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OFFICE OF THE CITY CLERK
OAKLAND

2010 DEC -2 PM 12:54

**REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND
AGENDA REPORT**

TO: Office of the Agency Administrator
ATTN: Dan Lindheim
FROM: Community and Economic Development Agency
DATE: December 14, 2010

RE: **Informational Report Presenting the Redevelopment Agency's FY 2009-10 Annual Reports on Blight, Housing Activity, Loans, Property, and Time Limits in Accordance with the Reporting Requirements of the California Community Redevelopment Law**

SUMMARY

As part of the Redevelopment Agency of the City of Oakland ("Agency") presentation of the Comprehensive Annual Financial Report (CAFR) and the Oakland Redevelopment Agency Single Audit Report, the Agency is presenting the attached reports that were included in the Report to the State of California for FY 2009-10, to the City Council: Blight, Housing Activity, Loans, Property and Time Limits for the following 10 redevelopment project areas: Acorn, Broadway/MacArthur/San Pablo, Central City East, Central District, Coliseum, Oak Center, Oak Knoll, Oakland Army Base, Stanford/Adeline and West Oakland.

FISCAL IMPACT

This is an informational report only. The attached Agency reports 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.

BACKGROUND

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 that are included in the Report to the State of California for FY 2009-10 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.

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KEY ISSUES AND IMPACTS

The **Blight Report** (*Attachment A*), included in the Report to the State of California for FY 2009-10, summarizes the Agency's progress in each of the 10 redevelopment project areas, including specific actions and expenditures, in alleviating blight in FY 2009-10. Within the 10 redevelopment project areas, FY 2009-10 activities included transit villages, mixed-used, commercial and residential developments, community spaces, neighborhood project initiatives, supplying low cost loans, grants and subsidies via façade and tenant improvement programs, opportunity sites, streetscapes, acquiring and/or rehabilitating blighted, vacant and underutilized properties and identifying additional opportunities for improvements in housing, neighborhood-serving retail, and infrastructure, and public improvements to infrastructure including, lighting, streetscape, and public facility upgrades.

Redevelopment Blight Alleviating Activities

Strategies to eliminate blight include 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 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.

Acorn Blight Alleviating Activities

- Jack London Gateway Shopping Center: The project started construction January 31, 2008, and celebrated its grand opening on September 2, 2009. Jack London Gateway Associates ("JLG") split the space into a smaller 13,000 square foot "grocery space" and an 11,000 square foot general retail space, then leased the non-grocery space to Citi Trends, a value priced family apparel retailer with over 350 stores in 22 states. Citi Trends opened in October 2009 and JLG continues to market the remaining grocery space.

Broadway/MacArthur/San Pablo Blight Alleviating Activities

- MacArthur Transit Village: In FY 2009-10, the Agency negotiated and approved an Owner Participation Agreement with the MacArthur Transit Community Partners, LLC and BART outlining the redevelopment financial contribution. The first phase of construction is scheduled to start in 2012.
- Commercial Façade and Tenant Improvement Programs: To date, 26 façade improvement projects have been completed, 12 are in the design/construction bidding phase, and 3 tenant improvement projects are in the design/construction bidding phase.

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- 40th Street Pedestrian Improvements: The Redevelopment Agency contributed \$770,000 of redevelopment funds to this project out of the total project budget of \$2.8 million. Construction started on the project in January 2008 and was completed in July 2009.
- MLK Transit Oriented Development: The project received its planning entitlements in September 2006 and construction was completed on the first 30-unit phase in March 2009. The second phase of the project is fully entitled but construction is currently on hold given the current housing market conditions.
- Neighborhood Project Initiative Program: The program offers capital grants up to \$75,000 for small-scale neighborhood improvement projects. To date the program has funded 23 projects over 4 rounds of grant awards. Funded projects include median landscaping upgrades on 40th Street and West MacArthur Boulevard, a dog run and tot lot at Mosswood Park, lighting and playground upgrades at the Golden Gate Recreation Center, murals, flowering street planters, street furnishings and new street trees.
- San Pablo Pedestrian Streetlights Project: During FY 2008-09, the Agency completed the construction documents, bid and awarded the construction contract. Construction began on the project in July 2009 and is projected to be completed in winter 2010.
- Rebuilding Together Oakland: The Redevelopment Agency provided a \$50,000 grant to Rebuilding Together Oakland in April 2009 to rehabilitate five homes owned by low-income senior citizens within the project area. The repairs were done entirely through volunteer labor.
- 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 is projected to be completed in 2011.

Central City East Blight Alleviating Activities

- Notice of Development Opportunity Projects: In FY 2009-10, the Agency spent approximately \$2.5 million in bond funds for new land acquisitions. In September 2009, the Agency issued a Notice of Development Opportunity for properties acquired by the Agency and received five development proposals from developers. In July 2010, the Agency entered into Exclusive Negotiating Agreements with a developer to further evaluate feasibility of the proposed projects.
- Streetscapes Improvement Program (SIP): \$14.1 million in bond funds is targeted to fund the design and construction of streetscape projects. There are currently 8 major streetscape

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projects underway - MacArthur Boulevard (73rd Avenue to the San Leandro border), 23rd Avenue between East 12th and Foothill Boulevard, Foothill/Fruitvale between Rutherford and High Streets, Foothill Seminary (Foothill Boulevard from Mason to Seminary Avenue, 14th Avenue (from East 8th to East 19th Streets), 5th Avenue, East 18th and Melrose Bancroft - now known as Foothill/High/Melrose (FHM). Design and engineering work was completed in 7 of 11 targeted areas, five in FY 2008-09 and two in FY 2009-10, respectively.

- Community and Public Facilities Projects: In FY 2009-10, Fire Station 18 was completed using an investment of \$10 million in bond funds for the demolition, expansion, and construction of a new 10,000 square foot facility. \$800,000 was spent for the exterior renovation of Fremont pool and construction on the exterior renovation was completed. \$350,000 was spent to complete a feasibility study for the Eastmont Branch Library with separate improvements to Elmhurst Branch Library and Melrose Branch Library. \$750,000 was spent to re-pave the existing basketball court, replace tot lot surfacing and replace limited play equipment at Josie De La Cruz Park and an additional \$250,000 was spent towards developing construction documents and specifications for Cesar Chavez Park.
- Commercial Façade Improvement Program: Matching grants for a maximum of \$30,000 are offered for eligible façade improvements commercial businesses. Additionally, free architectural assistance for a maximum of \$5,000 in value is available to property owners along the major commercial corridors. In FY 2009-10, six FIP projects were completed with a total of \$172,839 expended for these projects.
- Tenant Improvement Program: Multiple projects were in various stages of development but none were completed in FY 2009-10.
- Homeownership Rehabilitation Projects: In coordination with the City's existing city-wide housing rehabilitation program, the Agency provides loan funds for a maximum of \$75,000 for exterior work and provides grants for a maximum of \$5,000 for design services to low and moderate income property owners. In FY 2009-10, six of 15 applications were approved and three projects were completed.

Central District Blight Alleviating Activities

- 10K Housing: As of April 2009, 4,057 units were completed, 535 units are in construction, 2,236 units have planning approvals and 3,928 units are in planning. These 10,756 units exceed the 10K goal of 6,000 units: At this time, a new developer has taken over Citywalk (252 residential units and 3,000 square feet of retail) with the intent to convert the project to rental housing and has restarted construction. The new project completion date is December 31, 2012. For Uptown – Parcel 4, the Agency approved a DDA with Forest City for the development of a mid-rise residential project with 175 – 200 units, and 20,000 square feet of retail. Recently, the City Council authorized an amendment to the DDA to extend the date to purchase the Property by 36 months until July 31, 2011.

