGER III of San Lorenzo, 17-year-old husband Shirley Younger and daughter Kater to Ken and Cecily Younger, passed away June 21, 2006. Charles was born September 20, 1988 in Concord, Kentucky. A bit of a trouble maker, he attended St. John's Church in his past years. Charles volunteered for the U.S. in 1992 and was honorably discharged in 1995. He had a 37-year career as a sergeant at the Alameda Air Station. After that, he worked at a Pharmacy Central Union Center. Chuck spent his time with his hobbies such as in his spare time, he would read or watch movies, playing the guitar and spending time with his grandpa Henry, Uncle and Aya. Charles had his mother's family, older brother Dexter Lewis and many close relatives friends.

Funeral for Charles will be held Wednesday from 10 a.m. to noon at Greenway Chapel, 250 Broadway Blvd., San Francisco with the service beginning at noon. He will be laid to rest at Holy Sepulchre Cemetery. Burial at Greenway Chapel & Funeral Home.

ATTACHMENT E



## Helping the handy get hired



Staff photos by JAY SOI ANTHONI (above) and ANTONIO RAMIRO (below)

**REGGIE COLLIER II** (above), 23, a recent graduate of a West Oakland construction training program run by Bruce Cox, is helping build townhomes at the massive Central Station development on Wood Street. Gehrig Construction, framing subcontractor for Pulte Homes, hired Collier earlier this month. Cox (below) visits the Pulte Homes job site on Wood Street to check on one of his students hired earlier this month.

## Local hiring a round-the-clock job for one man

By Cecily Burt  
STAFF WRITER

OAKLAND — With bare hat shoved snugly onto his head and leather tool belt slung around his waist, Reggie Collier II is hardly distinguishable from any other construction worker clambering over the wood frame outlines of condominiums rising on Wood Street in West Oakland.

No one would suspect he carries the fate of local hiring on his slim shoulders.

Collier, 23, is a successful product of an efficient, bare-bones construction job training program launched by Bruce Cox in an effort to get local residents jobs on the massive Central Station residential development, a collection of 1,500 residences that will go a long way in chang-



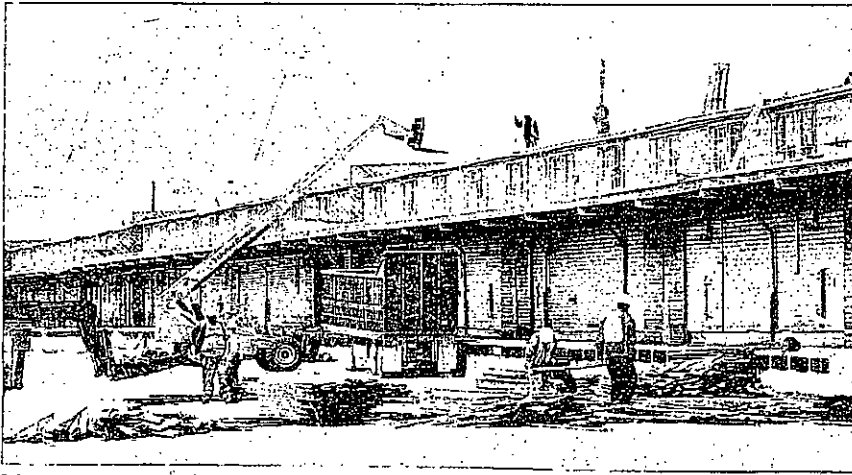
Please see **JOB**, Metro 2

ATTACHMENTE

# Oakland Tribune

Thursday 1 May 29, 2005

## DECONSTRUCTING HISTORY



### Warehouse work offers a second chance

Men of Valor job trainees learn skills while providing hard work

By Cecily Burt

OAKLAND — Donie Thompson has known trouble in his life, much of it of his own making. Not anymore, he says.

Thompson, 32, and three other graduates of the Men of Valor job training program are working steadily these days on a large construction salvage project at the former Oakland Army Base.

"I heard it was a place for people trying to get their life back on track," Thompson said about his decision to enroll in the Men of Valor construction job training program at Acts Full Gospel Church in East Oakland. "Of and on, a good part of my life has been spent on the inside" — the inside being jail, prison or California Youth Authority lockups.

Men of Valor is a job- and life-skills training program for ex-felons or young men who are trying to turn their lives around.

Thompson joined the program in February and now he's working for Zaccor Companies of Alameda to deconstruct a massive World War II-era warehouse at the former base.

