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AGENDA REPORT

TO: DEANNA J. SANTANA
CITY ADMINISTRATOR

FROM: FRED BLACKWELL

SUBJECT: ORSA FY11-12 Annual Report

DATE: 11/20/12

City Administrator
Approval

Date

11-27-12

COUNCIL DISTRICT: City-Wide

RECOMMENDATION

Staff recommends that the City Council accept this Informational Report Presenting the Oakland Redevelopment Successor Agency (Agency) FY 2011-12 Annual Report on Blight, Housing Activity, Loans, Property, and Time Limits in Accordance with the Reporting Requirements of the California Community Redevelopment Law.

BACKGROUND/LEGISLATIVE HISTORY

The California Community Redevelopment Law, Health and Safety Code Section 33080, requires every redevelopment agency to present annual reports to the legislative body (i.e., the City Council) on activities to alleviate blight, and activities affecting housing and displacement within six months after the close of the fiscal year. Additionally, Section 33080.1 requires every redevelopment agency to present annual reports on property, project time limits, and all defaulted loans for the previous year.

ABX26, the Redevelopment dissolution bill, does not eliminate annual reporting requirements. However, the State Controller's Office is not requiring the Report to the State of California for FY 2011-12. Additionally, the State Controller's office is not requiring that we report on housing activities at this time since Housing and Community Development (HCD) is not requiring jurisdictions to submit redevelopment agency annual housing activity reports.

The Blight Report (*Attachment A*) summarizes the Agency's progress in each of the 10 redevelopment project areas in alleviating blight within specific redevelopment project areas. FY 2011- 2012 project and program activities included assisting with the development of vacant and underutilized properties through land assembly, environmental assessments and clean-ups, and marketing to developers. Public improvements to infrastructure include lighting, streetscape, and

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public facility upgrades. Low cost loans and grants are available to improve blighted structures and decrease commercial vacancies through a variety of commercial and community programs.

The following major activities for FY 2011-2012 are highlighted by project area:

Acorn	
Plan terminated Jan 1, 2012	
Broadway/MacArthur/San Pablo	
Category	Activities
Project Development	<ul style="list-style-type: none"> • MacArthur Transit Village – Site remediation completed. Site made ready for construction of BART Garage. • 2 Façade Improvement projects and 3 Tenant Improvement projects completed.
Public Improvements	<ul style="list-style-type: none"> • Golden Gate Recreation Center – Design work underway.
Planning	<ul style="list-style-type: none"> • Broadway/Valdez Specific Plan – Plan is underway and the EIR was started.
Central City East	
Category	Activities
Project Development	Opportunity sites acquired for future development: <ul style="list-style-type: none"> • Foothill/Seminary Ave • 73rd and Foothill Blvd • 28th and Foothill Blvd • 36th and Foothill Blvd • 105th and MacArthur Blvd • 4 Façade/Tenant Improvement projects completed.
Public Improvements	Streetscapes under construction: <ul style="list-style-type: none"> • MacArthur Blvd – 3 separate nodes. Approx. \$6M including a \$1.7M grant to cover costs. • Foothill/Fruitvale Phase I: 35th Ave to High Street - \$5M to cover costs with CCE bond funds. • Foothill/Seminary - 65% design complete. • 14th Avenue Streetscape project – 65% design complete. • East 18th Street – substantially completed. • Foothill/High/Melrose - 65% design complete.

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Central District	
Category	Activities
Project Development	<ul style="list-style-type: none"> • City Walk - 252 residential units and 3,000 square feet of retail were completed. • City Center Site Preparation – Site was maintained. Ready for construction. • 1800 San Pablo Mixed Use Project – ENA was executed with developer. • 42 Façade Improvement projects completed and 6 under construction; and 30 Tenant Improvement projects completed and 11 under construction.
Public Improvements	<ul style="list-style-type: none"> • BART 17th Street Gateway Project – Bid process underway. • Uptown Temporary Art Park – Construction started. • Scotlan Convention Center – Construction underway. • Henry J. Kaiser Memorial Park – Sculpture installation completed. • Lincoln Square Park – Construction completed. • Malonga Casquelord Center for Arts - Construction completed.
Coliseum	
Category	Activities
Project Development	<p>Catalyst Development Project</p> <ul style="list-style-type: none"> • Coliseum City – Specific plan ENA executed • Coliseum Transit Village Phase I – Executed \$8,4M grant agreement with State of CA • Lion Creek Crossings Affordable Housing Development – Phase IV completed • Coliseum Disposition Strategy Parcels – purchased key development sites • 12 Façade/Tenant Improvement projects completed.
Public Improvements	<p>Streetscapes</p> <ul style="list-style-type: none"> • 66th Avenue - substantially completed • South Coliseum – design/build contract executed <p>Infrastructure:</p> <ul style="list-style-type: none"> • Oakland Airport Connector Project – under construction

Land Development	Catalyst Development Project <ul style="list-style-type: none"> • Coliseum City – Specific plan and ENA executed • Coliseum Transit Village Phase I – Executed \$8.5M grant agreement with State of CA • Lion Creek Crossings Affordable Housing Development – Phase IV completed • Coliseum Disposition Strategy Parcels – purchased key development sites
Public Improvements	Streetscapes <ul style="list-style-type: none"> • 66th Avenue - substantially completed • South Coliseum – design/build contract executed Infrastructure: <ul style="list-style-type: none"> • Oakland Airport Connector Project – under construction
Oak Center	
Plan terminated Jan 1, 2012. No activities.	
Oak Knoll	
Property management activities continued.	
Oakland Army Base	
Category	Activities
Planning	<ul style="list-style-type: none"> • Master Plan and Initial Study/Addendum to the EIR were completed • Cost sharing agreement with Port of Oakland was executed.
Area Development	<ul style="list-style-type: none"> • ENA was executed with 2 West Oakland recycling firms for business location.
Stanford Adeline	
Tax collection limit was reached. No activities.	
West Oakland	
Category	Activities
Planning	<ul style="list-style-type: none"> • West Oakland Specific Plan – 1st draft of plan was completed.
Public Improvements/Infrastructure	<ul style="list-style-type: none"> • Peralta/MLK Streetscape –Master Plan was completed. • 7th Streetscape – Work on initial transportation study and traffic analysis was started. • West Oakland Teen Center – Construction underway.

The **Loan Report** (*Attachment B and Table 1*) for FY 2011-12. There were **no** defaulted loans for \$50,000 or more reported in FY 2011-12.

Table 1							
Oakland Redevelopment Agency							
Loan Report							
As of June 30, 2012							
	June 30, 2012	July 1, 2011 - June 30, 2012				June 30, 2012	
	Net	New Loans	Payments	Adjustments	Reserved Loans	Ending Balance	
Coliseum	640,693	-	(8,678)	-	-	632,015	
						0	
Broadway/MacArthur/ San Pablo	6,244	-	-	-	-	6,244	
						0	
Central District	5,009,762	20,625	(39,719)	-	-	4,990,668	
						0	
Central City East Operations	50,000	-	-	-	-	50,000	
						0	
Non Major Governmental Funds	668,155	-	-	-	-	668,155	
						0	
Grand Total - All Funds	6,374,853	20,625	(48,397)	-	-	6,347,082	
	6,374,853	Beginning Notes & Loans per General Ledger					
	6,347,082	Total Notes & Loans Per General Ledger					
	(27,771)	Net Increase (Decrease) Per General					
	20,625	New Loans					
	(48,397)	Payments Received					
	-	Adjustments					
	-	Reserved Loan Amounts					
	(27,772)	Net Increase (Decrease)					

The Property Report (Attachment C and Table 2) summarizes \$39 million in Agency-owned properties in FY 2011-12.

Table 2								
PROPERTY REPORT								
Fiscal Year 2011-12 Balance of Property Held for Resale								
Project Area							Balance 6/30/2012 Amount	
Central District							17,684,544	
Coliseum							8,228,187	
Central City East							13,044,383	
Grand Total							38,957,113	

The Time Limits Report (*Attachment D and Table 3* below) summarizes the end dates for eminent domain, implementation plans, tax increment, and debt incurrence.

Table 3
 Plan Limit Termination Dates
 Fiscal Year: 2011-2012

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 Plan Limit Termination Dates
 Fiscal Year: 2011-2012

PROJECT AREA	ADOPTION DATE	DEBT INCURRENCE LIMIT DATE	PLAN TERMINATION DATE	TI RECEIPT LIMIT DATE	EMINENT DOMAIN LIMIT DATE[1]	IMPLEMENTATION PLAN PERIOD	BOND LIMIT	TI LIMIT	INCLUS. HSG?
Acorn	11/3/1961	1/1/2004[2]	1/1/20012	1/1/2022	12/16/1998	12/8/2009-12/8/2014	N/A	\$30M	NO
Broadway/MacArthur/San Pablo	7/25/2000	7/25/2020	7/25/2030[3]	7/25/2045[3]	7/25/2012	12/8/2009-12/8/2014	\$100M	N/A	YES
Central City East	7/29/2003	7/29/2023	7/29/2033[3]	7/29/2048[3]	7/29/2015	7/29/2008-7/29/2013	\$2.3B	N/A	YES
Central District – original project area	6/12/1969	No time limit (Eliminated on 1/6/2004) [4]	6/12/2023	6/12/2033	6/12/2023	12/8/2009-12/8/2014	N/A	\$3B	YES
Central District – 1982 Amendment Area	8/3/1982	No time limit (Eliminated on 1/6/2004) [4]	6/12/2023	6/12/2033	6/12/2023	12/8/2009-12/8/2014	\$100M	Part of above \$3B	YES
Central District – Brush & MLK amendment area (2001 Area)	7/24/2001	7/24/2021	7/24/2033	7/24/2048	7/24/2023	12/8/2009-12/8/2014	N/A	Part of above \$3B	YES
Coliseum – original project area	7/25/1995	7/25/2015	7/25/2027	7/25/2042	7/25/2019	12/8/2009-12/8/2014	\$300M	N/A	YES
Coliseum – Kennedy/Pruittvale amendment area	7/29/1997	7/28/2017	7/29/2028	7/29/2043	7/25/2019	12/8/2009-12/8/2014	Same as above	N/A	YES
Oak Center	11/30/1965	1/1/2004[2]	1/1/2012	1/1/2022	12/16/1998	12/8/2009-12/8/2014	N/A	\$12,572,000	NO
Oak Knoll	7/14/1998	1/21/2029[5]	1/21/2040	1/21/2055	1/21/2021	12/19/2006-12/19/2011	\$400M	\$1.5B	YES
Oakland Army Base	7/11/2000	6/30/2022	6/30/2033	6/30/2048	6/30/2014	7/11/2010-7/11/2015	N/A	\$506,400,000	YES
Stanford/Adeline	4/10/1973	1/1/2004[2]	4/10/2016	4/10/2026	12/16/1998	12/8/2009-12/8/2014	N/A	\$1,625,000	NO
West Oakland	11/18/2003	11/18/2023	11/18/2033[3]	11/18/2048[3]	11/18/2011	11/18/2008-11/18/2013	\$640M	N/A	YES

[1] This time limit may be extended by plan amendment.

[2] Under SB 211, these debt incurrence limits may be eliminated by ordinance, limited pass-through applies. Debt incurrence limits for low/mod housing were eliminated for Acorn, Oak Center, and Stanford/Adeline in 2006.

[3] The plan termination and TI receipt dates for the Broadway/MacArthur/San Pablo, Central City East, and West Oakland can be extended by one additional year for 03-04 ERAF payments made.

[4] The incurring debt limit for the Central District Original Area and 1982 Area was eliminated by Ordinance 12570 C.M.S. in 2004, as authorized by California Redevelopment Law.

[5] Debt incurrence limit is 20 years after \$100K TI threshold is reached, plan termination limit is 31 years from threshold, TI receipt limit is 46 years from threshold, and eminent domain limit is 12 years from threshold. \$100K TI threshold for Oak Knoll was reached on 1/21/2009.

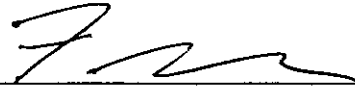
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This is an informational report on Redevelopment activities from July 1, 2011 through June 30, 2012. The attached Agency report is presented to comply with the annual reporting requirements of the Community Redevelopment Law of the State of California, Health and Safety Code Sections 33080 and 33080.1 that are discussed in the background section of this report.


COORDINATION

All reported activities have prior Council approval.

Respectfully submitted,



Fred Blackwell
Assistant City Administrator

Reviewed by: 
Gregory Hunter
Neighborhood Investment Manager

Prepared by: 
Donna M. Howell
Administrative Services Manager

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ATTACHMENT A

ACORN REDEVELOPMENT PROJECT FY 2011-2012 BLIGHT REPORT

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2009-2014)

The substantial rehabilitation of Acorn has eliminated blight from the 30 year-old public housing project and resulted in an updated, lower density, integrated mixed- income community. After the original planned redevelopment activities were completed, redevelopment goals and objectives for the Acorn Project Area involved acquiring and/or rehabilitating blighted, vacant and underutilized properties and identifying additional opportunities for improvements in housing, neighborhood-serving retail, and infrastructure.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2011-12

Activities to reduce blight with in the Acorn Project Area in FY 2011-12 include:

The Acorn Redevelopment Plan terminated on January 1, 2012. Acorn reached its tax increment cap in FY 2010-11, and, as a result, the Agency no longer collects tax increment and has slowly closed out activities in the Acorn Redevelopment Area. The Agency continues making loan payments for the developer of Jack London Gateway Shopping Center from fund balances.