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- Streetscape Improvements: The Old Oakland (Washington 7th to 9th Streets) Streetscape Improvement Project and the Latham-Telegraph Streetscape Project (Latham Square to 20th and Telegraph) are on hold pending implementation of the Basement Backfill and Repair Program (BBRP) 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 (i.e. Old Oakland and Latham-Telegraph.). In the first phase, 12 grant agreements for design services were authorized and eight basements designs were completed. Staff is working on finalizing designs and authorizing loan and grant agreements to complete projects under the BBRP, with the final goal of completing streetscape improvements in the respective areas. Lastly, the Agency has initiated the new Bay Area Rapid Transit (BART) 17th Street Gateway Project, which includes a redesign of BART's 17th Street entrance in order to improve the appearance and functionality of this BART entry point. This project will not start construction until 2011.
- Downtown Façade and Tenant Improvement Program: In FY 2009-10, 76 façade projects were completed or started construction (49 completed and one in construction) and 50 Tenant Improvement projects were completed or under construction (45 completed).
- 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. SKS Investments, the developer, has requested a three-year extension to the project's start-of-construction dates and the close of escrow for the sale of the garage. It is now anticipated that project construction will start and that the Agency will sell the garage in June 2013.
- City Center Site Preparation: 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. The Shorenstein Company is in negotiations with the Agency to extend the project completion date from April 12, 2012 to April 12, 2015, with the option to extend by up to two additional years, if market conditions do not improve in the near term.
- Public Parks and Facilities: The Agency made available \$2 million to improve the following parks and public facilities: Lincoln Square Park (261-11th Street), construction will start in Spring of 2011 and will be completed late 2011. The renovation of the Malonga Casquelourd Center for the Arts (1428 Alice Street) continued in FY 2009-10 and has not been completed. Jefferson Square Park (618 Jefferson Street), project construction began in May of 2010 and was completed in November 2010. The Chinese Garden Park (7th and Harrison Streets), construction for the park began November 2009 and was completed March of 2010.

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Coliseum Blight Alleviating Activities

- Streetscape Improvements: The \$3.5 million transit hub streetscape has already been completed and \$2.5 million utility undergrounding is expected to be completed by spring of 2011. Construction of the Railroad Avenue Project commenced in summer 2010. With a \$2.8 million grant from the Metropolitan Transportation Commission and \$850,000 in Agency funds, construction of the Fruitvale Alive Project is scheduled to be completed in Winter 2010. The 66th Avenue Project design is complete, and construction began in the summer of 2010. 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.
- Oakland Airport Connector Project: The project is scheduled to be built from 2011-2013 and has been recommended for \$70 million in American Recovery and Reinvestment Act of 2009 regional transportation funding.
- 81st Avenue Branch Public Library: The new 21,000 square foot facility at 81st Avenue and Rudsdale Street will be one of the City's first LEED certified, silver rated public buildings. It will also be the City's largest branch library, sharing space with two new schools. Construction is scheduled to be completed in winter 2010.
- Lion Creek Crossings Mixed Income Housing Development: To date, 370 affordable rental units in Phases I, II, and III have been completed. The entire five-phase, 470 unit project, including 442 units of affordable rental housing, 28 units for home buyers, two new streets, a City park and the restoration of a portion of Lion Creek, will be completed by December 2011.
- Coliseum BART Station Transit Village: The project, together with Lion Creek Crossings Phase IV, was awarded \$8.5 million in Proposition 1C Transit Oriented Development funding from the California Department of Housing and Community Development.
- Coliseum Commercial Security and Security Enhancement Program: The Security Enhancement Program funds overtime costs for extra police patrols in the commercial/industrial areas on nights and weekends.
- Coliseum Tough on Blight Operation: This program is an enhanced blight enforcement operation that aggressively pursues blighted properties and blighting conditions within the Coliseum Project Area in cooperation with the Building Services Division, conducting two sweeps of project area commercial corridors per year.
- The Community Cleanup Corps: In 2009-10 the CCC program provided full time, permanent employment at a living wage to four formerly homeless persons. The four person

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crew performed field work activities, including light clean-up, weed and blight abatement and limited vegetation management activities at sites throughout the project area.

- Rebuilding Together Oakland: In 2009-10, this program assisted in renovating the Rainbow Teen Center.
- Green Works Development Program: This pilot program utilizes up to 40 project area residents in-training as part of a formal green conservation crew. Projects in the Sobrante Park neighborhood of Oakland resulted in the improvement of neighborhood pedestrian paths.
- Neighborhood Project Initiative (NPI): \$180,000 was available in FY 2009-10 for small-scale, community-initiated public/private improvement and infrastructure projects that currently have no other funding source.
- Improvements to Neighborhood Parks: The East Oakland Sports Complex was allocated \$2 million in tax increment funds and is expected to be completed by spring 2011. In addition, other park improvements include a new play area for Officer William "Willie" Wilkins Memorial Park (formerly Elmhurst Plaza Park) and new restroom structure and utility connections as well as handicap accessible pathways for Sobrante Park.
- Infill Development Incentives Program: Nine projects have been completed with \$60,000 in Agency funds.
- Coliseum Revolving Loan Program: In FY 2009-10, six loans totaling \$1.05 million were made to businesses in the Coliseum Redevelopment Project Area.

Oak Center Blight Alleviating Activities

- Rehabilitation of tennis courts and construction of a skate park in deFremery Park were completed by July 2009.

Oak Knoll Blight Alleviating Activities

- SunCal Oak Knoll, LLC is still in bankruptcy and Agency staff continues to work with the trustee and his representatives to release funding as needed to mitigate blight and secure the property until it is purchased. The Agency worked with Lehman Brothers, SunCal and the Lehman Brother Bankruptcy Trustee to release \$3,700,000 specifically for blight abatement and public safety activities within the entire Oak Knoll Redevelopment Area. Subsequently, SunCal demolished more than 90 structures, and the Agency initiated a contracting process for demolition of structures on the Agency-owned parcel. Additionally, SunCal performed vegetation management efforts to reduce blight and improve fire safety and the Agency

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performed vegetation management work on its parcel. Lastly, SunCal resumed hazardous materials abatement work on the 11-story Oak Knoll Naval Hospital.

