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APPROVED AS TO FORM AND LEGALITY

ORSA COUNSEL

OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

RESOLUTION NO 2018 004

RESOLUTION ADOPTING THE 2014-2019 IMPLEMENTATION PLAN FOR THE BROADWAY/ MACARTHUR/ SAN PABLO REDEVELOPMENT PROJECT

WHEREAS, Section 33490 of the California Community Redevelopment Law (Health & Safety Code Section 33000, et seq.) requires a redevelopment agency to adopt an implementation plan every five years; and

WHEREAS, pursuant to Health and Safety Code section 34173, the Oakland Redevelopment Successor Agency (“ORSA”) is the successor agency to the Redevelopment Agency of the City of Oakland, and is responsible for satisfying the remaining enforceable obligations of the Redevelopment Agency; and

WHEREAS, the ORSA Administrator has prepared and presented to ORSA an Implementation Plan for the Broadway/MacArthur/San Pablo Redevelopment Project for 2014-2019; and

WHEREAS, ORSA has held a public hearing and received comment on the proposed Implementation Plan; and

WHEREAS, the proposed Implementation Plan as presented to ORSA sets forth the specific goals and objectives for the Broadway/MacArthur/San Pablo project area, the specific programs, projects and estimated expenditures over the five year period, and an explanation of how the goals, objectives, programs, projects, and expenditures will eliminate blight within the project area and meet low- and moderate-income housing requirements, as required by law, to the extent there are enforceable obligations of the former Redevelopment Agency that have yet to be satisfied; now, therefore, be it

RESOLVED: That ORSA hereby approves and adopts the 2014-2019 Implementation for the Broadway/MacArthur/San Pablo Redevelopment Project attached to this Resolution as Exhibit A; and be it further

RESOLVED: That the ORSA Administrator or his or her designee is hereby authorized to take whatever action is appropriate with respect to the Implementation Plan consistent with this Resolution and its basic purposes.

BY SUCCESSOR AGENCY, OAKLAND, CALIFORNIA, APR 17, 2018

PASSED BY THE FOLLOWING VOTE:

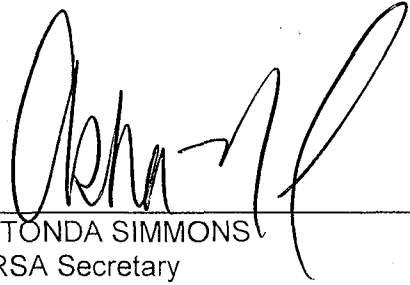
AYES- ~~XXXXXXXXXX~~, CAMPBELL WASHINGTON, GALLO, GIBSON McELHANEY, GUILLEN, KALB, KAPLAN, and CHAIRPERSON ~~XXXX~~ - 6

NOES- ~~0~~

ABSENT- ~~0~~

ABSTENTION- ~~0~~

Excused - Brooks, Reed

ATTEST: 
LATONDA SIMMONS
ORSA Secretary

**A RESOLUTION ADOPTING THE 2014-2019 IMPLEMENTATION PLAN FOR THE
BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT**

EXHIBIT A

**BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT AREA
FIVE -YEAR IMPLEMENTATION PLAN
2014-2019**

I. INTRODUCTION

Since 1994, the California Community Redevelopment Law ("CRL") required redevelopment agencies to adopt an implementation plan for each five-year period that the Redevelopment Plan is effective. This 2014-2019 Implementation Plan for the Broadway/MacArthur/San Pablo Redevelopment Project Area (the "Project Area" or "BMSP") is a policy statement that has been prepared to guide and set priorities for redevelopment activities in the Project Area for the 2014-2019 period, to the extent there are remaining redevelopment activities. The Project Area consists of two non-contiguous sub-areas in North Oakland and is comprised of 676 acres. The Broadway/MacArthur sub-area incorporates Broadway Auto Row and Telegraph Avenue between 27th and 42nd Streets. The San Pablo sub-area incorporates the Golden Gate neighborhood on San Pablo Avenue between 53rd and 67th Streets.

Dissolution of Redevelopment Agency

On December 29, 2011, the California Supreme Court upheld state legislation, ABxl 26, which dissolved all redevelopment agencies in California. On February 1, 2012, the Redevelopment Agency of the City of Oakland ("Redevelopment Agency") was dissolved. The dissolution process required the designation of a successor agency to the Redevelopment Agency to take over the affairs of the Redevelopment Agency, as well as a housing successor to specifically take over the housing assets and functions of the Redevelopment Agency. The successor agency, under the supervision of an oversight board, is responsible for winding down the former redevelopment agency's obligations and affairs, including fulfilling the legally enforceable obligations of the former redevelopment agency. On July 17, 2012, the Oakland Redevelopment Successor Agency ("ORSA") was formed to act as the successor agency to the former Redevelopment Agency. On January 10, 2012, the City of Oakland ("City") elected to become the housing successor.

As a result, ORSA is unwinding the affairs of the dissolved Redevelopment Agency and fulfilling existing enforceable obligations. Existing obligations still include many activities to eliminate physical and economic blight conditions in the Project Area, such as completing the construction of public improvements and facilities, and meeting the former Redevelopment Agency's contractual obligations with the private sector to develop vacant and/or underutilized properties.

While state law abolished redevelopment agencies, the obligation to prepare five-year implementation plans remains in the CRL, and is now the responsibility of ORSA, which succeeded to the obligations and functions of the Redevelopment Agency under California Health and Safety Code section 34173. ORSA is responsible for satisfying the remaining

enforceable obligations of the former Redevelopment Agency, as well as taking steps to wind down the affairs of the former Redevelopment Agency.

This Implementation Plan includes separate Redevelopment and Housing components. The Redevelopment component revisits the goals and objectives of the Redevelopment Plan, presents the programs, projects, and expenditures (other than those related to low- and moderate-income housing) that have been or will be implemented to achieve ORSA's goals and objectives, to the extent there are remaining enforceable obligations of the Redevelopment Agency that need to be satisfied. It also describes how these programs, projects, and expenditures eliminate blight within the Project Area.

The Housing component describes various CRL requirements regarding low- and moderate-income housing, such as housing preservation and production requirements. Regarding such activities, ORSA can only satisfy existing contractual obligations listed in its Recognized Obligation Payment Schedule (ROPS) that pertain to low- and moderate income housing, but cannot initiate any new housing projects and programs; the City, as housing successor, is now responsible for most affordable housing activities in Oakland.