Scott Klopff, Zaccor's general manager, admitted he was less than enthused when he heard he'd have to work with a nonprofit for local living on the Army Base job, not having had the best

experiences with such arrangements in the past. But his angst didn't last long.

He found that the men had been well-prepped for the workforce and they are all doing very well on the job, he said.

"They are very capable and willing trainees," Klopff said. "We've provided them with some site-specific training and safety training such as CPR and first aid, and off-site classroom training. They are getting hands-on experience with the inventory, stacking and banding of material and working around equipment. ... In controlled situations they're getting the opportunity to run a Bobcat."

After the warehouse job is finished, Klopff said the company will try to place the men as union apprentices at other job sites or find them a spot with another company. Their pay will decrease some while they build up hours and training, but they didn't seem to mind.

Chaunte Lamont Franklin, 34, can remember the day he joined Men of Valor — July 18, 2007 — because he said it was the turning point in his life.

"It was something I wanted to do to get my life back on track," he said, echoing a common theme. "I'd been in and out and just got tired of it."

Although both men have a strong support system of family, they said Bruce Cox had a lot to do with their success in the program, and in getting them to think about their future in a new way.

Cox, a contractor who runs the Men of Valor construction training program in East Oakland and another smaller construction training program in West Oakland, has become a mentor and father figure to both of them.

"He's a good dude," Thompson said. Franklin helped Cox build a soul food restaurant at 64th Avenue and Foothill Boulevard "from the ground up." He also joined the Volunteers of America.

Jamal Gill, 31, had already worked a little in construction before joining Men of Valor in February. He hadn't been to prison, but he knows he was lucky.

"I was out in the life, not doing what I was supposed to do," Gill said. "I made a decision one day that I couldn't keep on. I seen what I was doing to my family, to myself. There comes a point where you have to make a change."

Gill is now enrolled at Heald College, majoring in business with emphasis in criminal justice. "At first I was looking at (becoming) a police officer, now I'm going back and forth between parole and corrections."

Dewayne Liles, a foreman for Zaccor, said the men have worked out very well.

"I like them a lot; they don't complain," he joked. "They are doing great, and I have no complaints at all."

Reach Cecily Burt at 510-205-6441 or cburt@bayareanewsgroup.com.

### Warehouses

From Page 1

shipping lanes to augment the main Army headquarters at Fort Mason in San Francisco.

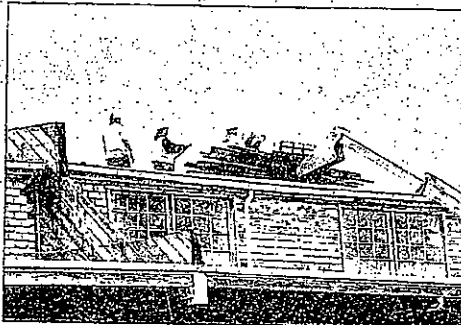
The base was already under construction when the Japanese bombed Pearl Harbor on Dec. 7, 1941, and was quickly put into service. It closed in September 1999.

In between, thousands of troops who fought in World War II, the Korean War and Vietnam passed through its portals. For some, it was the lost U.S. soil they ever touched.

Dozens of other buildings that made up the Camp John T. Knight Army Base — administration offices, barracks, dining hall, officers' club, bowling alley, gymnasium, mail center, library, dispensary and theater among them — have been torn down.

Now, it's time for the massive 800-series warehouses to go, and Building 802 is first on the list. Zaccor Companies of Alameda won the salvage contract with a \$695,000 bid.

The company had done other recent quick and dirty demolition jobs



WORKERS with Zaccor Companies of Alameda are pulling apart the first of several massive wood warehouses at the former Oakland Army Base in West Oakland. The base and supply warehouses were built by the Army near rail, freeways and shipping lanes to augment its main Army headquarters at Fort Mason in San Francisco.

and monitoring the amount of wood going out.

The contract also requires that Zaccor join with a nonprofit organization to hire local residents to work on the project, and the company

\$280 when they bid for the contract, so the salvage operation has really paid off in unexpected ways, Klopff said.

They've also been able to salvage the rocks and paper from the roof, both of which are being recycled, he said.

But perhaps the nicest surprise has been the partnership with Bruce Cox and Men of Valor, a nonprofit job-training program for former offenders and at-risk young men from Acts Full Gospel Church.

