

REDEVELOPMENT AGENCY FILED
OF THE CITY OF OAKLAND OFFICE OF THE CITY CLERK
OAKLAND
AGENDA REPORT 2008 JUL 10 PM 8:25

TO: Office of the City Administrator/Agency Administrator
ATTN: Dan Lindheim
FROM: Community and Economic Development Agency
DATE: July 15, 2008

RE: A Supplemental Report on:

An Agency Resolution Adoption a Five Year Implementation Plan For The Central City East Redevelopment Project For 2008 To 2013, and

A Resolution Authorizing A One-Year Extension Of The Project Area Committee For The Central City East Redevelopment Project To July 20, 2009

SUMMARY

Per the Community and Economic Development Committee request at the July 8, 2008 meeting, This report provides additional information that refers to the 2008-2013 Implementation Plan's proposed allocation of increment for streetscapes within the project area. Staff is also addressing the availability and accessibility of the Contingency Fund Category discussed in the Implementation Plan.

CCE STREETSCAPE ALLOCATIONS

Within the CCE Project Area, and during the process of developing the 2008-2013 Implementation Plan, members of each of the four CCE sub-areas created funding priority lists which demonstrated how they wanted to allocate increment funds for their respective sub-areas. Based on the tax increment projections, each sub-area had an opportunity to allocate approximately \$16 million toward their respective priorities. The sub-area preferences were then tabulated by staff and used for allocating funds. As a result, each sub-area selected certain percentages toward their streetscape related activities as shown in Exhibit 7 below:

- 1) Eastlake/San Antonio allocated 38% of their funds (\$6,000,000);
- 2) Fruitvale/San Antonio allocated 48% of their funds (\$7,680,000);
- 3) Central East Oakland allocated 19% of their funds (\$3,000,000); and
- 4) Elmhurst allocated 41% for streetscapes plus another 6% for a separate streetscape / flagship category which totaled 47% (\$7,500,000).

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July 15, 2008

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

Streetscape Improvements/Infrastructure Program	Sub-Area	Percent Allocated	Total Funding Allocation FY 2008 to 2013
<u>Streetscape Areas</u>			
14th Avenue and 23rd Avenue Projects Augmentation	Eastlake/S.A.	38%	6,000,000
Foothill Boulevard Project Expansion (Foothill from 27th to High Street)	Fruitvale/S.A.	48%	7,680,000
MacArthur Boulevard Project Expansion (Central East Oakland Additions: MacArthur from 76 th Avenue to Parker; and MacArthur from Ritchie St to Alvingroom Ct)	Central East	19%	3,000,000
MacArthur Boulevard Project Augmentation (Elmhurst Additions and Flagship Project)	Elmhurst	47%	7,500,000
Total			24,180,000

Staff's response to the CED Committee inquiry of perceived inequitable distribution of CCE Tax Increments, as stated on July 8, 2008, has been clarified in the table above. MacArthur Boulevard streetscape project has been prioritized to receive funding from two CCE PAC sub-areas. The original undergrounding and streetscape project ran from 73rd Avenue to the San Leandro border. Although the entire length of that span will participate in the undergrounding, only three nodes were identified for streetscape improvements. These nodes are approximately 2-3 blocks in length and do not represent the full impact to MacArthur Boulevard that PAC members from these two sub-areas had originally envisioned.

The two sub-areas that have designated funding for MacArthur Boulevard have done so in an effort to further enhance street level amenities and improve pedestrian access to commercial nodes along that thoroughfare. Future streetscape projects will span both the Elmhurst and the Central East Oakland sub-areas. The allocation for MacArthur Boulevard from these two sub-areas totals \$10,500,000, which represents approximately 43% of the recommended streetscape budget for all four sub-areas.

CONTINGENCY FUND CATEGORY

One of the funding categories recommended by staff in the Implementation Plan is the Contingency Fund Category. The CCE PAC recommended that the Contingency Fund Category be designated to fund previously approved projects that have funding gaps. Any and all previously approved projects and programs including streetscape projects can be considered for the Contingency Fund Category if a funding gap exists and no other funds are available in order to successfully complete the project.

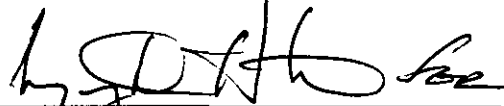
CCE EQUITABLE ALLOCATION HISTORY

Excerpts from the original 2003-2008 Implementation Plan are included on page 19 of the new Five Year Implementation Plan that pertain to streetscape projects in order to provide an example of how a sub-area deferred its redevelopment efforts in order to allow additional sub-areas to be included in the project area.

ACTIONS REQUESTED OF THE AGENCY

It is recommended that the Agency approve the resolution Adopting a Five Year Implementation Plan for the Central City East Redevelopment Project for 2008 to 2013 and the resolution authorizing a one-year extension of the Project Area Committee for the Central City East Redevelopment Project to July 29, 2009.

Respectfully submitted,

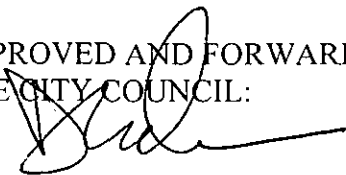


Dan Lindheim
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Community and Economic Development Agency

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APPROVED AND FORWARDED TO
THE CITY COUNCIL:



Office of the City/Agency Administrator