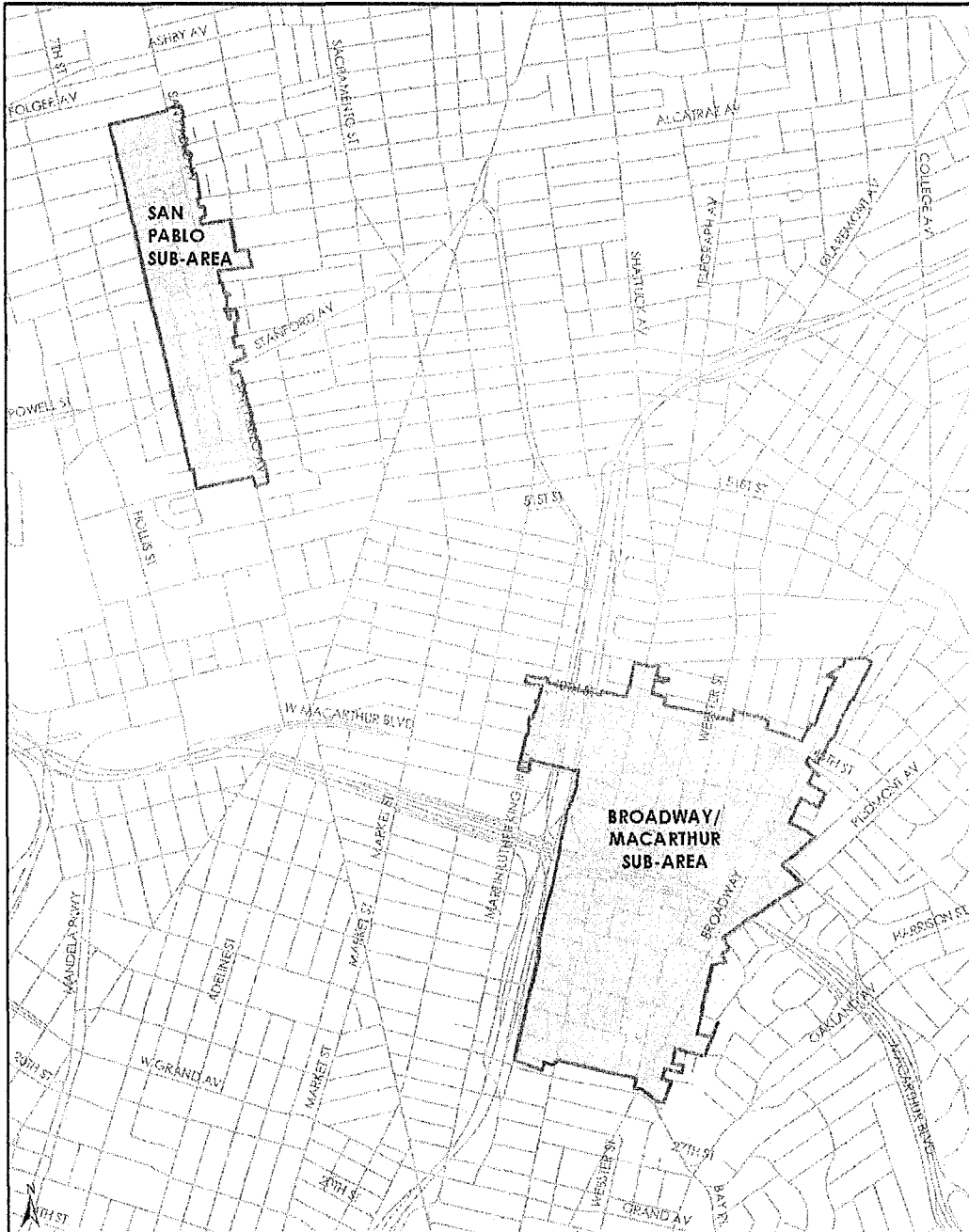
ORSA is required to prepare a mid-term review of the Implementation Plan and conduct a public hearing between the second and third year after the Implementation Plan has been adopted. New issues and opportunities may be encountered in the course of administering the Implementation Plan during the five-year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

II. BACKGROUND

As shown in Figure 1, the Project Area consists of two distinct sub-areas in North Oakland and is comprised of 676 acres. The Broadway/MacArthur sub-area incorporates Broadway Auto Row and Telegraph Avenue between 27th and 42nd Streets. The San Pablo sub-area incorporates the Golden Gate neighborhood on San Pablo Avenue between 53rd and 67th Streets.

City of Oakland

- Broadway/MacArthur/San Pablo Redevelopment Project Area -



Since the BMSP Redevelopment Plan was first adopted on July 25, 2000, the Redevelopment Agency has funded or otherwise supported a number of actions called for in the earlier implementation plans. The following programs and projects have been accomplished in this Project Area in previous implementation plan periods.

	Redevelopment Agency Accomplishments in the Broadway/MacArthur/San Pablo Redevelopment Project Area
Commercial/ Retail Recruitment and Retention	<ul style="list-style-type: none"> ▪ Established a Façade Improvement Program and Tenant Improvement Program and completed over 30 façade projects and five tenant improvement projects
Streetscape & Infrastructure Improvements	<ul style="list-style-type: none"> ▪ Completed Broadway Median Improvements from W. MacArthur to 42nd Street ▪ Telegraph Streetscape Improvements – A community plan for pedestrian-oriented improvements on Telegraph Avenue between 27th Street and 42nd Street. The design plan is complete. ▪ MacArthur Transit Hub/ 40th Street Streetscape Project – Pedestrian and bicycle access improvements to the MacArthur BART Station on 40th Street between Martin Luther King, Jr. Way and Telegraph Avenue. Construction is complete. ▪ San Pablo/ Golden Gate Pedestrian Street Lights – San Pablo Avenue from 53rd Street to 67th Street: Installation of pedestrian-oriented street lights on San Pablo Avenue from 53rd Street to 67th Street. Construction is complete.
Public Facilities and Places Improvements	<ul style="list-style-type: none"> ▪ Established the Neighborhood Projects Initiative program and funded 20 projects over three rounds of the program including median renovations on 40th Street and West MacArthur, upgrades to the Golden Gate Recreation Center playing fields, a dog park and tot lot in Mosswood Park, and banners, street trees; and planters on Telegraph Avenue.
Housing and Affordable Housing Development	<ul style="list-style-type: none"> ▪ Provided grants to Rebuilding Together Oakland to fund renovations on eight properties occupied by low-income homeowners. ▪ Provided grants to Grid Alternatives to fund solar panels on two properties occupied by low-income residents. ▪ Executed a Disposition and Development Agreement and completed development of 34 units of housing at 3860 Martin Luther King, Jr. Way. ▪ Completed planning entitlements for the MacArthur Transit Village project and approval of an Owner Participation Agreement committing redevelopment funding to the project. Construction of the BART parking garage was completed in September 2014 and Mural Apartments (a 90-unit affordable housing building) was completed December 2014. ▪ Provided funding for the Broadway/Valdez District Specific Plan, which was adopted by City Council July 2014.
Enhanced Security	<ul style="list-style-type: none"> ▪ Provided funding for an a patrol officer that is specifically assigned to the Project Area to provide additional police services during peak hours to address crime and safety issues on the main commercial corridors within the Project Area during FYs 2009-11.