Oakland Army Base Blight Alleviating Activities

- Master Development of 118-acre site: Through a Request for Proposals (RFP) process the Agency identified a master developer for the development of 118 acres within the Oakland Army Base Sub-District (OARB). The current schedule anticipates that the Agency and master developer will execute the Lease Disposition and Development Agreement by early 2011 and that the master developer will complete planning, entitlements, and CEQA certification by mid 2011. Site preparation is expected to begin in late 2011, then construction and the first buildings are planned to open in 2014.
- North Gateway Area Development: The Agency is negotiating with two recycling firms proposing to relocate out of West Oakland to the North Gateway Area of the Oakland Army Base Sub-District. The relocation would enable the recyclers to consolidate their operations and free up land in West Oakland for uses more compatible with the residential neighborhoods. To help determine the amount of acreage a materials recovery facility would require, the Agency completed a market assessment of a proposal by one of the firms for a 14.5-acre development.
- Central Gateway Area Development: The Agency is planning to demolish three vacant and dilapidated buildings in the Central Gateway and remediating the site in preparation for future development.
- 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. Two projects have been completed—Pacific Cannery Lofts, a 163-unit condominium project, in 2008; and Ironhorse at Central Station, a 99-unit affordable housing project, in 2009. Zephyr Gate, a 130-unit condominium project, is nearing completion. Zephyr Gate is expected to complete construction by early 2011. HFH Ltd. has completed soil remediation of its parcel and plans to begin construction in 2012.
- 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. In late 2010, RAILS plans to present to the Agency a proposal for developing and operating the Train Station.
- Maritime/Industrial Development: The Agency is exploring use of the Baldwin Yard and under freeway acreage in the North Gateway Area for a 12-acre maritime-related truck depot

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that will include truck parking, trailer storage, scales, administrative offices, and maintenance facilities. The Agency has also initiated preliminary site planning in the Central Gateway for an additional three-acre retail component that will provide fuel and food services to truckers.

- **Infrastructure Planning:** The Army Base will require extensive infrastructure improvements now estimated at roughly \$500 million that will include soil surcharging, utility upgrades, enhancement of existing streets, major traffic mitigations, and construction of new roads, and rail expansion. The Agency prepared a Sanitary Sewer Assessment in conjunction with a preliminary infrastructure improvement plan to position the site for funding opportunities as they become available. 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. To leverage Agency funds, the Agency is entering into a Cost Sharing Agreement with the Port of Oakland to share the cost of master planning the utility systems and roadways for the Army Base and share in the Port's funding from the Trade Corridor Improvement Fund program.

Stanford/Adeline Blight Alleviating Activities

- Stanford-Adeline Project Area funding that is not being used to service debt is being used for the Low and Moderate Income Housing Program.

West Oakland Blight Alleviating Activities

- **Streetscape Projects:** Construction of 7th Street between Union Street and Peralta began in 2009 and completion of Phase I is expected in summer 2011. Phase II is the section on 7th Street between Peralta and West and conceptual design has been completed.
- **Commercial Façade Improvement and Tenant Improvement Programs:** Staff worked with over 13 projects and completed two projects during FY 2009-10.
- **NPI (Neighborhood Project Initiative) Program:** Completed projects include two security cameras; a dog park at Grove Shafter Park; and facility upgrades for City Slicker Farms. Landscaping of the West MacArthur median is in process and seismic retrofitting of Black New World Community Center is in process.
- **Alliance for West Oakland Development Job Training Program:** Using \$100,000 that was awarded by the Agency Board, staff used FY 2009-10 to implement the program which trains at-risk West Oakland youth for careers in the construction industry.
- **Fitzgerald Community Farm:** During FY 2009-10 staff worked with the Office of Parks and Recreation (OPR) and City Slicker Farms, the lead project developer, to improve two adjacent blighted pocket parks for use as a community garden. OPR developed an RFP to select a developer for additional construction support.

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- Grid Alternatives: Agency staff worked with Grid Alternatives, and construction was completed in late 2009 for installation of solar panels on four homes.
- Oakland Crossroads Community Garden: Staff worked with the community group, Oakland Crossroads Community Garden, to determine cost estimates for land purchase, environmental remediation, and design and construction. Staff is currently working to identify alternative sites if necessary and a scope of work within the current project budget of \$320,000.
- Purchase of LISC Note on 7th and Campbell Properties: The Agency Board approved the purchase of a \$220,300 loan made by the Local Initiatives Support Corporation against several sites known as the “7th and Campbell” properties. The loan purchase was closed in June 2010.
- Automatic Gas Shut-Off Valve Program: Staff plans to implement the program in 2010-11 using \$250,000 in Agency funds.
- West Oakland Street Tree Master Plan: Staff worked on developing an RFP to be circulated in late 2010 for the creation of a West Oakland Street Tree Master Plan.
- West Oakland Teen Center: The rehabilitation design of the existing building was completed. Staff applied for a \$5 million State grant for construction.

The **Housing Activity Report (Attachment B)** for the Housing and Community Development (HCD) Department of the City of Oakland consists of the following sections that are summarized below. The following activities in housing production were included in the Report to the State of California for FY 2009-10. Schedule HCD-A includes one report for each project area, showing revenue received and deposited into the Low and Moderate Income Housing Fund for that project area, along with information about any displacement activity and affordable units expected to be completed within the next two years in that area. Schedule HCD-B is similar to HCD-A and includes displacement and replacement housing obligations outside of any project area as a result of Agency-assisted activity, and any Agency-assisted affordable units expected to be completed within the next two years. Schedule HCD-C is a financial summary of revenue and expenditures for the entire Low and Moderate Income Housing Fund, including amounts committed and reserved for specific Council-approved projects and activities. Schedule HCD-D includes one set of forms for each completed project that provided replacement housing, met the requirements for affordable units within a redevelopment project area, or was assisted with Low and Moderate Income Housing Funds or with non-housing Agency funds. The **Housing Activity Report (Attachment B)** consists of the following sections:

Schedule HCD-A: One report for each project area, showing revenue received and deposited into the Low and Moderate Income Housing Fund for that project area, along with information about any displacement activity and affordable units expected to be completed within the next two years in that area.

Schedule HCD-B: Similar to HCD-A, this reports on displacement and replacement housing obligations outside of any project area as a result of Agency-assisted activity, and any Agency-assisted affordable units expected to be completed within the next two years.

Schedule HCD-C: Financial summary of revenue and expenditures for the entire Low and Moderate Income Housing Fund, including amounts committed and reserved for specific Council-approved projects and activities.

Schedule HCD-D: One set of forms for each completed project that provided replacement housing, met the requirements for affordable units within a redevelopment project area, or was assisted with Low and Moderate Income Housing Fund funds or with non-housing Agency funds. There were no replacement units to be reported during this reporting period.

Housing Activities

The following activities in affordable housing production were included in the Report to the State of California for the Housing and Community Development Department for the City of Oakland, FY 2009-10¹:

Coliseum Housing Activities

- Units completed:
 - Tassafaronga Village Phases 1 and 2, new construction of 70 and reconstruction of 87 units of housing for very low- and low-income family rental households.
- Units under contract using Low and Moderate Income Housing Funds that are expected to be completed by June 30, 2012:
 - Edes Avenue Phase B, new construction of 28 units of ownership housing for low- and moderate-income families
 - Saint Joseph Senior, new construction of 84 units of rental housing for very low- and low-income senior citizens
 - Tassafaronga Ownership (aka Kinsell Commons), new construction of ownership housing for low- and moderate-income families

Oakland Army Base Housing Activities

- Units completed:
 - Ironhorse at Central Station, new construction of 99 units for very low income family rental households
 - Pacific Cannery Lofts, 163 units of new construction ownership condominiums
 - Zephyr Gate Phase 3, 80 of units new construction ownership condominiums

West Oakland Housing Activities

- Units under contract using Low and Moderate Income Housing Funds that are expected to have construction completed by June 30, 2012:
 - Drachma, Inc., rehabilitation of 14 scattered-site units for very low income family rental households
 - Project Pride, adaptive reuse of a 20 unit foreclosed building targeted as transitional housing for very low-income small families

Housing Activities Outside Redevelopment Project Area

- Units under contract using Low and Moderate Income Housing Fund, that are expected to have construction completed by June 30, 2012:

¹ Note that these are only affordable units completed or under contract using Low and Moderate Income Housing Funds. Units completed or underway using other funding sources are not included in this report.