Four men have been hired, and they are all doing well, he said. So well that Zaccor paid their fees to have them join the laborers' union, and they are earning journeyman's wages while they work on the job.

Jo Ann Yoshioka-George, a supervisor of employment resources and development programs for the Port of Oakland's social responsibility division, said the Port allocated a larger budget for the contract because of the labor-intensive nature of the work, equated by Base Reuse plan and an environmental study.

In addition to the salvage of materials and local hiring, the mitigation plan requires that a memorial be created in future Gateway development at the base. That includes

ATTACHMENT E

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# From Carpenter to Community Organizer

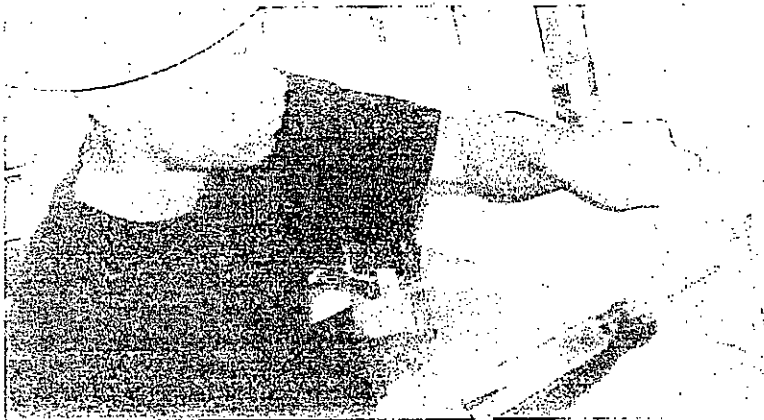


photo: Pendarvis Harshaw

## Author Profile



Pendarvis Harshaw

## Photos



By Pendarvis Harshaw  
May 22, 2009 at 01:00pm

Bruce Cox is a carpenter whose work as a community builder is the never-ending construction job. Cox, a native son of Oakland, Ca, takes pride in giving the idle youth of the East Bay port city something to put their hands on.

Cox is the president of the Alliance for West Oakland Development, a community building program located in the shadows of the 7th Street West Oakland BART station. The organization's construction class sheds light on the potential of the green wave the United States is currently riding. Cox believes, "it will take the experience and resources of my generation, and the time and energy of this younger generation for us to go green".

The vocational construction class focuses on preparing individuals in the immediate community for the work force in a rapidly changing world. The class is held in a sawdust-laden classroom that serves as a canvas for the young construction workers to hone their skills. The class meets on Tuesday and Thursday afternoons every week with roughly ten attendees of all demographics; some are young and will soon graduate high school; others are almost retiring age.

Leslie Wills and John Talbert, both 18, and Jordan Clark, 19, came to the program via a connection between their high school, Ralph J. Bunche, and the Alliance for West Oakland Development program.

"I saw the kids out in the streets in the afternoon, so I went up to the school", says Cox. "I didn't know class ended at 1:30pm... so I told the school about my program".

The Alliance for West Oakland Development has been in operation since 2006 when Cox, along with a handful of other small business owners, came together in efforts to not only revive the famed West Oakland 7th st corridor, but do so in the community's image. The group agreed to make earnest strides toward employing residents. Cox has fulfilled this commitment with his initiative to work with local high school students as well as adults seeking skills for long-term employment.

Some of the students have dreams of building their own music studio or dream home, and others have dreams of merely landing a gig in order to build their resume. Mr. Cox's dream of building a bridge to connect the two generations in his

ATTACHMENT E

# SUNDAY MORNING NEWS

Reach the people you want through  
the Sunday Morning News

Serving Oakland, Berkeley, Richmond and San Francisco

Cpvs

Sunday, June 15, 2008

Vol. 255

## The Impact of Fatherless Communities

By Bruce Cox

In the Father's Day article I wrote last year, I focused attention on the relationship between father and sons, or in the case of a lot of our young males growing up in the city of Oakland; the lack thereof. We all can agree on the importance of a male figure in the lives of developing young men. Young men are generally taught what is expected of them as men, from older men. Young boys and young men are passed down social as well as cultural expectations from the previous generations, which is why a male figure is so important during the more impressionable years.

In the case of young girls, I would argue that a male figure is more important for them. The male in a young woman's life normally provides the template for which she will choose her partner. This raises an interesting dynamic for the entire community. With a lack of male figures in urban families, young women typically create their ideas on what masculinity is based on images they have provided to them.