III. GOALS AND OBJECTIVES FOR THE PROJECT AREA

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

- Stimulate in-fill development and land assembly opportunities on obsolete, underutilized and vacant properties in the Project Area.
- Stimulate opportunities for adaptive re-use and preservation of existing building stock in the Project Area.
- Attract new businesses and retain existing businesses in the Project Area, providing job training and employment opportunities for Area residents.
- Improve transportation, public facilities and infrastructure throughout the Project Area.
- Stimulate home ownership opportunities in the Project Area and preserve and expand the supply of rental housing through new construction, rehabilitation, and conservation of living units in the Project Area.
- Revitalize neighborhood commercial areas.

One of the primary functions of this Implementation Plan is to illustrate how ORSA's efforts during the five-year term of this Implementation Plan will continue to eliminate blighting conditions throughout the Project Area, to the extent there are remaining enforceable obligations that would achieve these goals. The next section provides a description of those activities planned for the term of this Plan.

IV. PROJECTS, PROGRAMS AND EXPENDITURES PROPOSED FOR THE FIVE YEAR PERIOD (2014-19)

This section of the Implementation Plan provides a summary of ORSA's remaining enforceable obligations for the next five years and how these will serve to eliminate blight in the Project Area. Per the redevelopment dissolution law, and California Health and Safety Code Section 34177(1), ORSA is required to prepare a Recognized Obligation Payment Schedule ("ROPS") each year listing the Redevelopment Agency's recognized enforceable obligations, payment sources, and related information. This Implementation Plan focuses on all the items included on the ROPS.

Please note that the City and ORSA entered into a Bond Expenditure Agreement in 2013 which required ORSA to transfer excess tax allocation bond proceeds that were not previously obligated to the City to be used by the City for bond-eligible purposes. The City adopted a Bond Spending Plan outlining a plan for spending the excess tax allocation bond proceeds. Since the uses of the bond funds transferred pursuant to the Bond Expenditure Agreement are now the responsibility of the City, not ORSA, those uses are not governed by CRL and are not part of this Implementation Plan.

In addition, pursuant to its Long-Range Property Management Plan (“LRPMP”), which was prepared pursuant to California Health and Safety Code section 34191.5, ORSA conveyed certain properties to the City of Oakland for future development and governmental use, and the City accepted these properties from ORSA. This Implementation Plan will indicate those properties in the Project Area that are now with the City pursuant to the LRPMP, although this Plan will no longer govern the development of those properties since they are now the City’s responsibility and are not subject to CRL. Certain other properties formerly owned by the Redevelopment Agency and identified in the LRPMP remain with ORSA for sale or satisfaction of remaining enforceable obligations.

Under the dissolution law, there is no longer any net tax increment revenue available in the Capital Projects Fund for ORSA, nor is there any more set-aside of funds into the Low and Moderate Income Housing Fund.

Table 1 outlines expenditures for projects listed in the ROPS for the Project Area over the five-year period of this Implementation Plan.

**Table 1. Projected Expenditures in the BMSP Project Area
Fiscal Years 2014/15 to 2018/19**

	2014-15	2015-16	2016-17	2017-18	2018-19	TOTAL
ORSA Budget						
Administration & Overhead						
Administrative Cost Allowance	\$235,353	\$117,843	\$164,949			\$518,145
City Staff & Overhead	\$668,937	\$474,026	\$527,644			\$1,670,607
PERS Pension obligation	\$120,191	\$80,127	\$80,127	\$80,127	\$80,127	\$440,700
OPEB unfunded obligation	\$55,344	\$40,469	\$40,469	\$40,469	\$40,469	\$217,221
Unemployment obligation	\$2,432	\$608	\$0	\$0	\$0	\$3,040
Bond Expenditure Agreement (City Projects)	\$33,344,423	\$0	\$1,232,470			\$34,576,893
Debt Service (Includes 2015 TE Bonds)	\$1,749,061	\$1,978,011	\$1,744,129	\$1,744,129	\$1,744,129	\$8,959,459
Grant funds (Uptown Prop 1C - MacArthur TV)	\$16,305,474	\$8,316,195	\$907,045			\$25,528,714
Low-Mod Funds						
Staffing	\$222,650	\$197,233	\$101,611	\$101,611	\$101,611	\$724,714
Debt Service (Staffing proportion)	\$779,063	\$668,110	\$742,632	\$742,632	\$742,632	\$3,675,067
Projects	\$5,187,385	\$1,851,148	\$1,163,173			\$8,201,707
Projects						
Façade & Tenant Improvement Program	\$77,500	\$0	\$0			\$77,500
MacArthur Transit Village Project	\$13,029,296	\$7,729,536	\$894,148			\$21,652,980
Property Management, Maintenance & Insurance Costs	\$3,040	\$1,520	\$3,040			\$7,600
Property Remediation	\$3,040	\$1,520	\$0			
TI Rebates	\$0	\$0	\$0			
TOTAL	\$71,783,189	\$21,456,345	\$7,601,438	\$2,708,967	\$2,708,967	\$106,254,347

Below is a description/history of the projects listed in the above expenditure table. This section also identifies the properties and funds that were transferred to the City pursuant to the LRPMP and the Bond Spending Plan.