1. Jack London Gateway Shopping Center: In March of 2006, the East Bay Asian Local Development Corporation (EBALDC) obtained a funding commitment from the Redevelopment Agency in the amount of \$4.9 million for a 61-unit senior rental housing complex, located on an underutilized section of the Center's parking lot identified as 900 Market Street. The project started construction January 31, 2008, and celebrated its grand opening on September 2, 2009. Jack London Gateway Associates ("JLG Assoc.") also worked diligently on re-tenanting the "grocery space", but after many tries they decided to split the space into a smaller 13,000 sqft "grocery space" and an 11,000 sqft general retail space. The Agency agreed to allow the non-grocery use as long as the remaining space was held for a grocery use as required in the Disposition and Development Agreement. JLG Assoc. then leased the non-grocery space to Citi Trends, a value priced family apparel retailer with over 350 stores in twenty-two states, which opened in October 2009. JLG Assoc. continues to market the remaining "grocery space".

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BROADWAY/MACARTHUR/SAN PABLO FY 2011-2012 BLIGHT REPORT

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2009-2014)

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

The Agency will focus on the following strategies to eliminate blight in the Broadway/MacArthur/San Pablo Redevelopment Project Area:

- A. Assist with the development of vacant and underutilized properties through land assembly, environmental assessments and clean-ups, and marketing to developers.
- B. Make public improvements to Project Area infrastructure including, lighting, streetscape, and public facility upgrades.
- C. Supply low cost loans and grants to improve blighted structures and decrease commercial vacancies through programs such as the Façade Improvement Program and the Tenant Improvement Program.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2011-12

Activities to reduce blight within the Broadway/MacArthur/San Pablo Project Area in FY 2011-12 include:

1. MacArthur Transit Village: The Redevelopment Agency is working jointly with BART and the MacArthur BART Citizens Planning Committee to develop a transit village at the MacArthur BART Station on the BART surface parking lot. The project will offer a mix of high-density residential units (both market-rate and below-market rate), neighborhood serving retail, and community space. The Agency selected a development team, MacArthur Transit Community Partners, LLC., in April 2004. The first phase of construction, the demolition of two motels on the site for the replacement BART garage, was completed May 2011. Construction on the replacement BART garage commenced in August 2012. The first phase of housing will commence in April 2013.
2. Commercial Façade and Tenant Improvement Programs: The Redevelopment Agency established a Commercial Façade Improvement program and a Tenant Improvement program in the project area. The Façade Improvement Program and Tenant Improvement Program offer matching grants depending on the square footage of the commercial space. In addition, both programs also offer free architectural assistance up to \$5,000 to participating property owners and businesses. Since the inception of the programs, 44 Façade Improvement projects and 15 Tenant Improvement projects have been completed. In Fiscal Year 2011-

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12, there were 2 Façade Improvement projects and 3 Tenant Improvement projects completed.

3. Neighborhood Project Initiative Program: The Redevelopment Agency adopted a Neighborhood Project Initiative program in the Broadway/MacArthur/San Pablo Area in February 2006. The program offers capital grants of up to \$75,000 for small-scale neighborhood improvement projects within the project area. To date the program has funded 24 projects within the project area over 4 rounds of grant awards. Funded projects include median landscaping upgrades, park improvements, murals, flowering street planters, street furnishings and new street trees. In Fiscal Year 2011-12, the Mosswood Tot Lot was completed and Telegraph Avenue Street Trees and Temescal Pedestrian Lights were installed.
4. Broadway/Valdez Specific Plan: In 2008, the Redevelopment Agency contributed funds for the preparation of a Specific Plan to analyze retail and housing opportunities for the reuse of key properties in the Broadway Auto Row portion of the redevelopment area. Work on the Specific plan began in FY 2008-09 and was still ongoing in FY 2011-12.
5. Broadway/MacArthur/San Pablo Redevelopment Plan Amendment: In July 2010, the Redevelopment Agency adopted the Lowell/Gaskill neighborhood as a Redevelopment Survey Area for the purpose of studying an amendment to the Broadway/MacArthur/San Pablo Redevelopment Plan to expand the boundaries to include this area. Inclusion of this neighborhood within the Project Area will help address blighting conditions within the existing boundaries. In January 2011, Agency executed consultant contracts and started work on a blight study and Environmental Impact Report. Due to the elimination of redevelopment, the Redevelopment Plan Amendment process was terminated in January 2012.
6. Graffiti Abatement Program: In September 2011, the Agency partnered with a community-based non-profit to start a graffiti abatement program for businesses and properties on the major commercial corridors within the Project Area. In FY11-12, approximately 81 tags were abated.
7. Public Facility Improvements: In January 2012, contracts were executed for extensive renovations to the Golden Gate Recreation Center and a new teen center at Mosswood Park. Design work is underway on both projects.

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CENTRAL CITY EAST REDEVELOPMENT FY 2011-2012 BLIGHT REPORT

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT ((IMPLEMENTATION PLAN 2008-2013))

The Central City East (CCE) Project Area proposes to concentrate its blight elimination activities by focusing on the following remaining projects and programs:

- A. Stimulate in-fill development and land assembly opportunities on obsolete, underutilized, and vacant properties in the Project Area.
- B. Improve transportation, public facilities and infrastructure throughout the Project Area.
- C. Revitalize neighborhood commercial areas and strengthen retail in the Project Area.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2011-12

Due to the elimination of redevelopment, the CCE Project Area in FY 2011-12 will concentrate on only the following limited activities: Pursue disposition strategy and development on major former agency controlled properties and limit acquisitions to only a few select sites; Complete various streetscapes and infrastructure projects; Complete remaining Façade and Tenant Improvement Projects; Continue limited blight abatement activities.

1. Disposition Strategy of CCE Parcels: The former agency acquired a number of key opportunity sites in CCE for the purpose of future development. A disposition strategy will be developed to identify which key sites should be retained in an effort to pursue future development opportunities. Opportunity sites to be pursued for future development may include: Foothill/Seminary Ave; 73rd and Foothill Blvd; 28th and Foothill Blvd; 36th and Foothill Blvd; 105th and MacArthur Blvd.
2. Streetscapes and Infrastructure Improvement Projects: Streetscape and infrastructure projects will only concentrate on the completion and wind-down of projects that were previously under contract such as:

MacArthur Boulevard (Three separate nodes):

Streetscape improvements are currently underway within three separate focus areas along MacArthur Blvd and include: new sidewalks; bulb-outs; curbs and ADA compliant curb ramps; gutters; concrete bus pads; and resurfacing and re-striping. Beautification components for each focus area include: new street trees; tree grates; tree guards; and pedestrian lighting. The public art components of the Project include two arched gateway

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structures which will span MacArthur Boulevard at 73rd Avenue and at Durant Avenue.

Construction funding for the Project includes a \$1.7M grant from MTC. Total development cost for the Project is approximately \$6M. Project is scheduled to be substantially completed by end of 2012.

Foothill/Fruitvale (Phase I: 35th Ave to High Street):

The Foothill/Fruitvale Streetscape Project consists of two phases. Phase I is from 35th Avenue to High Street along Foothill Boulevard with \$5 million allocated from CCE bond funds for construction of the project. Phase I is scheduled to be substantially completed by end of 2012. Once a Finding of Completion is obtained by spring of 2013, the successor agency plans to use a portion of the remaining CCE bond funds to complete construction of Phase II (Rutherford to 35th Avenue).

Foothill/Seminary:

A design/build contract was previously awarded to McGuire and Hester for the Foothill/ Seminary Streetscape project. The design phase is currently 65% complete and is scheduled to be completed by spring of 2013. Once a Finding of Completion is obtained by the state in the spring of 2013, the successor agency plans to complete construction with the remaining CCE bond funds available. The estimated total construction cost for the Project is approximately \$5.5M.

14th Avenue:

A design/build contract was previously awarded to Ray's Electric for the 14th Avenue Streetscape project. The design phase is currently 65% complete and is scheduled to be completed by spring of 2013. Once a Finding of Completion is acquired by the state in the spring of 2013, the successor agency plans to complete construction with the remaining CCE bond funds available.

East 18th Street:

The streetscape improvements have been substantially completed along East 18th Street and Park Boulevard. Improvements included: new sidewalks, curbs and gutters; new landscaping; pedestrian street lights; and traffic calming bulb-outs throughout the project boundaries.

Foothill/High/Melrose:

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A design/build contract was previously awarded to McGuire and Hester for the Foothill/ High/Melrose Streetscape project. The design phase is currently 65% complete and is scheduled to be completed by spring of 2013. Once a Finding of Completion is obtained by the state in the spring of 2013, the successor agency plans to complete construction with the remaining CCE bond funds available.

3. Facade and Tenant Improvement Program (FIP/TIP): The successor agency plans to complete and wind down all enforceable obligations through the facade and tenant improvement programs. Once a Finding of Completion is obtained in the spring of 2013, the successor agency plans to allocate a small portion of remaining CCE bond funds to offer the programs on a limited one-time basis. 4 FIP/TIP projects were completed.
- 4 Blight Abatement Programs: The CCE project area previously addressed graffiti and blight issues in the community through a contract with a community based organization. In addition, another abatement program includes working with artists and youth organizations to paint murals on highly visible properties subject to graffiti and vandalism. After a Finding of Completion is obtained in spring 2013 the successor agency plans to allocate a small portion of remaining bond funds to continue these programs on a limited basis.

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CENTRAL DISTRICT REDEVELOPMENT PROJECT FY 2011-2012 BLIGHT REPORT

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2009-2014)

On December 29, 2011, the California Supreme Court upheld state legislation, ABx1 26, which dissolved all redevelopment agencies in California. The Court also established the dissolution date for redevelopment agencies as February 1, 2012.

Among other things, the dissolution process required the designation of a successor agency to 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 performing on the remaining enforceable obligations of the former redevelopment agency. On January 10, 2012, the City Council designated the City of Oakland to serve as the Oakland Redevelopment Successor Agency (ORSA) and the housing successor to the former Redevelopment Agency. The City Council as governing body of the Agency has adopted Recognized Obligation Payment Schedule (ROPS) listing the remaining enforceable obligations of the Agency, including many obligations related to activities in the Central District.

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

During the reporting period, the Agency primarily focused on the following activities to eliminate blight in the Central District.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2011-12

Activities to reduce blight with in the Central District Project Area in FY 2011-12 include:

1. Citywalk: (252 residential units and 3,000 square feet of retail) Construction started in March 2005 and was halted in July of 2007 due to issues with the contractor. A new developer, Wood Partners, took over in 2010 to complete construction of the project. In March of 2010, the Agency authorized a market rate construction loan in the amount of \$5 million to a new project developer. The loan represented gap financing that was needed to resume and complete construction of the project. Project construction restarted in June of 2010 and was completed in December of 2011.
2. Streetscape Improvements: The Old Oakland (Washington 7th to 9th Streets) Streetscape Improvement Project) is on hold pending implementation of the

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Basement Backfill and Repair Program (BBRP). The Latham-Telegraph Streetscape Project (Latham Square to 20th and Telegraph) has been re-activated due to the successful completion of a BBRP project. The Latham-Telegraph Project is currently finalizing re-design. The BBRP was developed to provide grants and loans to property owners for the required structural repair and backfill of basements under the sidewalks in the program's target areas where streetscape projects are planned (i.e. Old Oakland and Latham-Telegraph.). Agency staff has assisted 14 property owners with execution of engineering grant agreements with third party consultants to analyze basement structures and develop retrofit or backfill plans for building permit review and issuance. Eight of these owners were issued building permits and are in the process of packaging construction documents for bidding out the work. One owner has closed on loan and construction is complete. One owner has closed on loan and construction is underway. 10 of the 14 owners have executed construction loan agreements. The Agency is currently sponsoring and funding the new Bay Area Rapid Transit (BART) 17th Street Gateway Project, which includes transit plaza upgrades and the installation of public art at BART's 17th Street station entrance in order to improve the appearance and functionality of this BART station entry point. The project went to bid in June 2012, however bids received substantially exceeded available budget. The project is being re-evaluated, value engineered and re-bid with anticipated bid date set for Winter 2012/2013. Finally, the Uptown Temporary Art Park project was bid in Winter 2011 and construction contract executed in January 2012.

3. Downtown Façade Program: The program provides \$5,000 in design services and matching grants of up to \$50,000 for façade improvements. In FY 2011-2012, 48 façade projects completed or started construction (42 completed and 6 under construction.)
4. Downtown Tenant Improvement Program: The program provides up to \$99,000 in matching grants and \$5,000 of free design assistance to attract retail, restaurants, arts and entertainment uses to vacant storefronts in designated areas of the Downtown. In FY 2011-12, 41 Tenant Improvement projects were completed or under construction (30 completed and 11 under construction).
5. Key System Building: This project includes renovation of the historic Key System building and its integration into a new high-rise mixed-use office tower to be developed on an adjacent vacant site. The project is subject to the terms of an expanded Owner Participation Agreement (OPA) with SKS Investments. The Agency will also sell an adjacent 145-space garage to the developer to ensure the financial feasibility of the project and to maximize the amount of ground-floor retail space that can be placed in the new building. The developer secured project planning approvals in July of 2008. Start of project construction has been delayed because of the developer's inability to sign up an anchor tenant and to secure construction financing as a result of the recession. The developer has

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requested an extension to certain performance milestones as currently described in the OPA and staff is evaluating the request.