- Altenheim Phase II, 81 units new construction apartments for senior citizens (includes 1 manager's unit)
- Fairmont Apartments, 31 rehabilitated apartments for senior citizens (includes one manager's unit)

The **Loan Report** (*Attachment C and Table I*) for FY 2009-10. There were no defaulted loans for \$50,000 or more reported in FY 2009-10.

OAKLAND REDEVELOPMENT AGE LOAN REPORT As of June 30, 2010		TABLE 1				
	June 30, 2009	July 1, 2009 - June 30, 2010			June 30, 2010	
	Net	New Loans	Payments	Adjustments	Reserved Loan	Ending Balance
COLISEUM	1,082,928	774,000	(65,000)	0	0	1,791,927
BROADWAY/MACARTHUR	0	6,244	0	0	0	6,244
CENTRAL DISTRICT	44,747,473	3,432,995	(249,418)	0	12,133,827	60,064,877
LOW & MODERATE HOUSING	95,700,313	8,329,075	(384,945)	(1,733)	33,550,877	137,193,588
OAKLAND ARMY BASE	84,516	257,382	0	0	0	341,899
NON-MAJOR GOVT. FUNDS	2,208,976	555,507	(149,546)	0	1,043,158	3,658,094
GRAND TOTAL - ALL FUNDS	143,824,205	13,355,204	(848,909)	(1,733)	46,727,861	203,056,629
	143,824,205	Beginning Notes & Loans Per General Ledger				
	<u>203,056,629</u>	Total Notes & Loans Per General Ledger				
	<u>59,232,424</u>	Net Increase (Decrease) Per General Ledger				
	13,355,204	New Loans				
	(848,909)	Payments Received				
	(1,733)	Adjustments				
	<u>46,727,861</u>	Reserved Loan Amounts				
	<u>59,232,424</u>	Net Increase (Decrease)				

The **Property Report** (*Attachment D and Table 2*) summarizes \$130 million in Agency-owned properties in FY 2009-10.

Table 2

PROPERTY REPORT
Fiscal Year 2009-10

Project Area	Balance 06/30/10 Amount	Acquisition/ Other Debits	Sales/ Other Credits	Balance 06/29/05 Amount
Central District	57,772,594	4,080,000	(7,197)	61,845,397
Coliseum	3,738,757	26,982,221	(3,106)	30,717,872
Oakland Army Base	48,939,425	-	-	48,939,425
Central City East	6,994,969	3,008,922	(11,465)	9,992,426
Other Projects	4,411,441	-	-	4,411,441
Low-Moderate	8,012,504	-	-	8,012,504
GRAND TOTAL	129,869,690	34,071,144	(21,769)	163,919,065

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

Table 3
Plan Limit Termination Dates
Fiscal Year: 2009-2010

PROJECT AREA	ADOPTION DATE	DEBT INCURRENCE LIMIT DATE	PLAN TERMINATION DATE	TI RECEIPT LIMIT DATE	EMINENT DOMAIN LIMIT DATE[1]	IMPLEMENTATION PLAN PERIOD
Acorn	11/3/1961	1/1/2004 ^[2]	1/1/2012	1/1/2022	12/16/1998	12/7/2004-12/7/2009
Broadway/MacArthur/San Pablo	7/25/2000	7/25/2020	7/25/2030 ^[3]	7/25/2045 ³	7/25/2012	12/7/2004-12/7/2009
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
Central District – original project area	6/12/1969	Eliminated on 1/6/2004	6/12/2012	6/12/2022	6/12/2009	12/7/2004-12/7/2009
Central District – Brush & MLK amendment area	7/24/2001	7/24/2021	7/24/2032	7/24/2047	7/24/2013	12/7/2004-12/7/2009
Coliseum – original project area	7/25/1995	7/25/2015	7/25/2027	7/25/2042	7/25/2019	12/7/2004-12/7/2009
Coliseum – Kennedy/ Fruitvale amendment area	7/29/1997	7/28/2017	7/29/2028	7/29/2043	7/25/2019	12/7/2004-12/7/2009
Oak Center	11/30/1965	1/1/2004 ²	1/1/2012	1/1/2022	12/16/1998	12/7/2004-12/7/2009
Oak Knoll	7/14/1998	1/21/2026	1/21/2037	1/21/2052	1/21/2018	12/19/2006-12/19/2011
Oakland Army Base	7/11/2000	6/30/2022	6/30/2033	6/30/2048	6/30/2014	7/11/2005-7/11/2010
Stanford /Adeline	4/10/1973	1/1/2004 ²	4/10/2016	4/10/2026	12/16/1998	12/7/2004-12/7/2009
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

[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 year for 03-04 ERAF payments made.

SUSTAINABLE OPPORTUNITIES

No sustainable opportunities have been identified.

DISABILITY AND SENIOR CITIZEN ACCESS

There are no American with Disabilities Act (ADA) or senior access issues contained in this report.

ACTION REQUESTED OF THE CITY COUNCIL

Staff requests that the City Council accept the FY 2009-10 reports: Blight (Attachment A), Housing Activity (Attachment B), Property (Attachment C), Loans (Attachment D) and Time Limits (Attachment E).

Respectfully submitted,

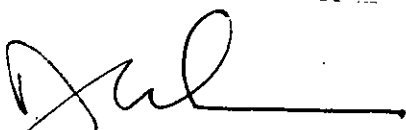


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FORWARDED TO THE COMMUNITY AND
ECONOMIC DEVELOPMENT COMMITTEE:



Office of the Agency Administrator

Item: _____
Community and Economic Development Committee
December 14, 2010

ATTACHMENT A
ACORN REDEVELOPMENT PROJECT
FY 2009-2010 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. Although the original planned redevelopment activities have been completed, redevelopment goals and objectives for the Acorn Project Area still involve 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 2009-10

Activities to reduce blight with in the Acorn Project Area in FY 2009-10 include:

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 have 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. continued to market the remaining "grocery space".

ATTACHMENT A
BROADWAY/MACARTHUR/SAN PABLO
FY 2009-2010 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 2009-10

Activities to reduce blight within the Broadway/MacArthur/San Pablo Project Area in FY 2009-10 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 for this project and executed an Exclusive Negotiating Agreement with the development team and BART in November 2004. In FY 2009-10, the Redevelopment Agency entered into an Owner Participation Agreement with the Development team outlining the redevelopment financial contribution to the deal and the project schedule. The first phase of construction is scheduled to start in 2012.
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. To date, 32 façade improvement projects have been completed, and 9 are in the design/construction bidding phase. In addition 6 Tenant Improvement projects have been completed and 3 are currently in the design/construction bidding phase.

3. 40th Street Pedestrian Improvements: The Redevelopment Agency received a grant from the Caltrans Environmental Justice Program to create a plan to improve pedestrian access to the MacArthur BART Station from the west side of the station. The Agency completed the schematic designs for the project in March 2003 and was awarded a federal capital grant to construct a portion of the project in July 2005 through the Regional Bicycle and Pedestrian Program. In addition, to the grant funds, the Redevelopment Agency contributed \$770,000 of redevelopment funds to this project out of the total project budget of \$2.8 million. Construction started on the project in January 2008 and was completed in July 2009.
4. 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 23 projects within the project area over 4 rounds of grant awards. Funded projects include median landscaping upgrades on 40th Street and West MacArthur Boulevard, a dog run and tot lot at Mosswood Park, lighting and playground upgrades at the Golden Gate Recreation Center, murals, flowering street planters, street furnishings and new street trees.
5. San Pablo Pedestrian Streetlights Project: In 2007, the Redevelopment Agency began design work for the installation of 70 new pedestrian street lights on San Pablo Avenue within the Project Area boundaries. During FY 2008-09, the Agency completed the construction documents, bid and awarded the construction contract. Construction began on the project in July 2009 and is projected to be completed in October 2010.
6. 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 is projected to be completed in 2011.