A. The Broadway Valdez District Specific Plan

The Redevelopment Agency funded and participated in an interdepartmental effort to create a Specific Plan for an area that includes the “Broadway Retail Corridor”, the corridor identified by the *Upper Broadway Strategy – A Component of the Oakland Retail Enhancement Strategy* for comparison/life-style retail, office and mixed-use housing development. Work on the *Broadway Valdez District Specific Plan* began in FY 2008-09. The *Broadway Valdez District Specific Plan* and associated Environmental Impact Report (EIR), related General Plan Amendments and Design Guidelines, new Zoning Regulations, and Zoning and Height Area Maps were adopted by the Oakland City Council in June/July of 2014.

B. Small Business Loan Program

The Redevelopment Agency funded a revolving loan fund for small retail and commercial business and property owners located along the Broadway corridor. The loan fund is intended to provide capital for physical improvements, including those related to life safety and façade enhancement. The City of Oakland’s Commercial Lending division contracted with the Main Street Launch (former Oakland Business Development Corporation or “OBDC”) to administer this commercial loan application process. The funding for this program has been transferred to the City under the Bond Expenditure Agreement. During FY 2014-19, OBDC will continue to provide direct loan packaging and underwriting of loan program funds.

C. Façade and Tenant Improvement Program

The Redevelopment Agency established a Façade Improvement Program (FIP) and a Tenant Improvement Program (TIP) in the BMSP Project Area for property owners and businesses in 1999. These two programs offer matching reimbursement grants in amounts that depend on the size of the commercial space to fund eligible building improvement expenses. Both programs also offer free architectural design assistance up to \$5,000.

D. Neighborhood Projects Initiative Program

The Neighborhood Projects Initiative (“NPI”) program is a community grant program that funds one-time, small-scale, community-initiated physical improvement projects. The program is designed to support existing blight reduction and beautification efforts in the Project Area and to encourage community participation in redevelopment. The program was launched in 2006 and awarded grants to 20 community projects over three funding cycles. Previously funded projects include community planting projects on the 40th Street and West MacArthur Boulevard medians, a dog run facility and tot lot at Mosswood Park, street trees, planters, banners and lighting improvements along Telegraph Avenue, improvements to the Golden Gate and Mosswood Recreation Centers, surveillance cameras at crime hot spots on Martin Luther King, Jr. Way and San Pablo Avenue, and a mural on the building of the non-profit Ella Baker Center for Human Rights. The Agency anticipates administering additional grant cycles in FY 2014-19.

E. MacArthur Transit Village

The MacArthur Transit Village project is a development of a mixed-use transit village at the MacArthur BART Station's surface lot and additional surrounding parcels. The project will consist of multiple buildings totaling 875 units of multi-family housing (including 147 or 17% below market-rate units), 48,500 square feet of neighborhood-serving retail, and 6,000 square feet of community spaces. In 2009, the Redevelopment Agency entered into an Owner Participation Agreement ("OPA") with the development team, MacArthur Transit Community Partners, to further the development of the project. In 2014, the construction of three components of the transit village was nearing completion: a new BART parking structure; Mural Apartments (a 90-unit affordable housing building); and the horizontal public infrastructure components.

During the five-year period of this Implementation Plan, the City anticipates working with the development team to complete construction of the parking garage, Mural Apartments and public infrastructure components of the project; acquire and complete transfer, as necessary, all of the required parcels for this project; and start construction of the remaining housing components.

F. BART Garage at MacArthur BART station

This 480-space garage serves the MacArthur BART customers and provides overflow parking for the adjacent Mural Apartments and was completed in September 2014. Plans for FY 2014-19 include administration of the parking operation agreement, and working with the operator and the home owners association on further improving the performance of this Agency asset. Under the LRPMP, this garage is being retained by ORSA for eventual sale.

G. West MacArthur Streetscape

The West MacArthur streetscape is adjacent to the MacArthur BART Transit Village Project. This streetscape, designed in conjunction with the Transportation Division of Planning, provides increased lighting, enhanced bike lanes and traffic flow, along with updated landscaping. The funding for this program has been transferred to the City under the Bond Expenditure Agreement.

H. Golden Gate Recreation Center

Golden Gate Recreation Center was built decades ago and was in need of major repairs. About \$1,860,940 of former redevelopment funds were committed to the renovation of this Center, which are expected to be complete in the FY 2014-19 period. Planned renovations include a new full-court basketball gym, a dance studio that opens to the outside with outdoor seating, a large multi-purpose room next to a commercial kitchen (with a dishwasher, ice machine and teaching island with stove burners for cooking classes), a new outdoor play area and a walking track.

V. HOW GOALS, OBJECTIVES, PROJECTS, PROGRAMS AND EXPENDITURES WILL ELIMINATE BLIGHT

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

ORSA will focus on the following strategies to eliminate blight in the BMSP Redevelopment Project Area:

1. Assist with the development of vacant and underutilized properties through land assembly, environmental assessments and clean-ups, and marketing the adopted Specific Plans and associated Environmental Impact Reports to developers.
2. Assist with the development of catalyst projects, such as the MacArthur Transit Village, to improve property values and stimulate investment in the Project Area.
3. Make public improvements to Project Area infrastructure including, streetscapes, park improvements and public facility upgrades.
4. Supply grants to improve blighted structures and decrease commercial vacancies through programs such as the Façade Improvement Program, Tenant Improvement Program.
5. Supply grants to improve blighted property for community/public benefit through the Neighborhood Project Initiative Program.

VI. TIME LIMITS

California Community Redevelopment Law (Health and Safety Code § 33000 *et seq.* “CRL”) requires that this Implementation Plan identify the year in which each of the time limits for the Project Area will expire. Table 2 shows the existing time limits for the Project Area.