6. City Center Site Preparation: This project includes four City Blocks, of which two have been transferred to private developers (Shorenstein and the Olson Companies) for the development of an office tower (555 12th Street), and a for-sale residential project on T-10, which is located at 14th and Jefferson Street. A joint venture partnership between the Shorenstein Company and MetLife Insurance purchased the site known as T-12 located at 12th and Jefferson Street in December 2007. Excavation and hazardous materials remediation at the site in preparation for the construction of a 600,000 square foot office building were completed in November of 2008, but the developer subsequently stopped project construction because of a deteriorating labor market and the recession. In 2010, the Agency and Shorenstein negotiated a 13th Amendment to the City Center DDA extending the date to complete construction of the project from April of 2012 to April of 2015, with two additional extension options that could extend completion of construction until 2017. The developer is maintaining the site and placed a mural on the construction fence in May of 2012.
7. George P. Scotlan Memorial Convention Center: In June 2010, the Redevelopment Agency and the City of Oakland entered into a 12-year sublease for the George P. Scotlan Memorial Convention Center (SCC) to develop appropriate marketing strategies and a capital improvement program for the renovation and modernization of the aging facility in order to enhance its appearance, marketability and long-term economic success. The sublease authorizes lease payments of \$2 million in FY 2009-10, and \$2 million in FY 2010-11. In FY 2010-11, the Agency committed \$7.75 million to renovate the facility. The scope of the project focuses mainly on upgrades to the property, new furniture and fixtures, and remodeled bathrooms to make them ADA accessible. The main renovation work inside the SCC was completed in May of 2012. The remaining items consist of the upgrade of the Central Plant serving the Marriott Hotel and the SCC, painting the exterior of the building, and completion of various technology upgrades. It is anticipated that all work will be completed by September of 2013.
8. 1800 San Pablo: The City owns a parcel bounded by San Pablo Avenue, 18th Street, 19th Street and the Fox Courts Project. In October of 2009, the Agency issued a request for development proposal to develop a mixed-use project for the site and selected Sunfield Development, LLC as the developer. Sunfield is proposing to build approximately 110,000 square feet of retail space and a 200-space public parking garage to be owned by the Agency. Upon Council approval, the Agency entered into an ENA with the developer in July of 2010. Because of the dissolution of the Agency, staff has been unable to extend the ENA with the developer, however preparation of a Supplemental Environmental Impact Report was initiated in FY 2011-12, and final certification is scheduled for November of 2012. Before the Oakland Redevelopment Successor Agency (ORSA) will be able to enter into a DDA with Sunfield, it must receive a Finding of Compliance

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from the State of California Department of Finance, which is anticipated in the spring of 2013. Project construction would start in the spring of 2014.

9. **Public Parks and Facilities:** The Agency provides funding for certain public parks and facilities in the Project Area to address deferred maintenance and needed capital improvements. During the reporting period, the Agency made available \$2 million to improve the following parks and public facilities:

Henry J. Kaiser Memorial Park: The Agency, with financial assistance from the City, worked with Forest City to create Henry J. Kaiser Memorial Park, a new 25,000 square-foot public park in the Uptown area. The park was completed in October of 2008. In 2010, the Agency provided a grant not to exceed \$182,000 to the Oakland Chamber of Commerce Foundation to pay toward the cost of installing the sculptural monument titled "Remember Them: Champions for Humanity" by Mario Chiodo. Completion and installation of 3 components of the sculpture at the Park occurred in September of 2011.

Lincoln Square Park (261-11th Street): The Lincoln Square Park modernization project will provide a new synthetic turf field connecting the park to the adjacent Lincoln Elementary School as well as landscaping and irrigation, fencing, game tables, benches, site lighting and ornamental walls. The project adds approximately 1/3 acre of developed open space to the existing park. The school, as well as four day-care centers and two Head Start Programs use Lincoln Square Park as additional play area. The contract for the work has been bided and awarded. Start of construction occurred in March 2011 and was largely completed in December of 2011.

Malonga Casqueiourd Center for the Arts (1428 Alice Street): The renovation of the Malonga facility, which is one of the Bay Area's busiest multicultural, multidisciplinary performing arts facilities, addresses critical building needs, including protecting the building's interior from damage due to precipitation, sunlight, and wind, and optimizing energy efficiency. Renovating Malonga will assist in the elimination of the following blight conditions: health and safety concerns, serious disrepair and dilapidation which hinder the viable use of the building. New funding will be utilized for exterior waterproofing and weatherization, window replacement, plumbing upgrades, and tenant improvements. The first phase of the Malonga facility renovation began in 2008 and was completed in 2009. Design plans for the second phase of construction were completed in June of 2010, construction started in the October of 2011 and is scheduled for completion in July of 2012.

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COLISEUM REDEVELOPMENT FY 2011-2012 BLIGHT REPORT

HOW REDEVELOPMENT GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2009-2014)

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

Limited Coliseum Redevelopment tax allocation bonds may be available to help wind-down and close out a small number of plans, capital projects and programs that in the past have helped mitigate physical and economic blight in the Coliseum Project Area.

Strategies previously used to help correct these blighting factors have included:

- A. Expenditures to improve intermodal transportation opportunities, public facilities and infrastructure in residential, commercial and industrial areas, and
- B. Improve underutilized properties with acquisition and development efforts to create new catalyst projects, and
- C. Address on-going blight conditions through various neighborhood programs, and

BLIGHT ALLEVIATING ACTIVITIES IN FY 2011-2012

INFRASTRUCTURE AND PUBLIC FACILITIES

66th Avenue Streetscape: Project is substantially complete along 66th Avenue between San Leandro Street and International Boulevard. Project provides enhanced pedestrian access to the area's transit, schools and activity centers. Funding for the project includes: \$1,230,000 in MTC Housing Incentive Program awards, \$387,115 Transportation for Clean Air grant, and \$1,188,000 of Coliseum Project Area funds.

South Coliseum Way Streetscape: A design/build contract was previously awarded to McGuire and Hester to improve a section along South Coliseum Way between Hegenberger Rd and the Coliseum south lot parking entrance. Planned improvements include new pedestrian amenities such as new lighting, sidewalks, landscaping and crosswalks.

Oakland Airport Connector Project: Project Area provides limited funds through a City Cooperation Agreement for administrative support for engineering, plan review and

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construction monitoring associated with the proposed BART Oakland Airport Connector (OAC) project. Project is scheduled to be completed and operating by 2014.

CATALYST DEVELOPMENT PROJECTS

Coliseum City: Effort consists of a master developer exclusive negotiating agreement and comprehensive specific planning CEQA/EIR process around the immediate vicinity of the Oakland Alameda County Coliseum Complex. The process will examine alternative proposals for a number of master planned sports and entertainment venues. The Oakland Coliseum complex is immediately surrounded by acres of large surface parking lots. Along the entire perimeter, the Successor Agency controls a number of major parcels that can be included in the entire development as part of the larger vision.

Coliseum Transit Village Phase I: CTV Phase I consists of a planned mixed-use transit oriented development centered on a portion of the existing Coliseum BART Station parking lot. The project is a joint effort between BART, City of Oakland, Oakland Economic Development Corporation and Urban Core Partners. Phase I will replace a 1.3 acre portion of the existing Coliseum BART parking lot with approx. 100 units of workforce/market rate rental housing and neighborhood serving retail. The project was awarded an \$8.5M Prop IC Transit Oriented Development grant from the State.

Lion Creek Crossings Affordable Housing Development: Approximately 442 units of affordable family rental housing units have been completed in Phases I – IV. The final Phase V will deliver an additional 128 units of affordable rental housing. To date, the Coliseum Project Area has contributed over \$4M in taxable bonds towards the newly reconfigured park and on-site infrastructure improvements and plans to contribute an additional \$2M towards Phase V as well as reimburse the Oakland Housing Authority via an Owner Participation Agreement approx. \$3.9M for Phase IV infrastructure improvements with Prop IC grant funds.

Fruitvale Transit Village Phase II: The successor agency owns the former BART parking lot where the proposed Phase II development is currently proposed. The fully entitled project calls for a total of 275 units of rental housing along E. 12th Street to be developed in multiple phases around a central residential parking garage.

Coliseum Disposition Strategy Parcels: The successor agency owns a number of key development sites and properties throughout the Coliseum project area. Contingent upon state approval of a disposition strategy, staff plans to resume work with developers and interested parties to further pursue development on a number of successor agency owned properties throughout the project area.

BLIGHT ABATEMENT PROGRAMS

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Graffiti Abatement Programs: The Coliseum Project Area plans to continue supporting limited graffiti abatement services through a youth employment program to help clean up properties and abate graffiti while learning valuable job skills as well as supporting a mural program for highly visible properties prone to graffiti and vandalism.

NEIGHBORHOOD AND COMMERCIAL DISTRICT IMPROVEMENT PROGRAMS

Façade and Tenant Improvement Programs (FIP/TIP): Programs offer limited architectural assistance and matching grants for improvements to commercial property on targeted streets in the Coliseum Redevelopment Area. The Façade Program provides grants for the improvement of building exteriors and the Tenant Improvement Program provides grants for interior spaces. 12 FIP/TIP projects were completed.

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OAK CENTER FY 2011-2012 BLIGHT REPORT

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2009-2014)

The public improvements and neighborhood facilities will improve the quality of life, enhance the areas around completed projects and encourage investment in the remaining unimproved Victorians and other vacant and underutilized property. In FY 2011-2012, Agency staff coordinated meetings of the Oak Center Neighborhood Association in order to gain community input for project selection.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2011-12

Activities to reduce blight with in the Oak Center Project Area in FY 2010-11 include:

- The Oak Center Redevelopment Plan terminated on January 1, 2012. Oak Center reached its tax increment cap in FY 2005-06, and, as a result, the Agency no longer collects tax increment and has slowly closed out activities in Oak Center. Existing fund balances were used to complete projects and pay off debt, including returning an overpayment of tax increment to Alameda County.

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OAK KNOLL FY 2011-2012 BLIGHT REPORT

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

The current Oak Knoll Development Plan is designed to enable implementation of the Final Reuse Plan. The integrated development program will:

- A. Help to eliminate physical blighting conditions;
- B. Upgrade buildings and infrastructure to enhance the health, safety and welfare of the community;
- C. Create a better living and working environment for the community;
- D. Enhance the City's recreational facilities and opportunities, open space, cultural and arts facilities, protection of wildlife habitat;
- E. Increase employment opportunities.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2011-12

Activities to reduce blight within the Oak Knoll Project Area in FY 2011-12 include:

1. The City/Agency worked with Lehman Brothers, SunCal and the Lehman Brother Bankruptcy Trustee to release more than \$6,000,000 specifically for blight abatement and public safety activities within the entire Oak Knoll Redevelopment Area;
2. The Agency continues to perform vegetation management on its property in coordination with the Fire Services Agency.

Note: SunCal Oak Knoll, LLC is still in bankruptcy. Agency staff continues to work as needed with the trustee and his representatives to release funding to mitigate blight and secure the property until it is purchased and the entitlement process is resumed.

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OAKLAND ARMY BASE FY 2011-2012 BLIGHT REPORT

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2010-2015)

The Oakland Army Base Redevelopment Project Area was established in 2000 and includes 1,800 acres in the western portion of Oakland, located along a traditionally industrial waterfront area. The Project Area is divided into three sub-districts: (1) Oakland Army Base Sub-District: the former Oakland Army Base, closed by the Army in 1999 and transferred to the Oakland Redevelopment Agency in August 2006; (2) Maritime Sub-District: land containing the Port of Oakland's existing marine terminal facilities and related infrastructure along the Outer Harbor and Inner Harbor channels, as well as a former Naval Supply Center previously conveyed to the Port of Oakland; and (3) 16th and Wood Sub-District: the underutilized commercial and industrial area where new mixed-use housing is being built along with the renovation of the historic 16th Street Train Station.

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

The Agency will continue to focus on eliminating physical and economic blight conditions through: (1) the construction of public improvements and utilities, and (2) negotiating agreements with private developers for the redevelopment of vacant land on the former military base. The Redevelopment Plan and Five-Year Implementation Plan identify the following activities for each of the sub-districts:

- A. Oakland Army Base Sub-District - Site preparation, including demolition/deconstruction, environmental remediation, and reconfiguration and replacement of utility systems; relocation of tenants; installation and/or upgrade of new roads, traffic signals, and other traffic infrastructure; rail system modifications; and advancement of various economic development projects.
- B. Maritime Sub-District - Construction of an Outer Harbor Intermodal Terminal; new roadways and intersections; roadway and rail improvements; and expansion of maritime facilities.
- C. 16th and Wood Sub-District - Renovation of the historic 16th Street Train Station; meeting historic preservation goals; meeting affordable housing requirements; transportation and related improvements; open space and site improvements.

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BLIGHT ALLEVIATING ACTIVITIES IN FY 2011-12

Activities taken to reduce blight within the Oakland Army Base Redevelopment Project Area in FY 2011-12 include:

A. OAKLAND ARMY BASE SUB-DISTRICT

1. Lease Disposition and Development Agreement (LDDA): The Agency completed negotiation of an LDDA with the master developer for the development of (a) a modern trade and logistics center, coordinated with the Port of Oakland's planned improvements in the Maritime Sub-District; (b) a bulk cargo marine terminal facility served by new rail lines; (c) Class A office; and (d) project-serving retail. The proposed development is expected to maximize the job generating capacity of the former military base, and lead to quality jobs in key industries such as trade and logistics and green technology.
2. Master Planning: The Agency, in coordination with the Port, completed the master planning for the entire Army Base. As part of the process, the Agency also completed the environmental review required under the California Environmental Quality Act (CEQA) for the project. The master plan, which will guide the development of the site throughout the future, outlines two types of development. The first encompasses infrastructure improvements, which consist of earthwork and soil stabilization, grading and drainage, replacement of utilities, roadway and wharf improvements, and rail access improvements, estimated to cost approximately \$535,000,000. Following these improvements will be "vertical" or private investments in site development and new buildings for specific users. Much of the private investment will count toward the local match required for funding from the State of California's Trade Corridor Improvement Fund (TCIF) program. To leverage Agency funds for public improvements, the Agency entered into an amended grant agreement with the Port and the California Trade Commission to allocate most of the TCIF award to site preparation and backbone infrastructure for Agency land. The Agency and Port negotiated and entered into an Amended and Restated Cost Sharing Agreement to define each agency's respective roles and responsibilities regarding the use of TCIF funds.
3. Site Preparation in Central Gateway Area: The Agency is developing a materials handling program in concert with the master developer to handle fill material to be used for soil surcharging and grading. The Agency completed a competitive bid process and awarded a contract to demolish three vacant, dilapidated non-historic buildings in the Central Gateway Area, and proceed with environmental testing and remediation of the building sites.
4. Maritime/Industrial Development: After the master planning process defined the 15-acre area, comprised of 7 acres of land in the North Gateway and under freeway and 8 acres in the Central Gateway, to be used for ancillary maritime services, the Agency began negotiating an LDDA for the development of a maritime-related truck depot. Services will include truck parking, trailer storage, weighing, administrative offices, maintenance, and fuel and food sales.