**ATTACHMENT A
CENTRAL CITY EAST REDEVELOPMENT
FY 2009-2010 BLIGHT REPORT**

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

The Central City East (CCE) Redevelopment Project Redevelopment Plan proposes to reduce and/or eliminate the blighting conditions found in the Project Area by focusing on seven key goals and objectives, including:

- A. Stimulate in-fill development and land assembly opportunities on obsolete, underutilized and vacant properties in the Project Area.
- B. Stimulate opportunities for adaptive re-use and preservation of existing building stock in the Project Area.
- C. Attract new businesses and retain existing businesses in the Project Area, providing job training and employment opportunities for Project Area residents.
- D. Improve transportation, open space, parking, and other public facilities and infrastructure throughout the Project Area.
- E. Stimulate home ownership opportunities in the Project Area.
- F. Improve the quality of the residential environment by assisting in new construction, rehabilitation and conservation of living units in the Project Area, including units affordable to low- and moderate-income households.
- G. Revitalize neighborhood commercial areas and strengthen retail in the Project Area.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2009-10

Activities to reduce blight within the CCE Project Area in FY 2009-10 included: Notice of Development Opportunity Projects; Streetscapes and Infrastructure Improvement Projects; Community and Public Facilities Projects; Façade and Tenant Improvement Programs; and Homeownership Rehabilitation Projects.

1. Notice of Development Opportunity Projects: These projects address the redevelopment of blighted, vacant and underutilized properties within the CCE Project Area. Through an RFP process, developers submit proposals and are evaluated based upon a set of criteria. After the selection process, developers enter into Exclusive Negotiating Agreements and ultimately Disposition and Development Agreements with the Agency. In FY 2009-10, the Agency spent approximately \$2.5M in taxable bonds for new land acquisitions. In September 2009, the Agency issued a Notice of Development Opportunity for properties acquired by the Agency and received five development proposals from developers. In

July 2010, the Agency entered into Exclusive Negotiating Agreements with a developer to further evaluate feasibility of the proposed projects.

2. Streetscapes and Infrastructure Improvement Projects: The streetscape and infrastructure projects target 8 distinct areas in the CCE Project Area. In FY 2009-10 design and engineering work was completed for five of the targeted areas. In addition to tax increment funds, approx. \$14 million in tax-exempt bonds is being used to fund the design and construction of the streetscape projects described below.
 - a. MacArthur Boulevard (73rd Avenue to San Leandro border): The first phase of the Project includes a \$20 million PG&E Utility Undergrounding project which is moving all utilities below ground and installing new pedestrian lights along MacArthur Blvd. between 73rd Avenue and the Oakland/San Leandro border. Improvements on the first phase of the Project are scheduled to be complete by December 2010. The second phase of the Project commenced in early 2010 and will implement urban design recommendation to help improve the physical appearance of three targeted nodes along MacArthur Boulevard: Node One runs along MacArthur Blvd. from the Durant Avenue to 106th Avenue; Node Two runs along MacArthur Blvd. from 90th Avenue to 89th Avenue; and Node Three runs along MacArthur from 77th Avenue to 73rd Avenue. The second phase of the Project is a culmination of an extensive community involvement process where design concepts were developed and refined with input from a Technical Advisory Committee and multiple community meetings. The second phase encompasses public improvements which include: new curbs, gutters and sidewalks; street trees; street furniture, traffic calming measures such as bulb-outs and a public art component. The total budget for the second phase of the project is approximately \$6.5 million. Funding for the second phase of the Project totals approximately \$2.5 million from allocated City sources, \$2.3 million from Agency funding and \$1.7 million from an MTC/TLC grant which was awarded to the City in June 2010. Construction on the Project is currently scheduled to begin in late summer 2011 and be completed in early summer 2012.
 - b. 23rd Avenue between East 12th Street and Foothill Boulevard: The construction documents were completed in July 2010 and the contract was bid and awarded in September 2010. A construction contract in the amount of \$1,876,021.00 was awarded to Ray's Electric for the construction of 23rd Avenue Improvement Project. Construction of the project is expected to be completed by September 2010. The work to be completed under this project will be funded by the Central City East Bond Funds. The intent of the 23rd Avenue Improvement Project is to increase public safety and improve the street for pedestrian use by providing new crosswalks, sidewalks, curbs, gutters, bulb-outs, street resurfacing, landscaping, trees, and additional pedestrian lights.
 - c. Foothill/Fruitvale between Rutherford and High Street: The firm of Design, Community & Environment (DCE), in collaboration with VSCE completed the 35% design and engineering documents in 2009. This is a comprehensive

streetscape design built on initial community planning groundwork and traffic and pedestrian safety studies that were previously completed for portions of the corridor. The streetscape has a focus on traffic calming improvements, infrastructure, place-making, pedestrian amenities, and landscaping elements.

The Foothill/Fruitvale Streetscape Project has 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. PWA staff expects to be complete with 100% construction documents by the end of 2010.

Phase II is from Rutherford to 35th Avenue. In 2010, CCE staff applied and was awarded a grant in the amount of \$2,200,000 from Metropolitan Transportation Commission's Transportation for Livable Community funds. The total project costs for Phase II is \$3,370,000 with \$2,200,000 funded by MTC/TLC funds and the matching funds of \$1,370,000 funded by CCE tax increment funds and bond funds.

- d. Foothill/Seminary: The Foothill/Seminary Streetscape Project extends along Foothill Blvd. between Brookdale Avenue and 62nd Avenue and along Seminary Avenue between Bancroft Avenue and Fleming Avenue. The community planning process will be extended to solicit additional input from the public. Funding for the project of approximately \$4 million was previously allocated in prior years. The Project has been updated to comply with a recent existing conditions survey, newer City design standards and Public Works Agency maintenance concerns. The Project is currently in the 35 percent design completion phase and is part of an integral redevelopment effort to establish a two block area around Foothill and Seminary as a major retail node. This effort also includes the redevelopment of a new 33,000 square foot new neighborhood commercial retail center. Improvements as currently proposed include widened sidewalks, bulb-outs, pedestrian lighting, street trees, ornamental tree grates and tree guards, relocated bus stops, possible street closures at Walnut Avenue and Fortune Way, new transit plaza and public art.
- e. 14th Avenue: This project will provide streetscape improvements on 14th Avenue in the Eastlake/ International Boulevard area, which includes 14th Avenue from East 8th Street to East 19th Street. The firm of Bottomley, Design and Planning has been selected as the consultant to work on the design. Plans and costs estimates have been modified according to the budget and input gathered by the design team. Bottomley Design & Planning is now finalizing the 35 percent construction documents for the best alternative. In 2010-11, CCE staff will work to move the project from 35% to 100% percent documents
- f. 5th Avenue: This project area presents unusually complex and interrelated planning, engineering, and design challenges because of the railroad tracks and Interstate 880, and the planned Oak-to-Ninth development. These issues require preliminary planning and analysis before streetscape designs can be developed. CCE staff will work with the Public Works Agency and the Planning Department staff on a study to determine how to increase the area's pedestrian safety and

waterfront access, and current and potential future zoning regulations. Due to budgetary constraints, this project was put on hold until the next two-year budget.