Table 2. Project Area Time Limit Expirations

Description of Time Limit Expiration	Expiration
The time limit for the commencement of eminent domain proceedings to acquire property within the Project Area	7/25/2012
The time limit for the establishment of loans, advances, and indebtedness to finance the redevelopment project	7/25/2020
The time limit for the effectiveness of the Redevelopment Plan	7/25/2030
The time limit to repay indebtedness with the proceeds of property taxes	7/25/2045

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

A. Implementation Plan Requirements

The CRL provides that, in addition to the removal of blight, a fundamental purpose of redevelopment is to expand the supply of low- and moderate-income housing (Section 33071). This section of the Implementation Plan represents the Housing component for the Project Area. (All citations in this portion of the Implementation Plan are to the Health and Safety Code unless otherwise specified.)

On January 10, 2012, the City of Oakland, pursuant to Resolution No. 83680 C.M.S., elected to retain and assume the housing assets, functions and obligations of the Redevelopment Agency upon Redevelopment Agency dissolution. Since this Implementation Plan does not govern City activities, this Housing component does not cover any of the City's activities or expenditure of funds relating to the production of housing affordable to low-and moderate-income households, either as housing successor or as original sponsor. This Housing component only covers ORSA's remaining housing obligations under the dissolution law.¹

This Housing component also includes a summary of housing production in the Project Area since 2000 and estimates of housing production during the implementation period, both of which are subject to the affordable housing production requirement.

Low to moderate income is defined in CRL by reference to Section 50093 of the Health and Safety Code, which specifies the following income levels:

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

Affordable housing cost is defined in Section 50052.5 as shown in the following table. Housing cost for rental housing includes rent plus an allowance for tenant-paid utilities. Housing cost for

¹ Pursuant to Health & Safety Code Section 34176(d), the City will deposit any revenue generated from the housing assets of the former Redevelopment Agency, such as loan repayments or sales proceeds, into a Low and Moderate Income Housing Asset Fund. State law will govern the use of such funds.

owner-occupied housing includes principal, interest, insurance, taxes, utilities, homeowner association dues, and maintenance.

Table 3

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

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

For agency-housing units, the CRL area production housing obligation requires at least 30 percent of all new or substantially rehabilitated housing units to be available at affordable housing cost to persons and families of very low, low or moderate income. Of those units, at least 50 percent must be affordable to very low-income households. This requirement applies only to units developed by a redevelopment agency and does not apply to units developed by housing developers pursuant to agreements with a redevelopment agency.

Neither ORSA nor the former Redevelopment Agency directly developed housing in the past, nor does ORSA have plans to do so in the future. Therefore, ORSA does not have an affordable housing production requirement of 30 percent with respect to agency-developed housing.

When new dwelling units are developed in a project area by public or private entities other than the redevelopment agency or when housing is substantially rehabilitated in a project area by public or private entities with redevelopment agency assistance, at least 15 percent of these units must be affordable to very low, low or moderate income households. Of those units, at least 40 percent must be affordable to very low-income households. This affordable housing production requirement applies to the Project Area.

2. Replacement Housing Obligation

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

ORSA will not undertake or assist any actions in the Project Area that would result in the demolition or removal from the market of low and moderate income housing. Therefore, there is no replacement housing obligation at present and no need to identify potential locations for replacement dwellings.

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

The redevelopment dissolution law abolished tax increment financing, and there is no longer a requirement to deposit tax increment funds into the Low and Moderate Income Housing Fund, thereby eliminating the primary funding mechanism for affordable housing development in the Project Area.

4. Additional Requirements

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

However, since the redevelopment dissolution law abolished tax increment financing and the requirement to deposit tax increment funds into the Low and Moderate Income Housing Fund, this Implementation Plan does not cover any estimates of the balances and deposits into the Low and Moderate Income Housing Fund.

For project areas that are within six years of the time limit on the effectiveness of their redevelopment plan, the implementation plan must show the ability of the agency to comply with its replacement housing and area production requirements and the disposition of the remaining monies in the Low and Moderate Income Housing Fund prior to the time limit.

B. Historical Housing Production and Applicable Low and Moderate Income Housing Requirements

1. Housing Construction Activity in the Project Area from 2000 to 2014

As shown in Table 4, from the inception of the Redevelopment Plan for this Project Area through 2014, there have been **467** housing units constructed, of which **11** are affordable housing units.

Table 4. BMSP Project Area Housing Production from 2000 to 2014

Project Name	Units	Type	Year Completed	Affordability Level	
				Affordable	Above Mod
2000-2009					
<i>Subtotal 2000-2010*</i>	378			11	367
<i>Percentage 2000-2010</i>	100%			3%	97%
2009-2014					
1130 65th Street	14	Apartments	2012		14
6521 San Pablo Avenue	14	Apartments	2010		14
B3 (by Madison Park--5200 Adeline Street)	61	Apartments	2013		61
<i>Subtotal 2009-2014</i>	89			0	89
<i>Percentage 2009-2014</i>	100%			0%	100%
TOTAL	467			11	456

a. This unit count has been adjusted to reflect corrected production numbers that were erroneously represented in the last published IP.

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

As shown in Table 5, ORSA estimates that between 2014 and 2019, as many as 1,846 units of housing may be newly constructed, substantially rehabilitated, or acquired with affordability covenants. This includes the MacArthur BART Transit Village, which is proposed to include 875 units of housing.

Table 5. BMSP Project Area, Projected Housing Production, 2014 – 2019

Project Name	Units	Type	Year Completed	Affordability Level			
				Very Low	Low	Mod	Above Mod
2855 Broadway	122	TBD	TBD				122
2935 Telegraph Avenue (formerly Courthouse Condominiums)	162	TBD	TBD				162
3000 Broadway	128	TBD	TBD				128
3073 Broadway	423	TBD	TBD				423
3884 Martin Luther King Jr. Way	40	TBD	TBD				40
5300-5310 San Pablo Avenue	16	TBD	TBD				16
550 27 th Street	80	TBD	TBD				80
MacArthur BART Transit Village	875	TBD	TBD	89	57		729
Total	1,846			89	57		1,700

3. Estimated Number of Units Required for Housing Production Obligation

If the allowed **1,846** units are built during this Implementation Plan period, this would generate a housing production obligation of at least **277** units affordable to very-low, low or moderate income households. Of these, at least **111** units would be required to be affordable to and restricted for occupancy by very-low income households.

If all the projected housing units are built, there will be approximately **2,313** units constructed through 2019, as shown in Table 6.