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5. North Gateway Area Development: The Agency entered into an Exclusive Negotiating Agreement with two West Oakland recycling firms proposing to relocate their operations out of West Oakland to the North Gateway Area of the Oakland Army Base Sub-District. The relocation would enable the recyclers to consolidate and modernize their operations and would free up land in West Oakland for new economic development uses that are more compatible with the residential neighborhoods.
- B. MARITIME SUB-DISTRICT
6. Railyard Improvements: The grant agreement for the TCIF program includes renovation and expansion of the former Knight Railyard on the eastern edge of the Port of Oakland's Army Base property. These improvements are part of the overall rationalization and modernization of rail infrastructure in the larger Project Area.
 7. New Roadways and Intersections: Improvements to roadways, intersections and signaling connecting the maritime terminals and the planned Outer Harbor Intermodal Terminal on the Port's Development Area of the former Oakland Army Base are part of the Port's comprehensive plan under the TCIF. In addition, a grade separation at 7th Street is planned to provide more efficient, higher capacity access to the harbor area.
- C. 16TH AND WOOD SUB-DISTRICT
8. Wood Street Zoning District: The Agency worked with four developers to facilitate the development of approximately 1,300 units of housing (including affordable housing) on a 29-acre site. Three projects have been completed — Pacific Cannery Lofts, a 163-unit condominium project, in 2008, Ironhorse at Central Station, a 99-unit affordable housing project, in 2009, and Zephyr Gate, a 130-unit condominium project, in early 2011. The fourth developer has completed soil remediation of its parcel and plans to begin construction in 2014.
 9. 16th Street Train Station: The Agency authorized a \$400,000 predevelopment loan to RAILS, the entity overseeing the redevelopment of the historic 16th Street Train Station. RAILS used the loan to study options for renovating the Train Station. The study, completed in 2009, included initial studies of the site conditions and a financial feasibility analysis of uses such as an event center, classrooms, offices, catering facility, café, and museum for the Train Station and attached properties. RAILS has brought the Agency a proposal for developing and operating the Train Station, and has started fundraising for preliminary stabilization of the structure and security work at the site. Renovation of the Train Station will be a catalyst to stimulate further economic development in a blighted area.

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WEST OAKLAND FY 2011-2012 BLIGHT REPORT

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2008-2013)

The West Oakland Redevelopment Plan proposed to reduce and/or eliminate the blighting conditions found in the Project Area by focusing on 25 key goals and objectives, including:

1. Improve the quality of housing by assisting new construction, rehabilitation, and conservation of living units in the Project Area.
2. Maintain and improve the condition of the existing very low, low, and moderate income housing in the Project Area.
3. Increase opportunities for homeownership in the Project Area.
4. Develop renter stabilization strategies that encourage and assist renters to remain in the Project Area.
5. Mitigate and reduce conflicts between residential and industrial uses in the Project Area.
6. Provide streetscape improvements, utility undergrounding, open space, and community facilities to enhance neighborhood quality and foster economic and neighborhood vitality.
7. Support recreation, education, healthcare and programs for all members of the Project Area community, especially youth, seniors and disabled persons.
8. Improve public safety for people living and working in the Project Area.
9. Restore blighted properties in the Project Area.
10. Assist neighborhood commercial revitalization, and attract more uses that serve the local community including neighborhood- serving retail.
11. Retain existing businesses and attract new businesses to Project Area locations designated for business activity; promote economic development of environmentally sound, light industrial and commercial uses.
12. Increase employment opportunities for Project Area residents.
13. Facilitate economic development by improving and rehabilitating substandard buildings and targeting infill on vacant lots on commercial corridors in the Project Area.
14. Minimize/eliminate environmental hazards within the Project Area.

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15. Improve infrastructure, transportation, and public facilities throughout the Project Area.
16. Incorporate ongoing community participation in the redevelopment process so residents of all income and wealth levels, geographic areas, language groups, and ages have opportunities to learn about and participate in the redevelopment decision-making process.
17. Promote equitable development that benefits the residents of the Project Area and minimizes the displacement of current residents and businesses.
18. Maintain the mixed-use character of the Project Area in a manner equally beneficial to both businesses and residents.
19. Preserve and enhance existing residential neighborhoods and core industrial and commercial areas.
20. Not encourage or support block-busting development, developments that demolish historically significant structures that can be rehabilitated, or developments that destroy the positive functioning character of existing areas.
21. Support and recognize the benefit of new residents and incomes that can be encouraged through market-rate development and done without displacing existing residents or businesses or destroying the existing cultural assets of the Project Area.
22. Encourage and assist the rehabilitation of historically significant properties to avoid demolition or replacement.
23. Relocate displaced residents or businesses, whenever possible and feasible and with their consent, within the Project Area.
24. Not concentrate any very low income housing as stand-alone high density projects, but rather as infill projects, scattered site, and/or in mixed-income projects.
25. Improve street configuration on main arterials and their relationship to the surrounding neighborhoods; do urban design for street improvements such as center dividers, bulb-outs, tree planting, and landscape improvements.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2011-12

Activities to reduce blight within the West Oakland Project Area in FY 2011-12 include staffing the WOPAC and its standing subcommittee, which advises the Agency Board on projects and programs for implementation. The WOPAC also monitors new development in the Project Area and sponsors outreach activities which include an annual picnic and newsletter.

Specific blight-alleviating projects and programs include:

1. West Oakland Specific Plan: WOPAC approved funding of \$310,000 for the West Oakland Specific Plan. In addition, the Army Base Redevelopment Area contributed

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\$90,000 and staff applied for and was awarded a federal grant (TIGER II from HUD and DOT) in the amount of \$400,000. Staff issued a Request for Proposals (RFP) in April 2011 and selected a consultant team (JRDV International) to prepare the Plan. The West Oakland Specific Plan will provide a blueprint for public and private investment in the West Oakland Redevelopment Area. Particular attention will be given to identified opportunity sites. In 2011-12, the consultant team worked closely with City staff and community members to develop a draft of the Specific Plan. The team will continue to work toward finalizing the Specific Plan and associated EIR in 2012-13. City Council adoption of the Plan is expected in 2013.

2. Peralta and MLK Streetscape Project: WOPAC approved funding of \$600,000 for the development of Peralta and MLK streetscape plans. Staff issued an RFP and a team headed by Gates and Associates was selected in August of 2010. The Master Plan was completed in spring 2012. Construction documents for selected street segments are underway and expected to be complete in late 2012.
3. 7th Street Streetscape Project: Since 2000 the area around the West Oakland BART Station has been designated with the zoning "S-15 Transit-Oriented Development". The City has also developed a streetscape plan for 7th Street using an \$185,000 Environmental Justice grant from Caltrans. The streetscape project will restore the traditional role of 7th Street as a local commercial and cultural center for the West Oakland community, as well as strengthen its historical identity as a transportation hub through pedestrian, bicycle and transit improvements around the West Oakland BART Station Street commercial historic district.

The 7th Street Streetscape Improvement Project goals are as follows:

- Bring an overall improvement to the vehicular and non-motorized circulation, and enhance streetscapes within the Project Area.
- Provide safe pedestrian, bicycle and vehicular access and amenities while connecting neighborhoods to the main BART entry and the 7th Street commercial corridor.
- Enhance the appearance of 7th Street and the area around West Oakland BART Station and provide incentives for residents of Oakland to access the West Oakland BART station by foot, bicycle and local transit.
- Promote economic revitalization to encourage additional residential development.
- Celebrate the history of blues and jazz in Oakland.

Improvements include lane reconfiguration, traffic signal modifications, paving, sidewalk and curb and gutter work, street furniture and street lighting, construction of a gateway structure and pedestrian mall canopy, landscaping, public art, construction of new ADA ramps and pedestrian crossings.

The Project was designed and will be constructed in two phases. Phase I is the section of 7th Street between Union Street and Peralta Street. The design has been completed. Construction began in 2009 and completion is expected in 2013. Phase II is the

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section on 7th Street between Peralta and West Street. Conceptual design has been completed. In 2011-12, consultants began working on initial transportation study and traffic analysis. Construction documents are expected to be complete in 2013.

4. Façade and Tenant Improvement Programs: The Redevelopment Agency established a Façade Improvement Program and a Tenant Improvement Program in the project area for property owners and businesses in 2005. These two Programs offer matching grants, of up to \$30,000 or \$45,000 respectively, depending on the size of the commercial space. Both programs also offer free architectural assistance of up to \$5,000. Through FY 2012, the WOPAC has voted to fund the Programs with \$1,353,000 in Redevelopment funds. (= Supplemental CDBG funding is also available for these programs). 22 Façade Improvement projects and 15 Tenant Improvement projects have been completed, which include the Mandela Foods Cooperative, PS Print, and People Community Partnership Federal Credit Union. In FY 2011-12, 3 façade and 5 tenant improvement projects were completed. Another 3 facades and another 3 tenant improvements are expected to be completed in 2012-2013.
5. NPI Neighborhood Project Initiative Program: The Redevelopment Agency adopted a Neighborhood Project Initiative program in the West Oakland in 2008. The program offers capital grants of up to \$75,000 for small-scale neighborhood improvement projects within the project area. Staff worked closely with the WOPAC to develop program guidelines, outreach for a “Call for Projects” and select projects. Through FY 2012, the program has funded 23 projects within the project area over 3 rounds of grant awards. Through FY 2011-12, a total of 16 projects have been completed. They include: landscaping/greening projects at locations throughout the Project Area, including: 27th Street median, Collin’s Plaza, 40th Street median, West MacArthur Median and spots throughout Longfellow neighborhood; security improvements: security cameras at 3 locations and speed bumps and exterior lights at Mead and Athens; facility and façade improvements to: Boys and Girls Club, City Slicker Farms The Crucible, and the 3421 Hollis Street building; and a mural at the 580 freeway overpass on San Pablo Ave.
6. West Oakland Housing Programs: WOPAC approved the funding of housing programs from West Oakland low/mod housing funds: the Vacant Housing Acquisition/Rehab/New Construction Program; Owner Rehab Program; and Owner Rehab program. In addition WOPAC allocated \$250,000 of non-low/mod funds for the development of an automatic gas shut-off valve program. Staff worked with WOPAC to develop program parameters and a brochure. Staff prepared report for Agency approval. The Program began implementation in FY 2010-11 and continued in 2011-12; however, with the elimination of Redevelopment also came the elimination of funding for these programs, which are now stalled.

In FY 2011-12, the rehabilitation of 137 units of existing affordable housing in four different properties funded with City/Agency loans was completed. In addition, the extensive rehabilitation of 137 units at the California Hotel began. Also in FYI 2011-

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12 a total of four first time homebuyer loans were funded in the West Oakland Project Area in before the dissolution of Redevelopment earlier in February 2012.

7. West Oakland Teen Center: The rehabilitation design of the existing building was completed with \$500,000 of Redevelopment funding. Staff applied for a \$5 million State grant for construction. In FY 2010-11, 95% construction drawings were completed and WOPAC approved an additional \$1,098,000 to close construction gap funding. Construction began in FY 2011-12 and is expected to be complete by fall 2013.

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STANFORD ADELINE FY 2011-2012 BLIGHT REPORT

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2009-2014)

The primary indicators of blight in the Stanford/Adeline area when the Redevelopment Plan was adopted were incompatible uses and inefficient street layout. During the late 1970's, the incompatible industrial and commercial areas were removed and replaced with open space. In addition, the confusing interchange of Stanford and Adeline Streets was realigned to make the neighborhood quieter and safer. The Stanford/Adeline Project was completed in 1987.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2011-12

Activities to reduce blight with in the Stanford/Adeline Project Area in FY 2011-12 include:

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

OWLAND REDEVELOPMENT AGENCY
 LISTING OF NOTES AND LOANS RECEIVABLE BY FUND
 AS OF January 31, 2012

FUND	CUSTOMER NAME	Project No.	GL Acct No.	Inv. No.	Due Date	Ending Balance	June 30, 2011		July 1, 2011 - January 31, 2012		January 31, 2012		Net
							Advance for	Doublet Acct	NAI	New Loans	Payments	Transferred to the City	
9300	Romero, Maria	L264810	12312	ORA1173		23,000.00							23,000.00
9300	Ruby Linares	L264810	12312	ORA1038		21,100.00							21,100.00
9300	Benny Williams	L264810	12312	ORA1294		17,300.00							17,300.00
9300	Ozys, Lonzo	L264810	12312	ORA1115		54,382.00							54,382.00
9300	Sherry Berneil	L264810	12312	ORA0712A	08-Jul-12	74,813.00							74,813.00
9300	Steve Rodriguez	L264810	12312	ORA0712	06-Sep-17	35,872.00							35,872.00
9300	Tham Christian	L264810	12312	ORA0714	17-Jul-17	38,970.00							38,970.00
9300	Yue Lei	L264810	12312	ORA0715	05-Nov-17	74,450.00							74,450.00
9300	Stacy Rodgers-Jones	L264810	12312	ORA1121		10,296.00							10,296.00
9300	Blair Economic Dev Corp	L327810	12312	ORA0076A	31-Mar-18	74,800.00							74,800.00
9300	Canon, Inc.	R500180	12311	312		723,556.00							723,556.00
9300	Chetivul United Court	P2093330	12312	ORA0401	01-Feb-57	408,885.28							408,885.28
9300	Orland Garden Housing LP-Carroll Garden Housing	P2093330	12312	ORA0408	01-Nov-59	322,300.00							322,300.00
9300	Blidge Oakland Mutual Housing (Centerville Al Alton)	P172220	12312	ORA0305	07-Dec-29	600,000.00							600,000.00
9300	Bradcom Housing LP	P208020	12312	ORA0305-NHT	07-Dec-29	13,056.81							13,056.81
9300	Bradcom Housing LP	P208020	12312	ORA0305-NHT	08-Mar-31	100,000.00							100,000.00
9300	Bradcom Housing LP	P208020	12312	ORA0309-NHT	13-Mar-58	229,800.00							229,800.00
9300	Bradcom Housing LP	P208020	12312	ORA0309-NHT	13-Apr-58	61,373.80							61,373.80
9300	Bradcom Housing LP	P208020	12312	ORA0309-NHT	27-Dec-59	99,989.00							99,989.00
9300	Bradcom Housing LP	P208020	12312	ORA0309-NHT	Z7-Dec-59	18,740.43							18,740.43
9300	Dresser Manor LLC	L405210	12312	ORA1106		640,000.00							640,000.00
9300	Dresser Manor LLC	L405210	12312	ORA1106-NHT		774,498.86							774,498.86
9300	Dresser Manor LLC	L405210	12312	ORA1106-NHT		140,337.48							140,337.48
9300	Dresser Manor LLC	L405210	12312	ORA1124		1,130,000.00							1,130,000.00
9300	Dresser Manor LLC	L405210	12312	ORA0604	07-Nov-55	182,428.59							182,428.59
9300	Dresser Manor LLC	L405210	12312	ORA0604-NHT	31-Mar-55	2,142,000.00							2,142,000.00
9300	Dresser Manor LLC	L405210	12312	ORA0604-NHT	31-Mar-55	1,484,180.50							1,484,180.50
9300	Dresser Manor LLC	L405210	12312	ORA0604-NHT	31-Mar-55	46,701.22							46,701.22
9300	Dresser Manor LLC	L405210	12312	ORA1014-NHT		1,281,015.00							1,281,015.00
9300	Dresser Manor LLC	L405210	12312	ORA0817-NHT		3,156.56							3,156.56
9300	Dresser Manor LLC	L405210	12312	ORA1114		171,500.00							171,500.00
9300	Dresser Manor LLC	L405210	12312	ORA1114-NHT		237,540.00							237,540.00
9300	Dresser Manor LLC	L405210	12312	ORA1108-NHT		1,099,974.00							1,099,974.00
9300	Dresser Manor LLC	L405210	12312	ORA0407	01-Oct-57	1,451,780.00							1,451,780.00
9300	Dresser Manor LLC	L405210	12312	ORA0407-NHT	01-Apr-59	3,124.42							3,124.42
9300	Dresser Manor LLC	L405210	12312	ORA0409	01-Apr-59	828,560.00							828,560.00
9300	Dresser Manor LLC	L405210	12312	ORA0409-NHT	01-Mar-58	3,029,514.52							3,029,514.52
9300	Dresser Manor LLC	L405210	12312	ORA0409-NHT	15-Aug-58	716,418.45							716,418.45
9300	Dresser Manor LLC	L405210	12312	ORA0409-NHT	01-Feb-58	2,500,000.00							2,500,000.00
9300	Dresser Manor LLC	L405210	12312	ORA0409-NHT	01-Feb-58	1,166,898.52							1,166,898.52
9300	Dresser Manor LLC	L405210	12312	ORA0409-NHT	20-Dec-58	4,000,713.78							4,000,713.78
9300	Dresser Manor LLC	L405210	12312	ORA0409-NHT	30-Jun-54	445,181.28							445,181.28
9300	Dresser Manor LLC	L405210	12312	ORA0409-NHT	18-Oct-58	1,046,000.00							1,046,000.00
9300	Dresser Manor LLC	L405210	12312	ORA0409-NHT	18-Jun-15	50,000.39							50,000.39
9300	Dresser Manor LLC	L405210	12312	ORA0409-NHT	02-Jan-28	10,000.00							10,000.00
9300	Dresser Manor LLC	L405210	12312	ORA0302		148,005.00							148,005.00
9300	Dresser Manor LLC	L405210	12312	ORA1107		50,000.00							50,000.00
9300	Dresser Manor LLC	L405210	12312	ORA1014		170,000.00							170,000.00
9300	Dresser Manor LLC	L405210	12312	ORA0201	11-Feb-52	382,375.00							382,375.00
9300	Dresser Manor LLC	L405210	12312	ORA0402	04-Dec-52	4,350,000.00							4,350,000.00
9300	Dresser Manor LLC	L405210	12312	ORA0402	04-Dec-55	211,743.82							211,743.82
9300	Dresser Manor LLC	L405210	12312	ORA0402-NHT		741,110.00							741,110.00
9300	Dresser Manor LLC	L405210	12312	ORA1110		73,180.94							73,180.94
9300	Dresser Manor LLC	L405210	12312	ORA0209	28-Mar-55	897,944.05							897,944.05
9300	Dresser Manor LLC	L405210	12312	ORA0209-NHT	28-Mar-55	149,518.52							149,518.52
9300	Dresser Manor LLC	L405210	12312	ORA0209-NHT	28-Mar-55	717,386.20							717,386.20
9300	Dresser Manor LLC	L405210	12312	ORA1103		790,864.61							790,864.61
9300	Dresser Manor LLC	L405210	12312	ORA1103-NHT		445,300.00							445,300.00
9300	Dresser Manor LLC	L405210	12312	ORA1105	25-Dec-57	78,818.01							78,818.01
9300	Dresser Manor LLC	L405210	12312	ORA1105-NHT	25-Dec-57	425,575.72							425,575.72
9300	Dresser Manor LLC	L405210	12312	ORA1107		74,524.28							74,524.28
9300	Dresser Manor LLC	L405210	12312	ORA1107-NHT		3,487,577.00							3,487,577.00
9300	Dresser Manor LLC	L405210	12312	ORA0806		3,550,876.60							3,550,876.60
9300	Dresser Manor LLC	L405210	12312	ORA1200		1,187,434.48							1,187,434.48
9300	Dresser Manor LLC	L405210	12312	ORA1200-NHT		459,575.95							459,575.95
9300	Dresser Manor LLC	L405210	12312	ORA1200-NHT		3,284,431.00							3,284,431.00
9300	Dresser Manor LLC	L405210	12312	ORA1111	3,754,610.77								3,754,610.77
9300	Dresser Manor LLC	L405210	12312	ORA1108	7,469.00								7,469.00
9300	Dresser Manor LLC	L405210	12312	ORA1107	(7,182.60)								(7,182.60)
9300	Dresser Manor LLC	L405210	12312	ORA1200	31,337.21								31,337.21
9300	Dresser Manor LLC	L405210	12312	ORA1200-NHT		33,550,876.60							33,550,876.60
9300	Dresser Manor LLC	L405210	12312	ORA1200-NHT		2,880,477.00							2,880,477.00
9300	Dresser Manor LLC	L405210	12312	ORA1200-NHT		5,394,266.00							5,394,266.00
9300	Dresser Manor LLC	L405210	12312	ORA1200-NHT		(170,000.00)							(170,000.00)
9300	Dresser Manor LLC	L405210	12312	ORA1200-NHT		5,394,536.00							5,394,536.00
9300	Dresser Manor LLC	L405210	12312	ORA1200-NHT		814,291.00							814,291.00
9300	Dresser Manor LLC	L405210	12312	ORA1200-NHT		1,418,743.48							1,418,743.48
9300	Dresser Manor LLC	L405210	12312	ORA1200-NHT		2,510,000.00							2,510,000.00
9300	Dresser Manor LLC	L405210	12312	ORA1200-NHT		385,410.68							385,410.68
9300	Dresser Manor LLC	L405210	12312	ORA1200-NHT		50,000.00							50,000.00
9300	Dresser Manor LLC	L405210	12312	ORA1200-NHT		250,000.00							250,000.00
9300	Dresser Manor LLC	L405210	12312	ORA1200-NHT		220,752.37							220,752.37
9300	Dresser Manor LLC	L405210	12312	ORA1200-NHT		600,000.00							600,000.00
9300	Dresser Manor LLC	L405210	12312	ORA1200-NHT		431,099.87							431,099.87

OAKLAND REDEVELOPMENT AGENCY
LISTING OF NOTES AND LOANS RECEIVABLE BY FUND
As of January 31, 2012

FUND#	CUSTOMER NAME	Project No.	GL Acct No.	Inv. No.	Due Date	June 30, 2011			July 1, 2011 - January 31, 2013				January 31, 2012				
						Ending Balance	Allowance for Doubtful Accts	Net	New Loans	Payments	Transferred to the City	Adjustments/ Interest	Reserved Loan Amounts	Ending Balance	Allowance for Doubtful Accts	Net	
3540	Catholic Charities/ Drake Apartments		12312	M3012807								1,470,000.00			1,470,000.00		
9580	Christian Church Homes/ Las Boucansville		12312	M2012005								802,989.10			802,989.10		
9580	Christian Church Homes/ Las Boucansville		12316	M2012008-INT								670,600.10			670,600.10		
9580	Dignity Housing West Associates		12312	M2012008								608,989.84			608,989.84		
9580	Dignity Housing West Associates		12316	M2012008-INT								937,730.23			937,730.23		
9580	Dignity Housing West II Associates		12312	M2012010								950,000.00			950,000.00		
9580	Dignity Housing West II Associates		12316	M2012010-INT								1,040,772.84			1,040,772.84		
9580	East Bay Habitat for Humanity Inc.		12312	M2012011								505,657.33			505,657.33		
9580	East Bay Habitat for Humanity Inc. / Phase II		12312	M2012013								468,000.00			468,000.00		
9580	EBALOC/ East 14th Street		12312	M2012013								1,517,000.00			1,517,000.00		
9580	EBALOC/ East 14th Street		12316	M3013013-INT								1,854,513.44			1,854,513.44		
9580	EBALOC/ Fias House		12312	M2012014								220,080.61			220,080.61		
9580	EBALOC/ Fias House		12316	M2012014-INT								183,578.52			183,578.52		
9580	EBALOC/ end Jubilee West/ Goswood Associates		12312	M2012015								287,577.42			287,577.42		
9580	EBALOC/ end Jubilee West/ Goswood Associates		12316	M2012015-INT								260,083.91			260,083.91		
9580	EBALOC/ Madison Park Apartments		12312	M2012018								2,370,000.00			2,370,000.00		
9580	EBALOC/ Madison Park Apartments		12316	M2012018-INT								2,345,533.36			2,345,533.36		
9580	EBALOC/ Madrone Hotel Associates		12312	M2012017								380,000.00			380,000.00		
9580	EBALOC/ Madrone Hotel Associates		12316	M2012017-INT								532,361.72			532,361.72		
9580	EBALOC/ Maw Associates		12312	M2012018								2,500,000.00			2,500,000.00		
9580	EBALOC/ Maw Associates		12316	M2012018-INT								1,754,117.40			1,754,117.40		
9580	EBALOC/ Maw Associates		12312	M2012019								1,250,000.00			1,250,000.00		
9580	EBALOC/ Maw Associates		12316	M2012019-INT								670,558.08			670,558.08		
9580	EBALOC/ San Pablo Hotel		12312	M2012020								1,688,315.72			1,688,315.72		
9580	EBALOC/ San Pablo Hotel		12316	M3012020-INT								1,882,086.86			1,882,086.86		
9580	Evergreen Annex		12312	M3012021								558,989.81			558,989.81		
9580	Evergreen Annex		12316	M2012021-INT								558,989.81			558,989.81		
9580	Evergreen Terrace Housing/ J.L. Richards Plaza		12312	M2012023								601,355.53			601,355.53		
9580	Evergreen Terrace Housing/ J.L. Richards Plaza		12316	M2012022-INT								649,449.72			649,449.72		
9580	Evergreen Terrace		12312	M2012023								150,000.00			150,000.00		
9580	Evergreen Terrace		12316	M2012024								841,123.80			841,123.80		
9580	Garmin-California Association/ Providence House		12312	M2012024-INT								484,899.35			484,899.35		
9580	Goswood Housing/ Marcus Garvey Commons		12312	M2012025								119,408.78			119,408.78		
9580	Goswood Housing/ Marcus Garvey Commons		12316	M2013035-INT								88,968.04			88,968.04		
9580	Hope Housing Development/ Del Rey Motel		12312	M2012026								774,385.23			774,385.23		
9580	Hope Housing Development/ Del Rey Motel		12316	M2012026-INT								836,681.62			836,681.62		
9580	House of Dignity/Aztec Hotel		12312	M2012027								754,701.70			754,701.70		
9580	House of Dignity/Aztec Hotel		12316	M2012027-INT								876,783.93			876,783.93		
9580	Drachma Inc./ Jubilee West Inc./ Scattered Sites		12312	M2012025								1,310,309.54			1,310,309.54		
9580	Drachma Inc./ Jubilee West Inc./ Scattered Sites		12316	M2012025-INT								1,320,470.51			1,320,470.51		
9580	Mark Twain Senior Community Ctr		12312	M2012028								286,886.11			286,886.11		
9580	Mark Twain Senior Community Ctr		12316	M2012028-INT								251,344.15			251,344.15		
9580	Nueva Vista Associates		12312	M2012030								1,350,000.00			1,350,000.00		
9580	Nueva Vista Associates		12316	M2012030-INT								975,490.82			975,490.82		
9580	Oakland Community Housing Inc./ E. Conaway		12312	M2012031								521,852.00			521,852.00		
9580	Oakland Community Housing Inc./ E. Conaway		12316	M3012031-INT								464,590.46			464,590.46		
9580	Oakland Community Housing/ Football Blvd		12312	M2012032								193,553.34			193,553.34		
9580	Oakland Community Housing/ Football Blvd		12316	M2012032-INT								321,540.04			321,540.04		
9580	Oakland Community Housing/ Kennedy Tract		12312	M2012033								253,133.07			253,133.07		
9580	Oakland Community Housing/ Kennedy Tract		12316	M2012033-INT								181,908.78			181,908.78		
9580	San Antonio Terrace Associates		12312	M2012035								108,124.38			108,124.38		
9580	San Antonio Terrace Associates		12316	M2012036-INT								497,000.00			497,000.00		
9580	San Antonio Terrace Associates		12312	M2012036								550,925.33			550,925.33		
9580	San Antonio Terrace Associates		12316	M2013036-INT								127,841.36			127,841.36		
9580	San Francisco Fortune Properties/ Hotel Hamilton		12312	M2012037								153,033.35			153,033.35		
9580	San Francisco Fortune Properties/ Hotel Hamilton		12316	M2012037-INT								724,000.00			724,000.00		
9580	Seminary Ave Dev Corp/ 1935 Seminary Avenue		12312	M2012038								840,241.58			840,241.58		
9580	Seminary Ave Dev Corp/ 1935 Seminary Avenue		12316	M2012038-INT								1,113,917.54			1,113,917.54		
9580	Swan's Market Place Partnership		12312	M3012039								457,821.13			457,821.13		
9580	Swan's Market Place Partnership		12316	M2012039-INT								600,000.00			600,000.00		
9580	Swan's Market Limited		12312	M2012040								233,102.52			233,102.52		
9580	Swan's Market Limited		12316	M2012040-INT								1,501,928.21			1,501,928.21		
9580	United Together/ Suncrest Motel		12312	M3012041								1,534,239.81			1,534,239.81		
9580	United Together/ Suncrest Motel		12316	M2012041-INT								627,000.88			627,000.88		
9580	Vernon Street Housing Inc./ 268 Vernon Street		12312	M2012043								661,802.78			661,802.78		
9580	Vernon Street Housing Inc./ 268 Vernon Street		12316	M3013042-INT								447,042.00			447,042.00		
9580	Baypointe Village Loans		12312	M2012043-INT								81,000.00			81,000.00		
9580	Leola Terrace Homeownership		12312	2012044								177,228.00			177,228.00		
9580	San Pablo Gateway		12312	2012045								37,250.00			37,250.00		
9580	Victoria Project		12312	2012030								86,651,826.84			86,651,826.84		
	Subtotal											(33,720,376.90)			54,930,850.24		
												12,825,201.11			(611.00)		
												42,803,866.50			33,720,876.80		
												144,193,843.00			(37,913,416.94)		
												106,380,526.06					
2000K HOUSING BONDS																	
9583	10211 Byron	P151921	12312	ORA0202	05-Dec-04	358,550.00		358,550.00							388,550.00	(388,550.00)	
9583	10211 Byron	P151931	12316	ORA0202-INT	05-Dec-04	210,398.86		210,398.86				13,411.16			223,809.82	(223,809.82)	
9583	Com. Dev. Corp. of Oakland - 1574-1780 7th Street	P151922	12312	ORA0312	28-Jun-06	115,776.98		115,776.98							118,776.98	(118,776.98)	
9583	Com. Dev. Corp. of Oakland - 1574-1780 7th Street	P151922	12316	ORM 312-INT	28-Jun-06	36,853.73		36,853.73				2,786.58			39,637.31	(39,637.31)	
9583	160 14th Street Acquisition	P151980	12312	ORA0210	11-Sep-04	1,489,000.00		1,489,000.00							1,489,000.00		1,489,000.00
9583	160 14th Street Acquisition	P151980	12316	ORA0210-INT	11-Sep-04	355,774.57		355,774.57				515,419.99			871,194.46	(871,194.46)	
9583	1672 - 7th Street Acquisition	P151970	12312	ORA0207	15-Feb-04	166,927.86		166,927.86							166,927.86	(166,927.86)	