- g. East 18th Street: These streetscape improvements are located in the Parkway Theater District on the east side of Lake Merritt along East 18th Street to Park Boulevard and Park Boulevard from East 18th Street to Newton Avenue. In 2009-10, CCE staff worked with Design and Engineering staff to bring the project from 35% design and construction documents to 100% construction documents. In November 2010 the 100% documents were sent to various city departments for review and comments. The 100% documents are expected to be signed off by early 2011 and to be used to bid and award the construction of the project. The planned streetscape improvements include: new sidewalks, curbs and gutters; new landscaping; pedestrian street lights; and traffic calming bulb-outs through out the project.
 - h. Foothill/High/Melrose (FHM): This project is located in two separate nodes. The first node is located on Foothill Boulevard from High Street to 45th Avenue and on High Street from Bancroft Avenue to Ygnacio Avenue. The second node is located on Foothill Boulevard from Congress Avenue to Cole Street, on Bancroft Avenue from Fairfax to Cole Street, and on Fairfax Avenue from Foothill Boulevard to Bancroft Avenue. The firm Design, Community & Environment was selected to lead the project planning and design phase. A final design was selected and the 35 percent design documents and Master Plan have been completed. CCE staff is working with the consultant and Design and Engineering staff to make adjustments to the 35% documents. This work is expected to be completed by January 2011 which will allow CCE staff and Design and Engineering staff to move the project to the next phase from 35% to 100% documents.
3. Community and Public Facilities Projects: The Community Facilities Program focuses on the need for new or improved community facilities such as parks, community centers, libraries, open space and cultural facilities. Such facilities can be provided in conjunction with public schools to enrich the educational experience. These projects are intended to encourage further investment in the neighborhoods and make them more desirable places to visit and live. In FY 2009-2010, CCE witnessed the completion of Fire Station 18 using an investment of \$10 million in bond funds for the demolition, expansion, and construction of a new 10,000 square foot facility. CCE funds of \$800,000 were provided for the exterior renovation of Fremont pool and construction on the exterior renovation was completed. CCE funds of \$350,000 were used to complete a feasibility study for the Eastmont Branch Library with separate improvements to Elmhurst Branch Library and Melrose Branch Library. CCE funds in the amount of \$750,000 were spent to re-pave the existing basketball court, replace tot lot surfacing and replace limited play equipment at Josie De La Cruz Park and an additional \$250,000 was spent towards developing construction documents and specifications for Cesar Chavez Park.

4. Commercial Façade Improvement Program: The Redevelopment Agency has established a Commercial Façade Improvement program in the project area. The program offers matching grants of up to \$30,000 for eligible façade improvements. In addition, the program also offers free architectural assistance of up to \$5,000 to participating property owners and businesses. The program is available to commercial businesses and property owners along the major commercial corridors in the CCE Redevelopment Area. In FY 2009-10 6 FIP projects were completed with a total of \$172,839 expended for these projects.
5. Tenant Improvement Program: The purpose of the program is to assist property owners and potential tenants in occupying vacant retail spaces in neighborhood commercial areas. The TIP helps to eliminate blighted property by providing financial assistance for improvements to the interior retail space of vacant storefronts. The program offers matching grants on a dollar-for-dollar basis up to \$45,000 for tenant improvements. In addition, the program offers up to \$5,000 for design services per property in the CCE Project Area. FY 2009-10 did not see any TIP projects completed, however multiple projects were in various stages of development.
6. Homeownership Rehabilitation Projects: The program provides loan funds of up to \$75,000 for exterior work on homes owned and occupied by low to moderate income households in the CCE Redevelopment Area, and a grant of up to \$5,000 for design services per property owner. It is designed to enhance the curb appeal of individual homes, as well as the neighborhoods where the homes are located. The HRP works in coordination with the City's existing city-wide housing rehabilitation programs. In FY 2009-10, 15 applications were received with 6 applications approved, and 3 projects completed.

**ATTACHMENT A
CENTRAL DISTRICT REDEVELOPMENT PROJECT
FY 2009-2010 BLIGHT REPORT**

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

The Agency continued to focus its activities on eliminating physical and economic blight conditions in the Project Area by constructing public improvements and facilities, and partnering with the private sector to develop vacant and/or underutilized properties. The Agency, as stated in the goals and objectives of the Implementation Plan continues to encourage private investment in areas designated for commercial and residential uses.

During the reporting period, the Agency primarily focused on two types of activities to eliminate blight in the Central District. These are:

- A. Supply of low cost loans, grants and subsidies via the Façade Program, the Downtown Historic Façade Program and the Downtown Tenant Improvement Program or direct improvements to blighted structures such as the Fox Theater. By eliminating physical deterioration and improving the appearance of retail and commercial buildings and surrounding sites, more patrons will be attracted to the area, which will likely improve retail sales. Such an increase in commercial activity should attract new businesses to the Project Area and result in property tax increases.
- B. Provide infrastructure improvements covering a variety of public works projects ranging from installation of utilities, traffic capacity projects, mass-transit improvements, parking facilities, new streets, under grounding overhead distribution and communication lines, storm drainage and sanitary sewers, bridges and under- or over-crossings, flood control improvements, pedestrian and bicycle friendly areas, traffic calming, freeway noise walls, and many other assorted capital projects. This may also include streetscape projects including constructing new curbs, gutters and sidewalks where they do not exist or where broken curbs, gutters and sidewalks require replacement; planting street trees and shrubs; constructing both decorative and handicapped accessible crosswalks; constructing new medians with landscaping; adding visual and safety improvements to existing medians; installing street furniture, such as trash receptacles and newspaper racks; and improving area lighting by increasing the number of luminaries, increasing the wattage of individual streetlights or adding pedestrian streetlights.

Improving the infrastructure will help to attract development to the Project Area by assuming costs that might otherwise be born by the private sector. This should also help to increase building activity and improve property values. Furthermore, public improvements such as parking structures will support the viability of commercial properties, helping to compensate for individual site deficiencies. Lastly, lighting improvements will create a safer retail environment and discourage graffiti. The proposed Agency programs for these activities include

the Streetscape Master Plan, including Streetscape Improvements in Uptown, Old Oakland/ Chinatown and Lower Broadway, the Broadway Improvement Program and the continued operation and possible new construction of public parking facilities.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2009-10

Activities to reduce blight with in the Central District Project Area in FY 2009-10 include:

1. 10K Housing: (develop housing for 10,000 new residents or approximately 6,000 new units since 1999). The Agency was directly involved in five projects and in a marketing campaign to encourage private development. As of April 2009, 4,057 units were completed, 535 units are in construction, 2,236 units have planning approvals and 3,928 units are in planning. These 10,756 units exceed the 10K goal of 6,000 units.
 - a. Citywalk. (252 residential units and 3,000 square feet of retail) Request for Proposals (RFP) issued November 2003, Disposition and Development Agreement (DDA) approved July 2004, demolition began in January 2005 and construction started in March 2005. There have been substantial delays in construction. At this time, a new developer has taken over the project with the intent to convert the project to rental housing and has begun construction. The new project completion date is December 31, 2012.
 - b. Uptown – Parcel 4. The City Council approved a DDA with Forest City for the development of a mid-rise residential project with 175 – 200 units, and 20,000 square feet of retail. Recently, the City Council authorized an amendment to the DDA to extend the date to purchase the Property by thirty-six (36) months until July 31, 2011.
2. Streetscape Improvements: The Old Oakland (Washington 7th to 9th Streets) Streetscape Improvement Project and the Latham-Telegraph Streetscape Project (Latham Square to 20th and Telegraph) are on hold pending implementation of the Basement Backfill and Repair Program (BBRP). 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 (i.e. Old Oakland and Latham-Telegraph.). The first phase, involves engineering assessment and design and the second phase is construction and implementation. In the first phase, 12 grant agreements for design services were authorized and 8 basements designs were completed. Staff is working on finalizing designs and authorizing loan and grant agreements to complete projects under the BBRP, with the final goal of completing streetscape improvements in the respective areas. Lastly, the Agency has initiated the new Bay Area Rapid Transit (BART) 17th Street Gateway Project, which includes a redesign of BART's 17th Street entrance in order to improve the appearance and functionality of this BART entry point.

This project will not start construction until the 2011.

4. Downtown Façade Program: The program provides \$5,000 in design services and matching grants of up to \$50,000 for façade improvements. In FY 2009-10, 76 façade projects completed or started construction (49 completed and 1 in construction.) These projects represent \$671,209 in grant money that was either paid or encumbered. The grant money is leveraging \$1,820,381 in total exterior improvements.
5. 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 2009-10, 50 Tenant Improvement projects were completed or under construction (45 completed). These projects represent \$1,369,467 in grant money that was either paid or encumbered. This funds will help leverage \$7,246,850 in total interior improvements.
6. 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 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 requested a three-year extension to the project's start-of-construction dates and the close of escrow for the sale of the garage. It is now anticipated that project construction will start and that the Agency will sell the garage in June 2013.
7. 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. The Shorenstein Company is in negotiations with the Agency to extend the project completion date from April 12, 2012 to April 12, 2015, with the option to extend by up to two additional years, if market conditions do not improve in the near term.
8. 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:

Lincoln Square Park (261-11th Street). The Lincoln Square Park project will provide a new synthetic turf field connecting the park to the adjacent Lincoln Elementary School. The school, as well as six independent charter schools, four day-care centers and two Head Start Programs use Lincoln Square Park as an additional play area. Construction will start in Spring of 2011 and will be completed late 2011.

Malonga Casquelourd 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 has not been completed.

Jefferson Square Park (618 Jefferson Street). Jefferson Park was improved in the early summer of 2010 with major renovations to upgrade its tot lot, add a new dog park with separate areas for small and large dogs, add a historical marker, relocate an existing full-sized basketball court, and complete general landscaping improvements. Community meetings and completion of the design took place in 2008. Project construction began in May of 2010 and was completed in November 2010.

Chinese Garden Park (7th and Harrison Streets). The proposed improvements to the Chinese Garden Park address community concerns on accessibility and involve grading, installation of concrete and ADA accessible pathways and parking, new lawn and irrigation, as well as additional landscaping including planting of trees. Construction for the park began November 2009 and was completed March of 2010.

ATTACHMENT A
COLISEUM AREA REDEVELOPMENT PROJECT
FY 2009-2010 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.

Coliseum Redevelopment tax allocation bonds and tax increment revenue will provide funds to complete plans, capital projects and programs to mitigate physical and economic blight and assist in the revitalization of the Coliseum Project Area.

Strategies to correct these blighting factors include:

- A. Expenditures to improve intermodal transportation opportunities, public facilities and infrastructure in residential, commercial and industrial areas, and
- B. Improve underutilized properties by assisting with environmental assessments, clean-up and land assembly in order to stimulate catalyst development projects, and
- C. Improve security and directly address on-going blight conditions through targeted engagement programs, and
- D. Promote and stimulate investment in the neighborhoods, commercial and industrial areas throughout the Coliseum Redevelopment Project Area

BLIGHT ALLEVIATING ACTIVITIES IN FY 2009-2010

- A. Public expenditures to improve roadways, transit corridors intermodal transportation, associated infrastructure, and complete public facilities :
 - i. Completed construction of the Coliseum Transit Hub streetscape and continued utility undergrounding along San Leandro Street
 - ii. Awarded construction contract for Railroad Avenue Phase II street improvements and commenced utility work
 - iii. Continued support for the Oakland Airport Connector project, which is scheduled to start construction in the spring of 2011
 - iv. Supported and completed designs and environmental reviews for the Fruitvale Alive Streetscape Project (portions in the Coliseum Project Area)

- v. Awarded construction contract for the Fruitvale Alive Streetscape Project and commenced construction
- vi. Awarded construction contract for the 66th Avenue Streetscape Project and commenced construction
- vii. Began 66th Avenue Sewer Construction Project via Public Works Agency
- viii. Completed design and obtained BART and CPUC permits for construction of Union Pacific Railroad crossing improvements at 66th and 69th Avenues.
- ix. Allocated \$2 million in tax increment funds to support the construction of the East Oakland Sports Complex
- x. Continued construction of the 81st Avenue Branch of the Oakland Public Library

B. Assistance with environmental assessments, clean-up, land assembly and screening to improve underutilized properties and incompatible uses:

- i. Acquired 7 properties with a total value of approximately \$30 million and total size of approximately 27 acres for land assembly and economic development activities in the Coliseum and Fruitvale BART Station areas
- ii. Completed infrastructure improvements for the third-phase of the Oakland Housing OHA Lion Creek Crossings Project enabling the construction of 370 units of mixed-income housing
- iii. Completed design and construction for the replacement park associated with the Lion Creek Crossings development
- iv. Installed creek-side plantings and completed walkway, road and pedestrian bridge as part of the Lion Creek restoration project
- v. Provided continued support and funding acquisition for transit villages developments and associated infrastructure improvements at the Coliseum and Fruitvale BART station areas
- vi. Authorized acquisition of 3.4 acres of BART parking lots at the Fruitvale BART Station for Fruitvale Transit Village Phase II
- vii. Conducted Notice of Development Opportunity (NODO) to select development partners for Agency-owned sites in East Oakland

C. Targeted efforts to improve security in the project area and focused “Tough on Blight” reduction programs:

- i. Installed security cameras to deter illegal dumping and graffiti
- ii. Contracted through Civic Corps Schools workforce development to assist in graffiti abatement along the major commercial corridors

- iii. Funded NET and 8L18 Police Department programs to promote public safety including commercial security patrols and surveys for area businesses
 - iv. Continued to work with Community Cleanup Corps (CCC) with Department of Human Services using Operation Dignity as the training coordinator to employ homeless individuals for clean-up and blight abatement activities
 - v. Implemented graffiti abatement measures including the completion of two murals
 - vi. Through Façade Improvement Program Grant, invested in eliminating blight by improving storefronts throughout the redevelopment area
- D. Programs to stimulate investment in the neighborhoods as well as the commercial and industrial areas of the Coliseum Redevelopment Project Area:
- i. Façade Improvement Program
 - ii. Tenant Improvement Program
 - ii. Rebuilding Together Oakland Sponsorship Program
 - iii. Conducted job training and neighborhood improvement projects through the Coliseum Green Works workforce and neighborhood project development program
 - iv. Neighborhood Projects Initiative (NPI) provided funds for improvements to Peterson Street in Jingletown, International Boulevard, Rainbow Teen Center, East Oakland Boxing Association and Sobrante Park
 - v. Infill Development Incentives Program
 - vi. Coliseum Revolving Loan Program

SUMMARY OF FY 2009-10 BLIGHT ALLEVIATING ACTIVITIES

INFRASTRUCTURE AND PUBLIC FACILITIES

Coliseum Transit Hub Streetscape and Utility Undergrounding: Improvements to San Leandro Street between 73rd and 66th Avenues have created a pedestrian link between the area's existing land uses and the inter-modal transportation hub at the Coliseum BART station. This \$6 million project uses \$3.5 million of Agency funds and \$2.5 million of federal, state and local grants for undergrounding of utilities and street improvements including lighting, landscaping and improved crossings. The Transit Hub streetscape has already been completed and the utility undergrounding is expected to be completed by spring of 2011.