At the time that the 2009-2014 Implementation Plan was written, of the 467 housing units constructed in the BMSP Redevelopment Project Area, only **11** of those units were affordable housing units. Given 467 units, the affordable housing production requirement is **71** affordable housing units of which **29** housing units are to be affordable to very low-income households. To comply with CRL requirements, surplus units from another redevelopment area were counted towards BMSP affordable housing production requirement (i.e. 50% of the total units constructed in a different Redevelopment Area is allowed to be counted toward the affordable housing production requirement). City staff identified surplus units unaccounted for from other Redevelopment Areas to be used toward the BMSP's production requirement: Fox Courts (79 affordable housing units in Central District) and Jack London Gateway (79 affordable housing units in Acorn) produced a total of **139** affordable housing units not otherwise accounted. Therefore, fifty percent of those units were counted toward the BMSP production requirement. For BMSP, this translated into **69** affordable units, of which **32** were affordable to very low-income households.

If the projected total of **2,313** units are constructed by end of 2019, the production requirement is **347** affordable housing units for low- and moderate income households, of which **139** units would be required for occupancy by very-low income households. To the extent there is a deficit of affordable units constructed, projects will be identified and if necessary provided financial assistance to ensure that the required number of low- and moderate-income units are developed or otherwise made available.

Table 6. BMSP Project Area, Affordable Unit Production Requirements Based on Completed/Underway/Proposed Housing Units from 2000 to 2019

	Total			Total Affordable ^a	VLI Only
Total Units Completed-2000-2009 Implementation Plan since project area inception ^b	378			11	0
Surplus Units Counted Toward BMSP Production Requirements Unaccounted From Other Redevelopment Areas (50% of Total Units)	Fox Courts = 79 Jack London Gateway = 60	Total Aff Units = 139	Total VLI Units = 64	69	32
Total Units Completed 2010 to 2014	89			0	0
Total units Underway / Pending Units 2014-19	1,846			215	121
Less Required Affordable Units (15% total, 6% VLI)				347	139
Surplus/(Deficit)				(52)	14

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

b. This unit count has been adjusted to reflect corrected production numbers that were erroneously represented in the last published IP.

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

As noted above, since the dissolution law abolished tax increment financing, there is no longer a requirement to deposit funds into the Low and Moderate Income Housing Fund. The remaining unencumbered balance of the Low and Moderate Income Housing Fund were remitted to the County for distribution to the taxing entities per Health and Safety Code Section 34179.6. Pursuant to Health & Safety Code Section 34176(d), the City will deposit any revenue generated from the housing assets of the former Redevelopment Agency, such as loan repayments or sales proceeds, into a Low and Moderate Income Housing Asset Fund.

a. Housing Goals and Objectives of the Implementation Plan

The City elected to become the housing successor to the Redevelopment Agency's housing functions, obligations and assets. ORSA does not have any housing goals or objectives, except for unwinding any enforceable obligations related to housing activities that are included in the ROPS.

b. Estimated Housing Fund Revenues and Expenditures

The dissolution law abolished tax increment financing and there is no longer a requirement to deposit tax increment funds into the Low and Moderate Income Housing Fund. The remaining unencumbered balance of the Low and Moderate Income Housing Fund were remitted to the County for distribution to the taxing entities per Health and Safety Code Section 34179.6. Therefore, ORSA will not receive any housing fund revenues or make housing fund expenditures in the Project Area. Pursuant to Health & Safety Code Section 34176(d), the City will deposit any revenue generated from the housing assets of the former Redevelopment Agency, such as loan repayments or sales proceeds, into a Low and Moderate Income Housing Asset Fund. State law will govern the use of such funds on expenditures by the City.

c. Anticipated Housing Program Activities

As noted above, since the dissolution law abolished tax increment financing, there is no longer a requirement to deposit funds into the Low and Moderate Income Housing Fund. Therefore, ORSA will not undertake any housing program activities in the Project Area. State law will govern the use of funds in the Low and Moderate Income Housing Asset Funds held by the City.

d. Allocation of Housing Funds over Previous Implementation Period

The dissolution law abolished tax increment financing and there is no longer a requirement to deposit funds into the Low and Moderate Income Housing Fund. The remaining unencumbered balance of the Low and Moderate Income Housing Fund has been distributed to the taxing entities per Health and Safety Code Section 34179.6.

Tables 7 and 8 on the following pages provide information for the previous implementation plan periods, 2000-2016, regarding:

- the amounts of Low and Moderate Income Housing Fund monies utilized to assist units affordable to, and occupied by, extremely low income households, very low

income households, and low-income households, including units available to families with children; and

- the number, the location, and level of affordability of units newly constructed with other locally controlled government assistance and without Agency assistance and that are required to be affordable to, and occupied by, persons of low, very low, or extremely low income for at least 55 years for rental housing or 45 years for homeownership housing

Table 7. Redevelopment Agency Assisted Housing Activities Completed or Underway, 2000-2016

Property Name	Type	Status / Date Completed	Project Area	Number of Units at Each Affordability Level (2)				Total Low/Mod Funds (1)
				Very Low Income	Low Income	Moderate	Above Mod	
1574-1590 7th Street (Site Acq.)	TBD	Proposed	W. Oakland			2	3	\$ 127,327
3701 MLK Jr. Way (Site Acq.)	TBD	Proposed	W. Oakland		4			\$ 109,510
3801 MLK Jr. Way (Site Acq.)	TBD	Proposed	B/M/SP					\$ 800,000
3829 MLK Jr. Way (Site Acq.)	TBD	Proposed	B/M/SP		4			\$ 52,000
7th & Campbell Streets (Site Acq.)	TBD	Proposed	W. Oakland				79	\$ 789,598
94th and International	Family	Underway	Coliseum	58			1	\$5,597,000
Adeline Lofts	Family	2002	W. Oakland	31	6		1	\$ 70,179
Allen Temple Gardens	Senior	2001	Coliseum	49			1	\$1,951,000
Altenheim Phase I	Senior	2007	None	39	53		1	\$4,084,660
Altenheim Phase II	Senior	2010	None	48	32		1	\$1,753,000
Bayporte Village	Ownership	2000	Acorn		71			\$2,000,000
Brookfield Court	Ownership	2014	Coliseum	3	9			\$1,867,000
Byron Ave Homes (Site Acq.)	Ownership	Proposed	Central City East	4	4	2		\$ 386,550
California Hotel	SRO	2013	W. Oakland	135			2	\$5,253,000
Casa Velasco	Senior	2003	Central City East	19			1	\$1,350,000
Chestnut Court-Ownership	Ownership	2003	Oak Center		15			\$1,727,000
Chestnut Court-Rental	Family	2003	Oak Center		26		1	\$2,976,000
Clinton Commons	Family	2012	Central City East	37	17		1	\$5,827,497
Courtyards at Acorn	Family	2000	Acorn		87			\$ 904,500
CURA-North	Disabled or HIV/AIDS	2001	None	17			1	\$ 587,876
Drachma, Inc.	Family	2012	W. Oakland	14				\$ 840,000
Drachma, L.P.	Family	2003	W. Oakland		19			\$1,712,000
Drasnin Manor	Family	2013	Coliseum	25			1	\$1,800,000
East Side Arts and Housing	Family	2006	Coliseum	4	12		2	\$1,130,000
Eastmont Court	Disabled or HIV/AIDS	2005	Central City East	18			1	\$1,427,000
Edes Avenue Homes, Phase A	Ownership	2008	Coliseum		26			\$2,517,000
Edes Avenue	Ownership	2010	Coliseum		13	15		\$3,601,000