OKLAHOMA REDEVELOPMENT AGENCY
 AS OF JANUARY 31, 2012

FUNDS	CUSTOMER NAME	PROJECT NO.	GL ACCT	PROJECT NO.	INC. NO.	DUE DATE	ENDING BALANCE	DROUGHT ACCTS	NET	NEW LOANS	PAYMENTS	CITY	TRANSFERRED TO THE	ADJUSTMENTS	RESERVED LOAN	ENDING BALANCE	ADVANCEMENTS FOR DROUGHT	
																	ACTS	NET
9583	Albermar Senior Housing	P151791	12312	ORA0607	28-Oct-55	1,775,560.70		1,775,560.70										
9583	Albermar Senior Housing	P151791	12312	ORA0607-INT	28-Oct-55	294,209.86		294,209.86						31,378.34				
9583	Chavez Housing Partners	P151850	12312	ORA0103	17-Jul-04	660,000.00		660,000.00						19,904.87				
9583	Community Assets Inc. - Okfuska Townhomes	P151781	12312	ORA0717	20-Oct-56	875,352.44		875,352.44		7,000.00								
9583	Community Assets Inc. - Okfuska Townhomes	P151781	12312	ORA0717-INT	20-Oct-56	125,047.79		125,047.79										
9583	Community Assets Inc.	P151781	12312	ORA0903	01-Jul-56	6,804.40		6,804.40										
9583	Casa de las Flores (Casa Velasco Associates)	P151751	12312	ORA0406	01-Jul-56	808,000.00		808,000.00										
9583	Casa de las Flores (Casa Velasco Associates)	P151751	12312	ORA0406-INT	01-Jul-56	213,463.90		213,463.90										
9583	Chestnut Homeownership Project (Chestnut Linden Assoc)	P151770	12312	ORA0316	08-Sep-06	1,709,724.54		1,709,724.54										
9583	Chestnut Homeownership Project (Chestnut Linden Assoc)	P151770	12312	ORA0316-INT	08-Sep-06	440,533.51		440,533.51										
9583	Colson Gardens Phase I	P151721	12312	ORA0511	24-Nov-59	5,800,000.00		5,800,000.00										
9583	Com. Dev. Corp of Oak-MLK MacArthur BART	P151840	12312	ORA0102	18-Mar-04	44,142.48		44,142.48										
9583	East Bay Habitat Humanty-10600 Edes Ave	P151851	12312	ORA0259	05-Aug-05	375,000.00		375,000.00										
9583	East Bay Habitat Humanty-10600 Edes Ave	P151851	12312	ORA0259-INT	05-Aug-05	84,765.51		84,765.51										
9583	Resources for Community Development (Eastmont Court -	P151741	12312	ORA0405	06-Sep-56	1,066,000.00		1,066,000.00										
9583	Resources for Community Development (Eastmont Court -	P151741	12312	ORA0405-INT	06-Sep-56	257,714.97		257,714.97										
9583	Flukae Avenue Home	P151780	12312	ORA0408	05-Sep-59	2,812,000.00		2,812,000.00										
9583	Flukae Avenue Home	P151780	12312	ORA0408-INT	05-Sep-59	72,000.00		72,000.00										
9583	Linnick Court	P151722	12312	ORA0510	01-Aug-59	1,171,440.00		1,171,440.00										
9583	North Oakland Senior Homes	P151721	12312	ORA0211	01-Jan-32	332,163.78		332,163.78										
9583	North Oakland Senior Homes	P151721	12312	ORA0211-INT	01-Jan-32	2,557,750.00		2,557,750.00										
9583	Resources for Community Development (Northgate Acct)	P151831	12312	ORA0203	16-Jan-05	346,228.00		346,228.00										
9583	Resources for Community Development (Northgate Acct)	P151831	12312	ORA0203-INT	16-Jan-05	98,100.72		98,100.72										
9583	Oak Street Terrace 95	P151761	12312	ORA0407	18-Jun-05	237,466.83		237,466.83										
9583	Oak Street Terrace 95	P151761	12312	ORA0407-INT	18-Jun-05	194,933.73		194,933.73										
9583	Oakland Court Housing, Inc. 1866 7th St. Acq.	P151891	12312	ORA0314	28-Feb-06	51,823.56		51,823.56										
9583	Oakland Part Limited Partnership-West Oakland Neighborh	P151750	12312	ORA0105	17-Oct-30	1,648,605.80		1,648,605.80										
9583	Oakland Part Limited Partnership-West Oakland Neighborh	P151750	12312	ORA0105-INT	17-Oct-30	444,720.80		444,720.80										
9583	OCH & Washwood EDC - Faith Hope - 7th St.	P15190	12312	ORA0111	15-Feb-04	409,953.32		409,953.32										
9583	OCH & Washwood EDC - Faith Hope - 7th St.	P15190	12312	ORA0111-INT	15-Feb-04	289,953.32		289,953.32										
9583	East Bay Habitat for Humanity- Palm Court Homeowners	P151780	12312	ORA0409	08-Oct-07	855,400.00		855,400.00										
9583	Resources for Community Development (Eastmont Court -	P151780	12312	ORA0107	17-Oct-30	361,000.00		361,000.00										
9583	Resources for Community Development (Eastmont Court -	P151780	12312	ORA0107-INT	17-Oct-30	171,131.07		171,131.07										
9583	Resources for Community Development (Eastmont Court -	P151740	12312	ORA0106	13-Nov-11	1,452,578.95		1,452,578.95										
9583	Resources for Community Development (Eastmont Court -	P151740	12312	ORA0106-INT	13-Nov-11	397,455.87		397,455.87										
9583	2220 10TH Ave Associates - Sentinal Rehab	P151760	12312	ORA0213	28-Aug-31	670,923.00		670,923.00										
9583	2220 10TH Ave Associates - Sentinal Rehab	P151760	12312	ORA0213-INT	28-Aug-31	58,526.21		58,526.21		726.163								
9583	St. Joseph's Family Associates	L256410	12312	ORA120A	28-Jul-55	1,000,000.00		1,000,000.00										
9583	St. Joseph's Family Associates	L256410	12312	ORA0608	28-Jul-55	159,367.72		159,367.72										
9583	St. Joseph's Family Associates	L256410	12312	ORA0608-INT	28-Jul-55	6,156,439.14		6,156,439.14										
9584	1301 Street Associates	L290420	12312	ORA0718	09-Nov-56	772,432.86		772,432.86										
9584	14TH Street Associates	L290464	12312	ORA0718-INT	09-Nov-56	32,890.87		32,890.87										
9584	2330 Associates	L290454	12312	ORA0813	15-Oct-57	1,020,660.35		1,020,660.35										
9584	2330 Associates	L290454	12312	ORA0813-INT	15-Oct-57	93,509.97		93,509.97										
9584	2719 Forth L.P.	L290472	12312	ORA0720	28-Jun-57	3,863,394.00		3,863,394.00										
9584	720 E. 11th L.P.	L290482	12312	ORA1118A	03-Aug-57	661,040.00		661,040.00										
9584	720 E. 11th L.P.	L290482	12312	ORA1118A-INT	03-Aug-57	3,152,464.00		3,152,464.00										
9584	Canon Associates/Catalonia Hegl	L290462	12312	ORA0811	03-Aug-57	125,000.00		125,000.00										
9584	Canon Associates/Catalonia Hegl	L290462	12312	ORA0811-INT	03-Aug-57	125,000.00		125,000.00										
9584	BlownWood St Loan	L290480	12312	ORA1025	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1003	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1017	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1012	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1011	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1012	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1012	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1012	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1012	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1012	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1012	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1012	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1012	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1012	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1012	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1012	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1012	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1012	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1012	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1012	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1012	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1012	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1012	12312	125,000.00		125,000.00										
9584	BlownWood St Loan	L290481	12312	ORA1012	12312	125,000.00		125,000.00										