Bruce Cox

The problem is, over the last few decades these images have been based primarily from media projected stereotypes. I believe that the rise in prostitution among teenage girls, and the gang violence, drug use, as well as incarceration rates among young men is a direct correlation of fatherless families.

In today's media males have been typecast as a music artist, entertainer, or athlete, who perpetuates the belief that masculinity is based on material value. It can be heard on the radio, and seen on shows kids watch on TV. Musicians speak unfavorably about men who cannot afford to

76

### Fatherless Communities

continued from page 1

throw away as much money as another can at the strip club. Or, you have athletes in interviews bragging about how much their homes cost, or the amount they spend on customizing their cars.

Unfortunately young misguided boys also internalize these images, and instead of striving to become upstanding members in society, they aspire to be entertainers or athletes as if those are the only options.

Youngsters become willing to do almost anything to secure some material object to represent their inahood. I may be from a different era, but when I was growing up material things never equated to manhood. A man was

known as someone who provided for his family. A man was a pillar in the community which he resided, and a model who always had time to give advice, or just talk to a young person in need.

I was a surrogate father to a lot of kids in my neighborhood. On my own time I used to take the kids from my neighborhood on trips. I participated in the Boy Scouts and the Boys and Girls Club. I realized then that most of these kids did not have positive male figures in their lives and, I may have been the only one they would ever have.

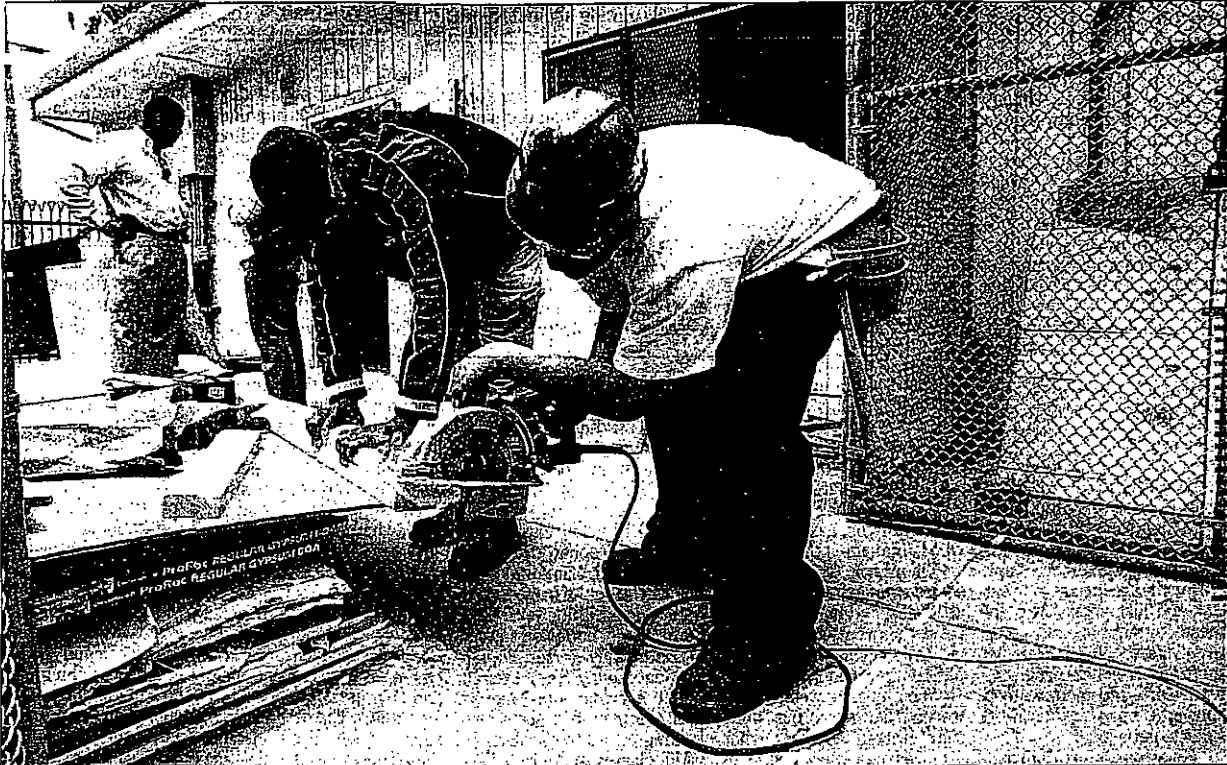
I am a father of boys and girls. I realize that all kids were not fortunate enough to grow up in the two-parent household that my

children were blessed to have. My home was always open to friends of my kids, and they knew that they could always talk to Mr. Cox, and that is what we need more of. It's impossible to help everybody, but it is possible as men to affect the lives of those we see every day and not let the TV, and other intangible objects raise our children.