Property Name	Type	Status / Date Completed	Project Area	Number of Units at Each Affordability Level (2)				Total Low/Mod Funds (1)
				Very Low Income	Low Income	Moderate	Above Mod	
Homes, Phase B								
Effie's House	Family	2014	None	4	17			\$2,517,000
Eldridge Gonaway	Family	2013	Central City East	39			1	\$1,690,000
Fairmount Apartments	Family	2011	None	30			1	\$3,700,000
Fox Courts	Family	2009	Central District	40	39		1	\$4,950,000
Golf Links Road	Ownership	2009	None			3	7	\$ 584,000
Habitat Fruitvale Homes	Ownership	2003	None		4			\$ 112,000
Habitat Village	Ownership	2001	Coliseum		40			\$1,212,740
Harrison Senior	Senior	2012	Central District	29	43		1	\$5,133,000
Hugh Taylor	SRO	2011	Central City East	42				\$1,220,000
Irene Cooper Terrace	Senior	2000	Central City East	39			1	\$ 560,000
Ironhorse at Central Station	Family	2009	Oakland Army Base	98			1	\$8,379,000
Jack London Gateway Senior	Senior	2009	Acorn	24	36		1	\$4,900,000
James Lee Court	Family	2013	Central District	15	9	2		\$2,396,000
Kenneth Henry Court	Family	2013	Central City East	22	28			\$1,375,000
Lincoln Court Senior Apartments	Senior	2006	None	81			1	\$2,000,000
Linden Court Rental	Family	2003	W. Oakland		40		1	\$3,224,000
Linden Street Land Trust (NCLT)	Ownership	2002	W. Oakland		4			\$ 200,000
Lion Creek Crossings-Rental Phase I	Family	2005	Coliseum	14	56			\$1,500,000
Lion Creek Crossings-Rental Phase III	Family	2008	Coliseum	68			1	\$3,000,000
Lion Creek Crossings-Rental Phase IV	Family	2012	Coliseum	50			1	\$2,980,547
MacArthur Apartments	Family	2013	Central City East	30	1		1	\$4,485,000
Madison Park Apartments	Family	2013	Central District	96			2	\$1,250,000
Madison Street Lofts	Family	2008	Central District	78			1	\$4,522,915
Mandela Gateway Rental	Family	2005	W. Oakland	60	60		2	\$2,500,000
Mandela Gateway Townhomes	Ownership	2008	W. Oakland		8	6		\$1,479,100
Marcus Garvey Commons	Family	2013	W. Oakland	12	9			\$ 352,000
Merritt Crossing	Senior	2013	Central District	69			1	\$3,699,656
MLK Plaza Homes	Ownership	2002	None		6	5		\$1,287,175
Mural Apartments	Family	2016	B/M/SP	89			1	\$17,200,000
Northgate Apartments	Family	2003	None	32	9		1	\$ 349,229
Oak Park Apartments	Family	2004	Central City East	34			1	\$3,419,000
Oak Street Terrace Senior	Senior	2004	Central District	16	22		1	\$2,072,000

Property Name	Type	Status / Date Completed	Project Area	Number of Units at Each Affordability Level (2)				Total Low/Mod Funds (1)
				Very Low Income	Low Income	Moderate	Above Mod	
Oakland Point Limited Partnership	Family	2012	W. Oakland		31			\$2,397,000
Orchards on Foothill Senior	Senior	2008	Central City East	64			1	\$1,025,000
Palm Court	Ownership	2005	Acorn		12			\$ 855,400
Palm Villas Residential Project	Ownership	2005	Central City East			78		\$5,353,000
Percy Abrams Jr. Senior	Senior	2006	None	44				\$1,445,000
Posada de Colores	Senior	2011	Central City East	99			1	\$ 450,000
Project Pride	Transitional Housing	2012	W. Oakland	20				\$1,600,000
Redwood Hill	Ownership	Underway	None			12		\$1,310,000
Rising Oaks	Special Use	2013	None	30			1	\$1,652,000
Saint Joseph Senior	Senior	2011	Coliseum	35	48		1	\$4,639,000
San Pablo Gateway	Ownership	2000	B/M/SP		5	6		\$1,475,000
Santana	Family	2003	Central City East	30				\$ 670,923
Sausal Creek	Ownership	2008	None			17		\$3,980,000
Seven Directions	Family	2009	Coliseum	23	12		1	\$3,289,000
Slim Jenkins	Family	2012	W. Oakland	27		3	2	\$1,920,000
Swans Market Apartments	Family	2000	Central District		18			\$2,500,000
Sylvester Ruffledge Manor	Senior	2003	W. Oakland	64			1	\$2,551,750
Kinsell Commons	Ownership	2012	Coliseum		17	5		\$1,868,000
Tassafaronga Village	Family	2010	Coliseum		50			\$3,000,000
Terraza Palmera	Family	2014	Coliseum	25	18	18	1	\$6,427,656
The Savoy	SRO and Special Needs	2013	Central District	105			1	\$1,100,000
Town Center at Acorn	Family	2000	Acorn	102	104			\$ 565,000
Wang Scattered Site	Ownership	2009	None		2		1	\$ 148,000
Wood Street Affordable Housing Parcel (Site Acq.)	TBD	Proposed	Oakland Army Base		141		29	\$8,000,000

(1) Agency Funding includes all funding provided from Low and Moderate Income Housing Fund over the life of the project. Some funding may have been provided prior to 2000.