OAKLAND REDEVELOPMENT AGENCY
LISTING OF NOTES AND LOANS RECEIVABLE BY FUND
As of January 31, 2012

FUND#	CUSTOMER NAME	Project No.	GL Acct No.	Inv. No.	Due Date	June 30, 2011			July 1, 2011 - January 31, 2012				January 31, 2012					
						Ending Balance	Doubtful Accts	Net	New Loans	Payments	Transferred to the		Reserved Loan Amounts	Ending Balance	Allowance for Doubtful			
											City	Interest			Accts	Net		
9504	Tondeau / Wood St Loan	L290491	12312	ORA1026		124,956.16		124,956.16										
9504	Wood Street Loan Program																	
9504	Donny Housing West	L290469	12313	ORA0918	30-Apr-56	21,971.00		21,971.00										
9504	Donny Housing West	L290469	12316	ORA0918-INT	30-Apr-56	2,078.04		2,078.04										
9504	East Bay Habitat for Humanity	L390493	13312	ORA0921		676,000.00		676,000.00	113,000.00									
9504	East Bay Habitat for Humanity-Tessa Homes	L290450	12312	ORA1010		1,657,993.14		1,657,993.14										
9504	PHP Housing Associates LP	L290463	12312	ORA0812	12-Oct-57	61,393.22		61,393.22										
9504	PHP Housing Associates LP	L390493	13316	ORA0912-INT	12-Oct-57	7,135.12		7,135.12										
9504	Home Place Initiatives Corp.	L290431	12312	ORA0719	10-May-57	1,639,560.93		1,639,560.93										
9504	Home Place Initiatives Corp.	L290331	12312	ORA0719-INT	10-May-57													
9504	J.G. Senior Housing LP	L390440	12312	ORA0909	16-Jan-56	4,765,995.00		4,765,995.00										
9504	J.G. Senior Housing LP	L390440	12316	ORA0809-INT	16-Jan-56	450,785.69		450,785.69										
9504	Rueve Vista	L290466	12312	ORA0815	15-Oct-57	77,937.96		77,937.96										
9504	Rueve Vista	L290366	12316	ORA0315-INT	15-Oct-57	6,673.53		6,673.53										
9504	Calk Associates	L290369	12312	ORA0817	15-Oct-57	38,669.47		38,669.47										
9504	Paul Wang Enterprises	L363110	12312	ORA1009		540,971.15		540,971.15	43,028.85									
9504	Paul Wang Enterprises	L363110	12316	ORA1009-INT		21,391.39		21,391.39										
9504	San Antonio Commons Inc.	L290467	12312	ORA0916	15-Oct-57	15,000.00		15,000.00										
9504	San Antonio Commons Inc.	L390467	12316	ORA0816-INT	15-Oct-57	1,669.32		1,669.32										
9504	San Antonio Terrace Associates	L290465	12312	ORA0614	12-Oct-57	66,263.16		66,263.16										
9504	San Antonio Terrace Associates	L290465	12316	ORA0814-INT	12-Oct-57	7,613.66		7,613.66										
9504	Serravallo Avenue Development Corp	L390510	12312	ORA1110A		136,907.04		136,907.04	170,901.96									
9504	Serravallo Avenue Development Corp	L390510	12316	ORA1110A-INT														
9504	Sim Jenkins Court Assoc	L290471	12312	ORA0839	30-Apr-58	22,734.00		22,734.00										
9504	Sim Jenkins Court Assoc	L290471	12316	ORA0819-INT	30-Apr-58	2,160.04		2,160.04										
9504	Spanish Speaking Unity Council	L290441	12312	ORA0810	07-Jan-59	166,507.00		166,507.00										
9504	Spanish Speaking Unity Council	L290441	12316	ORA0810-INT	07-Jan-59	8,197.91		8,197.91										
9504	St. Joseph's Family Associates	L392830	12312	ORA1203B					1,936,916.00									
9504	St. Joseph's Family Associates	L392830	12316	ORA1203B-INT														
9504	Tessarozza Partners LP	L290460	12312	ORA0905	15-Jan-09	3,000,000.00		3,000,000.00										
9504	Subtotal					33,894,342.83		33,894,342.83	4,092,395.95	(263.35)		(1,272,560.43)		36,713,905.00	(234,085.14)		36,479,819.86	
9504	Total Low A Moderate Housing					166,163,608.61	(33,736,976.85)	132,426,631.76	17,452,850.06	(46,957.35)		35,796,796.99	33,720,876.66	219,337,999.03	(39,863,903.93)		179,474,095.10	
OAKLAND ARMY BASE																		
9570	Bridge Housing Corp	S235321	12312	ORA0929		141,462.66		141,462.66										
9570	Bridge Housing Corp	S235323	13312	ORA0929A		313,705.42		215,705.43	7,790.24									
9570	Subtotal					455,168.08		357,168.09	7,790.24									
9570	Total Oakland Army Base					455,168.08		357,168.09	7,790.24									
NON-MAJOR GOVERNMENTAL FUNDS																		
Acorn																		
9503	Sim Jenkins	L01700	13313	ORA0620	03-Jun-33	113,969.20		113,969.20										
9503	Jack London Gateway	0000000	12312	ORA0610	01-Apr-56	419,396.07		419,396.07										
9503	Subtotal					533,365.27		533,365.27										
9501	Bridges West - from Memo Fund(ORA061214)	0000000	12312	ORA0609		1,043,157.81	(1,043,158)	533,155.27										
9501	Subtotal					1,043,157.81	(1,043,158)	533,155.27										
9501	Subtotal Acorn					1,576,523.08	(1,043,316)	1,066,310.54										
Planning																		
9103	CHOC of North Richmond	P212410	12312	ORA1122		17,391.84		17,391.84	17,608.06									
9103	Subtotal					17,391.84		17,391.84	17,608.06									
9103	Subtotal Planning					17,391.84		17,391.84	17,608.06									
Other Projects																		
9553	Mabel Barber College	P177010	13312	ORA0611		37.25		37.25										
9553	Gal Electric	P177010	13313	ORA0613		129,148.44		129,148.44		(126,143.44)								
9553	Just Petrie	P177010	12312	ORA0012		25,973.11		25,973.11		(25,973.11)								
9553	Luka's	P177010	12312	ORA0722		73,335.04		73,335.04		(73,333.04)								
9553	Calcedo To You	P117010	12312	ORA0721		8,871.31		8,871.31		(8,871.31)								
9553	Bakesale Betty	P177010	12312	ORA1021		210,389.10		210,389.10		(210,369.10)								
9553	Shashamane Restaurant	P177010	12312	ORA0821		57,672.73		57,672.73		(57,672.73)								
9553	Roca's Shoe Co. Inc	P177010	13312	ORA0913		38,816.06		38,816.06										
9503	Grace Skye LLO Farley's East	P177010	12311	ORA0919		50,949.95		50,949.95		(50,949.95)								
9553	Pagan Oakland Restaurant LLC	P177010	12311	ORA1104		150,000.00		150,000.00		(150,000.00)								
9551	Casa Velasco Associates	P239310	12312	ORA051	01-Jul-58	442,000.00		442,000.00										
9553	Casa Velasco Associates	P239310	13316	ORA051-INT	01-Jul-58	103,910.84		103,910.84										
9503	Subtotal					1,175,174.99		1,279,055.83		(704,319.64)								
9503	Subtotal Other project	P209070	12312	ORA0723	31-Oct-56	630,000.00		630,000.00										
9503	Subtotal					630,000.00		630,000.00										
9503	Subtotal Other project					1,805,055.63		1,909,055.83		(704,319.64)								
West Oakland																		
9590	Oakland Coliseum Housing	S235510	13313	ORA1035		320,330.00	(120,330.00)	100,000.00										
9590	Subtotal					226,330.00	(120,330.00)	100,000.00										
9590	Subtotal West Oakland					320,330.00	(120,330.00)	100,000.00										
9590	Total Nonmajor					3,723,129.85	(1,163,497.81)	3,559,632.04	17,608.06									
GRAND TOTAL - ALL FUNDS																		
						337,124,156.44	(47,018,191.31)	190,105,965.13	17,538,608.37	(57,361.78)	(49,290,469.48)	35,743,484.75	47,018,191.31	241,070,079.84	(53,153,317.64)		187,916,762.20	

OAKLAND REDEVELOPMENT SUCCESSOR AGENCY
LISTING OF NOTES AND LOANS RECEIVABLE BY FUND
As of June 30, 2012

FUND#	CUSTOMER NAME	Feb. 1, 2012 - June 30, 2012			June 30, 2012			
		New Loans	Payments	Transferred from ORA	Adjustments/ Interest	Ending Balance	Allowance for Doubtful Accts	Net
COLISEUM								
9750	Fruitvale Development Corp			141,775.00		141,775.00		141,775.00
9750	Eastside Arts & Hsng-VHARP			249,000.00		249,000.00		249,000.00
9750	Amari Hamid		(8,677.91)	191,595.57		182,917.66		182,917.66
9750	The Nacho Spot			67,000.00		67,000.00		67,000.00
9750	Subtotal	-	(8,677.91)	649,370.57	-	640,692.66	-	640,692.66
	Total Coliseum	-	(8,677.91)	649,370.57	-	640,692.66	-	640,692.66
Central City East: Operations								
9740	Ming Wa LLC			50,000.00		50,000.00		50,000.00
9740	Subtotal	-	-	50,000.00	-	50,000.00	-	50,000.00
	Total Central City East: Operations	-	-	50,000.00	-	50,000.00	-	50,000.00
BROADWAY/MACARTHUR								
9730	Noha Aboleta			6,243.70		6,243.70		6,243.70
9730	Subtotal	-	-	6,243.70	-	6,243.70	-	6,243.70
	Total Broadway/MacArthur	-	-	6,243.70	-	6,243.70	-	6,243.70
CENTRAL DISTRICT								
9710	Various borrowers			2,754,701.70		2,754,701.70	(2,754,701.70)	-
9710	OAKLAND CATHEDRAL BUILDIN	20,625.08				20,625.08		20,625.08
9710	Subtotal	20,625.08	-	2,754,701.70	-	2,775,326.78	(2,754,701.70)	20,625.08
9711	Moler Barber College		(37.25)	37.25		-		-
9711	Rocsil's Shoe Co. Inc		(415.64)	28,818.06		28,402.22		28,402.22
9711	Subtotal	-	(453.09)	28,855.31	-	26,402.22	-	28,402.22
9718	Fox Oakland Theater Inc (ground lease & interest)			9,251,483.82		9,251,483.82	(9,251,483.82)	-
9718	Subtotal	-	-	9,251,483.82	-	9,251,483.82	(9,251,483.82)	-
9719	Alta City Walk, LLC		(39,265.50)	5,000,000.00		4,960,734.50		4,960,734.50
9719	Subtotal	-	(39,265.50)	5,000,000.00	-	4,960,734.50	-	4,960,734.50
	Total Central District	20,625.08	(39,718.59)	17,035,040.83	-	17,015,947.32	(12,006,185.52)	5,009,761.80
NON-MAJOR GOVERNMENTAL FUNDS								
Acorn								
9791	Slim Jenkins			113,869.20		113,859.20	-	113,869.20
9791	Jack London Gateway			419,286.07		419,286.07		419,286.07
9791	Bridge West - from Memo Fund(ORA061214)			1,043,157.81		1,043,157.81	(1,043,157.81)	-
9791	Subtotal Acorn	-	-	1,576,313.08	-	1,576,313.08	(1,043,157.81)	533,155.27
Planning								
9709	CHDC of North Richmond			35,000.00		35,000.00		35,000.00
9709	Subtotal Planning	-	-	35,000.00	-	35,000.00	-	35,000.00
West Oakland								
9790	Oakland Coliseum Housing			220,330.00		220,330.00	(120,330.00)	100,000.00
9790	Subtotal West Oakland	-	-	220,330.00	-	220,330.00	(120,330.00)	100,000.00
	Total Nonmajor	-	-	1,831,643.08	-	1,831,643.08	(1,163,487.81)	668,155.27
GRAND TOTAL - ALL FUNDS		20,625.08	(48,396.50)	19,572,298.18	-	19,544,526.76	(13,169,673.33)	6,374,853.43

ATTACHMENT C

Oakland Redevelopment Agency
 Property Report
 Fiscal Year 2012

Fund No.	Description	Purchase Date	Balance	July 01, 2011 to January 31, 2012 transactions		Balance
			06/30/11 Amount	Reference #	Acquisition/ Other Debits	Sales/ Other Credits
Central District						
9504	574 William St.		196,382			(196,382)
9504	Gal Arts Parking Lot		300,000			(300,000)
9504	1975 Telegraph Ave.		21,322			(21,322)
9504	1928 San Pablo, from Emily Ray JV#12880011		170,000			(170,000)
9504	UCOP Garage, 11th & 12 Broadway & Franklin		2,419,000			(2,419,000)
9504	Total		3,106,704			(3,106,704)
9510	1000 - 1001 Oak Street (Kaiser Conv. APN#0000-04				17,684,544	
9510	Total				17,684,544	
9512	SNK 9th and Franklin	3/20/2001	2,818,000			(2,818,000)
9512	Total		2,818,000			(2,818,000)
9513	City Center Garage West		21,446,577			(21,446,577)
9513	Total		21,446,577			(21,446,577)
9516	1810 San Pablo Parking Lot		250			(250)
9516	Ice Skating Rink, 540 17th St.		10,588,072			(10,588,072)
9516	1960 San Pablo Ave.	12/22/1998	326,786			(326,786)
9516	585 Thomas Berkley Way, Res.#2003-34		578,000			(578,000)
9516	609 Thomas Berkley Way Res.#2003-33		905,000			(905,000)
9516	609 Thomas Berkley Way Res	1/2/2003	150,000			(150,000)
9516	571 Thomas Berkeley way	1/9/2003	283,375			(283,375)
9516	610 William Street 1920 San Pablo	6/18/2003	184,440			(184,440)
9516	2330 Webster, 2315 Valdez Sts	b 4/11/2006	5,000			(5,000)
9516	Total		13,020,923			
9526	602-604 William Street		45,457			(45,457)
9526	608 William Street		42,554			(42,554)
9526	1975 Telegraph, Uptown Parking Lot		891,211			(891,211)
9526	293 20th Street		190,336			(190,336)
9526	297 20th Street		290,235			(290,235)
9526	Total		1,459,793			(1,459,793)
9532	Sears Auto Site	10/30/2001	6,932,892			(6,932,892)
9532	490 Thomas Berkeley way	11/29/2000	1,600,000			(1,600,000)
9532	610 William Street 1920 San Pablo	3/9/2001	1,956,170			(1,956,170)
9532	570 William Street	11/29/2000	408,000			(408,000)
9532	571 Thomas Berkeley way	11/29/2000	331,625			(331,625)
9532	1972 San Pablo	11/29/2000	475,000			(475,000)
9532	Total		11,703,687			(11,703,687)
9533	Sears Auto Site	10/30/2001	2,800,000			(2,800,000)
9533	610 William Street 1920 San Pablo	6/19/2003	640,000			(640,000)
9533	2330 Webster, 2315 Valdez Sts	b 4/11/2006	2,037,500			(2,037,500)
9533	Total		5,477,500			(5,477,500)
9536	Telegraph Parking Garage	6/19/2005	781,911			(781,911)
9536	E 12th St between 1st and 2nd Ave	6/14/2007	1			
9536	2330 Webster, 2315 Valdez Sts	b 4/11/2006	2,030,303			(2,030,303)
9536	Total		2,812,215			(2,812,214)