Because many men in our society did not grow up with male figures in the house; parenting classes are available to offer guidance for new fathers. The task may seem monumental, but we know we cannot afford to continue to have our children suffer because of the lack of fathers in our community.

ATTACHMENT E

# LOCAL NEWS



LAURA A. ODA/STAFF

Mosha Jones, 17, above right, gets help from volunteer John Poon, left Tuesday in learning how to trim a two-by-four during a vocational program led by Bruce Cox in partnership with Merritt College at Rudsdale Academy in Oakland. The students are learning valuable construction and life skills. Below, Dominique Porter, left, and Karen Rosas, both 17, conduct some drill work.

## Students learning to construct houses in a greener way

### Vocational program at Rudsdale Academy teaches eco-friendly building techniques, sustainable landscaping

By Cecily Burt  
[cburt@bayareanewsgroup.com](mailto:cburt@bayareanewsgroup.com)

OAKLAND — Juan Padilla knows how to use a hammer. And the 18-year-old senior at Rudsdale Academy in East Oakland showed no fear as he stood atop the roof of a demonstration home, sawed through the roof, and secured the framing of what would shortly become a new skylight.

The pounding of hammers, whine of electric saws and snap of tape measures filled the air in the side yard of the school Tuesday afternoon as a handful of hard-hatted students enrolled in a green building vocational program scrambled to finish the interior trusses and skylight in a small house they built from

the ground up — and get started on the bathroom fixtures before the end of the semester.

"It feels good to have built this," Padilla said during a short break. "Doing the construction project motivates me more to come to school. I just get so into it, before I know it the day is over."

The Green Works Development pilot program is a collaboration between the Oakland school district, Merritt College, and the city of Oakland Coliseum Redevelopment Area, which contributed \$200,000 to fund the program. Ashby Lumber and Economy Lumber also donated some materials.

Bruce Cox, a contractor and innovator of many construction training programs for ex-offenders, was hired to teach the construction skills class on Tuesdays and Thursdays. Robin Freeman, professor of environmental studies at Merritt, taught an environmental education class on Wednesdays.

See STUDENTS, Page 4



2011 DEC -1 PM 1:05

APPROVED AS TO FORM AND LEGALITY

INTRODUCED BY COUNCILMEMBER \_\_\_\_\_

City Attorney

**OAKLAND CITY COUNCIL**  
**ORDINANCE No. \_\_\_\_\_ C.M.S.**

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**AN ORDINANCE, AS RECOMMENDED BY THE CITY PLANNING COMMISSION, REZONING FROM OPEN SPACE/ACTIVE MINIPARK (OS-AMP) TO MIXED HOUSING TYPE RESIDENTIAL (RM-2) THE PROPERTY AT 319 CHESTER STREET, OAKLAND CA. (CASE NO. RZ11-053; APN 004-0103-035-00)**

**WHEREAS**, the General Plan Land Use and Transportation Element, adopted in 1998, designated 319 Chester Street (APN 004-0103-035-00) as a Mixed Housing Type Residential General Plan Land Use designation; and

**WHEREAS**, 319 Chester Street is zoned Open Space/Active Minipark (OS-AMP);

**WHEREAS**, the City desires to conform the zoning to the general plan land use designation especially because the property is no longer needed for parks and recreation purposes since it is in deteriorated condition and a superior park was recently developed nearby, and the small site at 319 Chester Street is located in the middle of a row of residentially developed properties; and

**WHEREAS**, the City has received substantial interest for residential development of the property consistent with General Plan Land Use and Transportation Element designations for surrounding properties in this block and neighborhood, however, current zoning prevents this upgrade of land use; and

**WHEREAS**, rezoning to Mixed Housing Type Residential (RM-2) would provide for this upgrade of land use if adopted; and

**WHEREAS**, on June 8, 2011, at a duly noticed public hearing, the Parks and Recreation Advisory Committee recommended approval of the proposed rezoning; and

**WHEREAS**, on June 15, 2011, at a duly noticed public hearing, the Planning Commission recommended approval of the proposed rezoning; and

**WHEREAS**, after a duly noticed public meeting on December 13, 2011 the Community and Economic Development Committee voted to recommend the rezoning proposal to the City Council; and

**WHEREAS**, the City Council held a duly noticed public hearing on December 20, 2011 to

consider the rezoning proposal; now therefore .

**THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:**

**Section 1.** The City Council finds and determines that the forgoing recitals are true and correct and hereby makes them a part of this ordinance.

**Section 2.** Prior to adopting this Ordinance, the City Council independently finds and determines that this action complies with the California Environmental Quality Act (CEQA) because this proposal is exempt under Sections 15061(b)(3), 15332, 15183, and/or Section 15312 of the State CEQA Guidelines. The Environmental Review Officer is directed to cause to be filed a Notice of Exemption with the appropriate agencies.

**Section 3.** This Ordinance shall be effective immediately if it receives upon final adoption the affirmative vote of at least six members of the Council; otherwise, it shall be effective upon the seventh day after final adoption.

**Section 4.** The Oakland Planning Code is hereby amended to show APN 004-0103-035-00, designated 319 Chester Street, as zoned RM-2 Mixed Housing Residential, as shown on the map and description contained in *Exhibit A*, attached hereto and hereby incorporated by reference.

**Section 5.** Nothing in this Ordinance shall be interpreted or applied so as to create any requirement, power, or duty in conflict with any federal or state law.

**Section 6.** If any section, subsection, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional, the offending portion shall be severed and shall not affect the validity of the remaining portions which shall remain in full effect.

**Section 7.** That the record before this Council relating to this Ordinance includes, without limitation, the following:

1. the application, including all accompanying maps and papers;
2. all relevant plans and maps;
3. all final staff reports, decision letters and other documentation and information produced by or on behalf of the City;
4. all oral and written evidence received by the City staff, Planning Commission and City Council before and during the public hearings on the application;
5. all matters of common knowledge and all official enactments and acts of the City, such as (a) the General Plan and the General Plan Conformity Guidelines; (b) Oakland Municipal Code, including, without limitation, the Oakland real estate regulations, Oakland Fire Code; (c) Oakland Planning Code; (d) other applicable City policies and regulations; and, (e) all applicable state and federal laws, rules and regulations.

**Section 8.** That the custodians and locations of the documents or other materials which constitute the record of proceedings upon which the City Council's decision is based are respectively: (a) Community & Economic Development Agency, Planning & Zoning Division,

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA.; and (b) Office of the City Clerk, 1 Frank H. Ogawa Plaza, 1<sup>st</sup> floor, Oakland, CA.

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

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

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

LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California

DATE OF ATTESTATION: \_\_\_\_\_

L:\common files\Dave Vrez11053ordfirst 11-18-11



FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2011 DEC -1 PM 1:05 NOTICE AND DIGEST

**ADOPTION OF AN ORDINANCE, AS RECOMMENDED BY THE CITY PLANNING COMMISSION, REZONING FROM OPEN SPACE/ACTIVE MINIPARK( OS-AMP) TO MIXED HOUSING TYPE RESIDENTIAL (RM-2) THE PROPERTY AT 319 CHESTER STREET, OAKLAND CA. (CASE NO. RZ11-053; APN 004-0103-035-00)**

This ordinance would amend the City of Oakland Zoning Map for a 0.14 acre West Oakland property, at 319 Chester Street, currently zoned Open Space/Active Minipark, to allow residential development of up to two (2) dwellings in the Mixed Housing Type Residential (RM-2) zoning district. The rezoning would be compatible with the General Plan Land Use and Transportation Element designation of Mixed Housing Type Residential.

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

APPROVED AS TO FORM AND LEGALITY

  
Deputy City Attorney

2011 DEC -1 PM 1:00

## OAKLAND CITY COUNCIL

ORDINANCE No. \_\_\_\_\_ C.M.S.