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

Table 8. Housing Units Newly Constructed in Redevelopment Project Areas, Assisted With Locally-Controlled Government Assistance and No Redevelopment Agency Low & Moderate Income Housing Financing, 2000 - 2014

Property Name	Type	Status / Date Completed	Project Area	Number of Units at Each Affordability Level (2)				Total Other City Funds (1)
				Very Low Income	Low Income	Moderate	Above Mod	
1701 MLK Jr. Way	Family	2015	Central District	25			1	\$1,960,000
3823 MLK Jr. Way (Site Acq.)	TBD	Proposed	B/M/SP					
Adeline Lofts	Family	2002	W. Oakland	31	6		1	\$2,163,821
Allen Temple Manor	Disabled or HIV/AIDS	2001	Coliseum	23			1	\$1,035,350
Altenheim Phase I	Senior	2007	None	39	53		1	\$1,901,740
Altenheim Phase II	Senior	2010	None	48	32		1	\$6,440,000
Bancroft Senior Homes	Senior	2001	None	60			1	\$1,719,847
Bishop Nichols Senior Housing	Senior	2003	Stanford / Adeline	16			1	\$1,308,800
Brooklyn Basin		Approved	Central District / Central City East		465		2,635	
C. L. Dellums Apartments	SRO	2013	Downtown	72			1	\$1,000,000
California Hotel	SRO	2013	W. Oakland	135			2	\$3,168,000
Cathedral Gardens	Family / Special Needs	2014	Central District	57	42		1	\$9,840,000
Civic Center 14 TOD	Family	2017	Central District	26	13		1	\$1,575,000
Clinton Commons	Family	2012	Central City East	37	17		1	\$1,669,500
Drachma, Inc.	Family	2012	W. Oakland	14				\$ 840,000
Drachma, L.P.	Family	2003	W. Oakland		19			\$ 516,475
Drasnin Manor	Family	2013	Coliseum	25			1	\$1,159,031
Eastmont Court	Disabled or HIV/AIDS	2005	Central City East	18			1	\$ 460,600
Fox Courts	Family	2009	Central District	40	39		1	\$6,300,112
Fruitvale Transit Village, Phase I	Family	2003	Coliseum	3	7		37	\$ 750,000
Golf Links	Ownership	2009	None			3	7	\$2,165,000
International Blvd Family Housing	Family	2002	Coliseum	29			1	\$2,285,853
Irene Cooper Terrace	Senior	2000	Central City East	39			1	\$ 526,000
James Lee Court	Family	2013	Central District	15	9	2		\$1,105,000
Lincoln Court Senior Apartments	Senior	2006	None	81			1	\$1,500,000
Lion Creek Crossings-Rental Phase I	Family	2005	Coliseum	14	56			\$1,500,000
Lion Creek Crossings-Rental Phase III	Family	2008	Coliseum	68			1	\$1,600,000
Lion Creek Crossings-Rental Phase IV	Family	2012	Coliseum	50			1	\$3,499,453
Madison Street Lofts	Family	2008	Central District	78			1	\$2,472,585
Mandela Gateway Rental	Family	2005	W. Oakland	60	60		2	\$1,000,000

Property Name	Type	Status / Date Completed	Project Area	Number of Units at Each Affordability Level (2)				Total Other City Funds (1)
				Very Low Income	Low Income	Moderate	Above Mod	
Mandela Gateway Townhomes	Ownership	2008	W. Oakland		8	6		\$ 771,300
Marcus Garvey Commons	Family	2013	W. Oakland	12	9			\$ 382,000
Merritt Crossing	Senior	2013	Central District	69			1	\$3,850,344
Northgate Apartments	Family	2003	None	32	9		1	\$2,200,771
Oakland Community Land Trust	Ownership	2012	Scattered Sites		15			\$5,025,000
Oakland Home Renovation	Ownership	Proposed	Scattered Sites			3	2	\$ 750,000
Orchards on Foothill Senior	Senior	2008	Central City East	64			1	\$3,475,000
Percy Abrams Jr. Senior	Senior	2006	None	44				\$1,045,800
Project Pride	Transitional Housing	2012	W. Oakland	20				\$ 904,000
Prosperity Place	Family	2016	Central District	40	30		1	\$2,750,000
Saint Andrew's Manor	Senior	2013	W. Oakland	59			1	\$1,248,300
Saint Joseph Senior	Senior	2011	Coliseum	35	48		1	\$3,991,000
Saint Patrick's Terrace	Senior	2009	W. Oakland	65			1	\$ 753,600
Seven Directions	Family	2009	Coliseum	23	12		1	\$1,216,600
Slim Jenkins	Family	2012	W. Oakland	27		3	2	\$ 669,000
Stanley Avenue Apartments	Family	2002	Coliseum	23			1	\$2,033,167
Terraza Palmera	Family	2014	Coliseum	25	18	18	1	\$3,850,344
The Savoy	SRO and Special Needs	2013	Central District	105			1	\$2,500,000
Town Center at Acorn	Family	2000	Acorn	102	104			\$ 450,000
Wang Scattered Site (4100 MLK Jr. Way)	Ownership	2002	None		1			\$ 65,000
Wang Scattered Site 2002 - Wang (1063 82nd St)	Ownership	2002	Coliseum		2			\$ 27,000
Wang Scattered Site 2002 (1226 94th Ave)	Ownership	2002	Coliseum		1			\$ 13,000
Wang Scattered Site	Ownership	2007	None		2			\$ 60,000
Wang Scattered Site	Ownership	2004	Coliseum		1			\$ 60,000
Wang Scattered Site	Ownership	2005	W. Oakland		1			\$ 45,000
Wang Scattered Site	Ownership	2009	None		2		1	\$ 34,000

(1) City Funding includes all funding provided from Low and Moderate Income Housing Fund over the life of the project. Some funding may have been provided prior to 2000.

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

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