ATTACHMENT C
Oakland Redevelopment Agency
Property Report
Fiscal Year 2012

Fund No.	Description	Purchase Date	Balance	July 01, 2011 to January 31, 2012 transactions		Balance
			06/30/11 Amount	Acquisition/ Other Debits	Sales/ Other Credits	01/31/12 Amount
Total Central District			61,845,398	17,684,544	(51,845,397)	17,684,545
Colisum						
9450	7001 OakPart Street	6/24/2003	1,710,652			1,710,652
9450	9418 Edes Avenue APN # 44-5014-5	6/22/2004	603,001			603,001
9450	Total		2,313,653	-	-	2,313,653
9456	646 Clara Street	2/10/2005	281,201			281,201
9456	710 73rd Avenue	6/1/2005	337,332		(337,332)	-
9456	73rd Avenue west San Leandro Blvd	6/29/2005	332,403		(332,403)	-
9456	73rd Avenue Intercity Rail Platform	6/29/2005	474,168		(474,168)	-
9456	3050 International Boulevard	5/6/2006	2,815,867		(2,815,867)	-
9456	633 Hegenberger Rd	10/27/2005	13,740,608		(13,740,608)	-
9456	8000 Joe Morgan Way	4/22/2006	1,400,000		(1,400,000)	-
9456	66th Ave at Joe Morgan Way		1		(1)	-
9456	3229, 3301 San Leandro St.	12/3/2005	1,202,783		(1,202,783)	-
9456	905 66th Avenue	12/10/2005	7,819,857		(7,819,857)	-
9456	799 66th Ave	7/13/2006	5,606,841		(5,606,841)	-
9456	E 12 betweeb 35th and 36th Ave	10/26/2006	6,020,000		(6,020,000)	-
9456	7001 Snell Avenue	11/17/2006	278,438			278,438
9456	711 71st Ave	4/10/2007	1,335,000			1,335,000
9456	695 Hegenberger St	6/2/2007	1			1
9456	615 High St	6/3/2007	1,045,702			1,045,702
9456	94th Avenue and International Blvd., APN#044-4967-			1,221,000		1,221,000
9456	3801 East 8th Street, APN# 033-2250-018-03			2,116,771		2,116,771
9456	1270 - 93rd Avenue, APN#044-4963-020-02			5,623		5,623
9456	66th Avenue and Oakport, APN# 041-3902-005 & 006			515,000		515,000
9456	Total		42,690,200	3,858,394	(39,749,859)	6,798,736
Total Coliseum			45,003,853	3,858,394	(39,749,859)	9,112,389
Oakland Army Base						
9575	Oakland Army Base		48,939,425		(48,939,425)	-
9575	Total		48,939,425	-	(48,939,425)	-
Total Oakland Army Base			48,939,425	-	(48,939,425)	-
Central City East						
9540	Sunshine Court APN # 040-3319-025	4/16/2004	10,434			10,434
9540	5847-5841 Foothill Blvd.	a	5,000		(5,000)	-
9540	3614 Foothill Blvd	c	5,000			5,000
9540	Total		10,434	-	-	15,434
9543	2777 Foothill	4/3/2004	1,058,303			1,058,303
9543	5847-5841 Foothill Blvd.	a	690,000		(690,000)	-
9543	2521 and 2529 Seminary Avenue	8/24/2005	1,376,241		(1,376,241)	-
9543	73 Avenue and Foothill	10/26/2004	2,218,233		(2,218,233)	-

ATTACHMENT C
Oakland Redevelopment Agency
Property Report
Fiscal Year 2012

Fund No.	Description	Purchase Date	Balance	July 01, 2011 to January 31, 2012 transactions		Balance	
			06/30/11 Amount	Reference #	Acquisition/ Other Debits	Sales/ Other Credits	01/31/12 Amount
9543	10451 MacArthur Blvd	3/29/2005	743,829			(743,829)	-
9543	5859 Foothill Blvd.	10/30/2004	472,929			(472,929)	-
9543	5803-5833 Foothill Blvd.	4/1/2005	1,115,000			(1,115,000)	-
9543	lot on Derby Avenue	6/3/2006	392,400			(392,400)	-
9543	2759 Foothill Blvd.	12/17/2005	241,000				241,000
9543	5835 Foothill Blvd.	8/24/2005	441,352			(441,352)	-
9543	3600 & 3566 Foothill Blvd.	8/24/2005	1,023,049			(1,023,049)	-
9543	8296 McArthur Blvd	4/15/2006	204,656			(204,656)	-
9543	3614 Foothill Blvd	c 1/20/2007	337,296				337,296
9543	3550 Foothill Blvd	5/2/2007	692,349				692,349
9543	1449 Miller Avenue, APN#020-0153-006-00				200,000		200,000
9543	8280 MacArthur Blvd., APN# 043A-4644-026				240,000		240,000
9543	1000 - 1001 Oak Street (Kaiser Conv. APN#0000-04				10,500,000		10,500,000
9543	Total		11,006,637		10,940,000	(8,677,689)	13,268,948
Total Central City East			11,027,071		10,940,000	(8,682,689)	13,284,382
Other Projects							
9553	571 Thomas Berkeley way		92,000			(92,000)	-
9553	490 Thomas Berkeley way		1,144,125			(1,144,125)	-
9553	1800,1802,1804 San Pablo		121,034			(121,034)	-
9553	1826-1830 San Pablo		303,432			(303,432)	-
9553	1840 San Pablo		303,432			(303,432)	-
9553	550 William Street	1/31/1995	192,400			(192,400)	-
9553	1818 San Pablo		300,928			(300,928)	-
9553	584 William Street		35,660			(35,660)	-
9553	728 73rd Ave. Coliseum Future Parking		365,000			(365,000)	-
9553	538 William Street		176,919			(176,919)	-
9553	538 William Street		128,543			(128,543)	-
9553	538 William Street		131,113			(131,113)	-
9553	538 William Street		195,385			(195,385)	-
9553	538 William Street		123,180			(123,180)	-
9553	544 William Street		75,412			(75,412)	-
9553	566 William Street		66,151			(66,151)	-
9553	570 William Street		77,098			(77,098)	-
9553	529 20th Street		58,577			(58,577)	-
9553	529 20th Street		119,061			(119,061)	-
9553	529 20th Street		138,826			(138,826)	-
9553	529 20th Street		73,311			(73,311)	-
9553	529 20th Street		95,868			(95,868)	-
9553	570 William Street		93,985			(93,985)	-
9553	Total		4,411,441		-	(4,411,441)	-
Total Other Projects			4,411,441		-	(4,411,441)	-

ATTACHMENT C
 Oakland Redevelopment Agency
 Property Report
 Fiscal Year 2012

Fund No.	Description	Purchase Date	Balance	July 01, 2011 to January 31, 2012 transactions		Balance
			06/30/11 Amount	Reference #	Acquisition/ Other Debits	Sales/ Other Credits
Low-Moderate						
9584		3/23/2004	8,012,504			8,012,504
9584	Total		8,012,504		-	8,012,504
Total Low-Moderate			8,012,504		-	8,012,504
GRAND TOTAL			179,239,692		32,482,938	(163,628,810)
						48,093,820

Oakland Redevelopment Successor Agency
Property Report
Fiscal Year 2012

Fund No.	Description	Transaction Date	Reference #	February 01, 2012 to June 30, 2012 transactions		Balance
				Acquisition/ Other Debits	Sales/Other Credits	06/30/12 Amount
Central District						
9710	1000 - 1001 Oak Street (Kaiser Conv. APN#0000-0450-001Portion)	1-Feb-12	JV# SRA120806	17,684,543.92		17,684,543.92
9710	Total			17,684,543.92	-	17,684,543.92
Total Central District				17,684,543.92	-	17,684,543.92
Coliseum						
9750	6775 (7001) Oakport Street APN# 041-3902-021	1-Feb-12	JV# SRA120806	1,710,652.00		1,710,652.00
9750	Total			1,710,652.00	-	1,710,652.00
9756	615 High Street APN# 033-2203-002	1-Feb-12	JV# SRA120806	474,167.29		474,167.29
9756	695 Hegenberger RD, APN#042-4328-001-27	1-Feb-12	JV# SRA120806	1.00		1.00
9756	7001 Snell Street APN#041-4170-005-03	1-Feb-12	JV# SRA120806	278,438.01		278,438.01
9756	615 High Street APN# 033-2203-002	1-Feb-12	JV# SRA120806	571,534.37		571,534.37
9756	94th Avenue and International Blvd.	1-Feb-12	JV# SRA120806	1,221,000.00		1,221,000.00
9756	711 71st Avenue APN#041-4170-001-02	1-Feb-12	JV# SRA120806	1,335,000.00		1,335,000.00
9756	3801 East 8th Street, APN# 033-2250-018-03	1-Feb-12	JV# SRA120806	2,116,771.40		2,116,771.40
9756	1270 - 93rd Avenue, APN#044-4963-020-02	1-Feb-12	JV# SRA120806	5,622.50		5,622.50
9756	66th Avenue and Oakport, APN# 041-3902-005 & 006	1-Feb-12	JV# SRA120806	515,000.00		515,000.00
9756	Total			6,517,534.57	-	6,517,534.57
Total Coliseum				8,228,186.57	-	8,228,186.57
Central City East						
9740	SUNSHINE COURT APN#040-3319-025	1-Feb-12	JV# SRA120806	10,434.39		10,434.39
9740	Total			10,434.39	-	10,434.39
9743	2777 FOOTHILL BLVD, APN#025-0733-008-02	1-Feb-12	JV# SRA120806	1,058,302.89		1,058,302.89
9743	2759 FOOTHILL BLVD, APN#025-0733-088-03	1-Feb-12	JV# SRA120806	241,000.00		241,000.00
9743	3614 Foothill Blvd., APN#032-2084-050	1-Feb-12	JV# SRA120806	342,296.53		342,296.53
9743	3550 Foothill Blvd., APN#032-2115-038-01	1-Feb-12	JV# SRA120806	692,349.15		692,349.15
9743	1449 Miller Avenue, APN#020-0153-006-00	1-Feb-12	JV# SRA120806	200,000.00		200,000.00
9743	1000 - 1001 Oak Street (Kaiser Conv. APN#0000-0450-001Portion)	1-Feb-12	JV# SRA120806	10,500,000.00		10,500,000.00
9743	Total			13,033,948.57	-	13,033,948.57
Total Central City East				13,044,382.96	-	13,044,382.96
GRAND TOTAL				38,957,113.45	-	38,957,113.45

ATTACHMENT D

Table 3
Plan Limit Termination Dates
Fiscal Year: 2011-2012

PROJECT AREA	ADOPTION DATE	DEBT INCURRENCE LIMIT DATE	PLAN TERMINATION DATE	TI RECEIPT LIMIT DATE	EMINENT DOMAIN LIMIT DATE[1]	IMPLEMENTATION PLAN PERIOD	BOND LIMIT	TI LIMIT	INCLUS. IISG?
Acorn	11/3/1961	1/1/2004[2]	1/1/20012	1/1/2022	12/16/1998	12/8/2009-12/8/2014	N/A	\$30M	NO
Broadway/MacArthur/San Pablo	7/25/2000	7/25/2020	7/25/2030[3]	7/25/2045[3]	7/25/2012	12/8/2009-12/8/2014	\$100M	N/A	YES
Central City East	7/29/2003	7/29/2023	7/29/2033[3]	7/29/2048[3]	7/29/2015	7/29/2008-7/29/2013	\$2.3B	N/A	YES
Central District – original project area	6/12/1969	No time limit (Eliminated on 1/6/2004) [4]	6/12/2023	6/12/2033	6/12/2023	12/8/2009-12/8/2014	N/A	\$3B	YES
Central District – 1982 Amendment Area	8/3/1982	No time limit (Eliminated on 1/6/2004) [4]	6/12/2023	6/12/2033	6/12/2023	12/8/2009-12/8/2014	\$100M	Part of above \$3B	YES
Central District – Brush & MLK amendment area (2001 Area)	7/24/2001	7/24/2021	7/24/2033	7/24/2048	7/24/2023	12/8/2009-12/8/2014	N/A	Part of above \$3B	YES
Coliseum – original project area	7/25/1995	7/25/2015	7/25/2027	7/25/2042	7/25/2019	12/8/2009-12/8/2014	\$300M	N/A	YES
Coliseum – Kennedy/ Fruitvale amendment area	7/29/1997	7/28/2017	7/29/2028	7/29/2043	7/25/2019	12/8/2009-12/8/2014	Same as above	N/A	YES
Oak Center	11/30/1965	1/1/2004[2]	1/1/2012	1/1/2022	12/16/1998	12/8/2009-12/8/2014	N/A	\$12,572,000	NO
Oak Knoll	7/14/1998	1/21/2029[5]	1/21/2040	1/21/2055	1/21/2021	12/19/2006-12/19/2011	\$400M	\$1.5B	YES
Oakland Army Base	7/11/2000	6/30/2022	6/30/2033	6/30/2048	6/30/2014	7/11/2010-7/11/2015	N/A	\$506,400,000	YES
Stanford/Adeline	4/10/1973	1/1/2004[2]	4/10/2016	4/10/2026	12/16/1998	12/8/2009-12/8/2014	N/A	\$1,625,000	NO
West Oakland	11/18/2003	11/18/2023	11/18/2033[3]	11/18/2048[3]	11/18/2011	11/18/2008-11/18/2013	\$640M	N/A	YES

[1] This time limit may be extended by plan amendment.

[2] Under SB 211, these debt incurrence limits may be eliminated by ordinance; limited pass-through applies. Debt incurrence limits for low/mod housing were eliminated for Acom, Oak Center, and Stanford/Adeline in 2006.

[3] The plan termination and TI receipt dates for the Broadway/MacArthur/San Pablo, Central City East, and West Oakland can be extended by one additional year for 03-04 ERAF payments made.

[4] The incurring debt limit for the Central District Original Area and 1982 Area was eliminated by Ordinance 12570 C.M.S. in 2004, as authorized by California Redevelopment Law.

[5] Debt incurrence limit is 20 years after \$100K TI threshold is reached, plan termination limit is 31 years from threshold, TI receipt limit is 46 years from threshold, and eminent domain limit is 12 years from threshold. \$100K TI threshold for Oak Knoll was reached on 1/21/2009.