**ORDINANCE AUTHORIZING THE SALE OF A CITY-OWNED PARCEL AT 319 CHESTER STREET TO THE ALLIANCE FOR WEST OAKLAND DEVELOPMENT FOR A PURCHASE PRICE OF \$94,000, AUTHORIZING SELLER FINANCING FOR THE PURCHASE PRICE, AUTHORIZING A \$400,000 CONSTRUCTION LOAN, AND AUTHORIZING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH THE DEVELOPER TO DEVELOP THE PARCEL WITH A TWO-FAMILY HOME**

**WHEREAS**, the City of Oakland is the owner of the property in the City of Oakland at 319 Chester Street, APN: 004-0103-035-00, (the "Property"); and

**WHEREAS**, the City desires to enter into a disposition and development agreement with the Alliance For West Oakland Development ("Developer") for the sale of the Property for its appraised fair market value, and development of a two- family home on the Property; and

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

**WHEREAS**, the requirements of CEQA, the CEQA Guidelines as prescribed by the Secretary for Resources, and the provisions of the Environmental Review Regulations of the City of Oakland have been satisfied; and

**WHEREAS**, the City Council has adopted Ordinance No. 11602 C.M.S., which established procedures for the sale and lease of City-owned property which is surplus; now, therefore

### **THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:**

**Section 1.** The City Council hereby authorizes the sale of the Property to the Developer for a purchase price of \$94,000 subject to a Disposition and Development Agreement ("DDA") to be negotiated and executed by the City Administrator or her designee. The DDA shall require the Developer to develop and sell a two-family home on the Property.

**Section 2.** The City Council hereby authorizes the City, in lieu of cash, to accept a promissory note for the purchase price, to be secured by a deed of trust recorded against the Property, which note will be due and payable upon the development and sale of the developed units on Property by the Developer or 18 months from the start of construction, whichever is earlier. No interest shall be charged on this loan. The City Administrator is hereby authorized to negotiate terms for the seller financing by the City.

**Section 3.** The City Council hereby authorizes a construction loan to the Developer in the amount of \$400,000 to be used for development of Property. The construction loan shall be secured by a deed of trust on the Property. No interest shall be charged on this loan. The loan

shall be due and payable upon the development and sale of the developed units on the Property or 18 months from the start of construction, whichever is earlier. Should the net sales proceeds from the sale be insufficient to repay both the seller financing from the City and the construction loan, the City Administrator is authorized to forgive a portion of the construction loan equal to the amount of the difference between the loan amounts due and the net sales proceeds. The City Administrator is hereby authorized to negotiate terms for the construction financing by the City.

Section 4. Pursuant to Section 6 of Ordinance No. 11602 C.M.S., it is determined to be in the best interest of the City to sell the Property by negotiated sale due to the intended use of the Property for the development and sale of housing.

Section 5. All net proceeds shall be repaid to the Housing and Community Development Division's Miscellaneous Grants (fund 2999), Municipal Lending Unit (88939), Neighborhood Housing Revitalization (fund 2108) Project (G08760) and Home Ownership and Rehabilitation Program (NB32).

Section 6. The City Council has independently reviewed and considered this environmental determination, and the City Council finds and determines that this action complies with CEQA because the sale and development of the Property is exempt from CEQA pursuant to Sections 15303 (new construction of small structures), 15312 (surplus government property sales), 15280 (lower-income housing projects), and 15332 (infill housing development) of the CEQA Guidelines.

Section 7. The City Administrator or her designee shall cause to be filed with the County of Alameda a Notice of Exemption for this project.

Section 8. The City Administrator is hereby authorized to negotiate and execute documents and take whatever other action is necessary with respect to the Property, the DDA, and the loans consistent with this Ordinance and its basic purposes. All documents shall be approved as to form and legality by the City Attorney.

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

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_  
LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

NOTICE AND DIGEST

2011 DEC -1 PM 1:05

**ORDINANCE AUTHORIZING THE SALE OF A CITY-OWNED PARCEL AT 319 CHESTER STREET TO THE ALLIANCE FOR WEST OAKLAND DEVELOPMENT FOR A PURCHASE PRICE OF \$94,000, AUTHORIZING SELLER FINANCING FOR THE PURCHASE PRICE, AUTHORIZING A \$400,000 CONSTRUCTION LOAN, AND AUTHORIZING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH THE DEVELOPER TO DEVELOP THE PARCEL WITH A TWO-FAMILY HOME**

This ordinance authorizes transfer of one lot, 319 Chester Street, to the Alliance for West Oakland Development (AWOD) for development and sale of a two family home through a Disposition and Development Agreement, and authorizes seller financing for the purchase price of \$94,000 and a construction loan from the City in the amount of \$400,000.