Railroad Avenue Streetscape Improvements: Improvements will include installing new storm drain pipelines, raising and resurfacing the road, and adding curbs, sidewalks and gutters to make the street more functional for residents and businesses. Phase I, between 85th Avenue and Louisiana Street, has already been completed. PWA engineers completed the final design for Phase II between Louisiana Street and 98th Avenue, and construction commenced in summer 2010.

Oakland Airport Connector Project: The Agency has approved City administrative support for the engineering, plan review and construction monitoring associated with the proposed BART Oakland Airport Connector (OAC) project. The BART OAC project has been recommended for \$70,000,000 in American Reinvestment and Recovery Act of 2009 regional transportation funding. The OAC project is scheduled to be built from 2011-2013.

Fruitvale Alive Streetscape Improvements: Improvements to this key corridor linking I-580 to I-880 will increase intermodal transit, address pedestrian safety and improve pedestrian connections between transit nodes and commercial centers. The blocks between E. 15th Street and E. 12 Street adjacent to the Fruitvale BART station are within the Coliseum Project Area. The Coliseum Project Area has contributed \$850,000 for this project to complement a \$2.8M grant from the Metropolitan Transportation Commission. Construction is scheduled to be complete by December 2010.

66th Avenue Streetscape : This project is located on 66th Avenue between San Leandro Street and International Boulevard. Leveraging the Lion Creek Crossings and San Leandro Street infrastructure improvements, the project will improve pedestrian access to the transit facilities on both International Boulevard and San Leandro Street. The project will provide better pedestrian access to the area's transit, schools and activity centers. Project design is complete, and construction began in the summer of 2010. 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.

81st Avenue Branch Public Library: The Agency has contributed \$4.25 million toward the construction of this \$14.3 million public library in East Oakland. The new 21,000 square foot facility at 81st Avenue and Rudsdale Street is a joint project of the Oakland Unified School District and the City of Oakland. When completed, it will be one of the City's first LEED certified, silver rated public buildings. It will also be the City's largest branch library, sharing space with two new schools, Encompass Academy and Woodland School. Construction is scheduled to be completed by December 2010.

CATALYST DEVELOPMENT PROJECTS

Lion Creek Crossings Mixed Income Housing Development: The Oakland Housing Authority, in partnership with the East Bay Asian Local Development Corporation (EBALDC) and Related Companies of California, is developing a mixed-income housing project on 20 acres located at San Leandro Street between 66th and 69th Avenues. The project, which received \$34.5 million of HUD HOPE VI funding and a \$4 million Agency contribution, replaces the Coliseum Gardens public housing project that was

demolished in 2004. Phase I of Lion Creek Crossings, with 115 units, was awarded both the California Redevelopment Association Award for Excellence in Residential New Construction and the National Association of Housing and Redevelopment Officials' National Award for Excellence in Project Design. To date, 370 affordable rental units in Phases I, II, and III have been completed. The entire five-phase, 470 unit project, including 442 units of affordable rental housing, 28 units for home buyers, two new streets, a City park and the restoration of a portion of Lion Creek, will be completed by December 2011.

Coliseum BART Station Transit Village: The Coliseum Transit Village is a planned mixed-use transit oriented development centered in the heart of a inter-modal transit hub at the Coliseum BART Station. Currently, Oakland Economic Development Corporation is searching for a replacement developer to partner on the development. The project envisions replacing the existing Coliseum BART parking lot and providing approximately 390 units of housing and about 20,000 sq. ft. of neighborhood retail. The project, together with Lion Creek Crossings Phase IV, was awarded \$8.5 million in Proposition 1C Transit Oriented Development funding from the California Department of Housing and Community Development. Oakland awaits resolution of the State of California Pooled Bond Investment Board backlog and looks forward to receiving a grant agreement from State HCD.

TARGETED SECURITY AND BLIGHT ABATEMENT PROGRAMS

Coliseum Commercial Security and Security Enhancement Program: The Security Enhancement Program funds overtime costs for extra police patrols in the commercial/industrial areas on nights and weekends. In addition to the 8L18 Enhanced Patrol Area and the Neighborhood Enforcement Team (NET) program, Coliseum Area Redevelopment funds previously supported the Oakland Police Department's Vice and Child Exploitation Unit in their efforts to curtail prostitution in the project area, and also supported OPD walking patrols of high-crime commercial corridors.

Coliseum Tough on Blight Operation: This program is an enhanced blight enforcement operation that aggressively pursues blighted properties and blighting conditions within the Coliseum Project Area in cooperation with the Building Services Division, conducting 2 sweeps of project area commercial corridors per year.

The Community Cleanup Corps: Individuals transitioning out of homelessness alleviate blight in Oakland redevelopment areas through a training and paid work experience program. In 2009/10 the CCC program provided full time, permanent employment at a living wage to four formerly homeless persons. The four person crew performed field work activities, including light clean-up, weed and blight abatement and limited vegetation management activities at sites throughout the project area.

Graffiti Abatement Programs: The Coliseum Redevelopment Project Area finances programs to address graffiti through three different mechanisms: an youth apprenticeship program employing individuals to paint over graffiti while learning valuable work skills and ethics; a mural program for highly visible properties where artists work to create

murals with at-risk youth; and through the implementation of “green walls”, where trellises and plantings cover walls that are frequently vandalized.

NEIGHBORHOOD AND COMMERCIAL DISTRICT IMPROVEMENT PROGRAMS

Façade and Tenant Improvement Programs: These programs offer 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. Some tenant and façade improvements administered by Redevelopment staff are also financed by federal Community Development Block Grant funds. In FY 2009-10, ten façade projects and six tenant improvement projects were completed in the Coliseum area.

Rebuilding Together Oakland: This program uses volunteer labor and leverages in-kind donations to rehabilitate the homes of low-income elderly/ disabled homeowners. There is absolutely no cost to the participating homeowners which enables them to live in safety, comfort and independence. Rebuilding Together Oakland also rehabilitates non-profit community facilities that work directly within low-income communities. In 2009-2010, RTO assisted the City of Oakland and ORA in renovating the Rainbow Teen Center with cooking classroom and audio visual training facility for teens at 5818 International Boulevard.

Green Works Development Program: This pilot program provides “green job” training with connected capital funds for short-term/limited-scale green project installations. The program utilizes up to 40 project area residents in-training as part of a formal green conservation crew. Projects in the Sobrante Park neighborhood of Oakland resulted in the improvement of neighborhood pedestrian paths.

Neighborhood Project Initiative (NPI): The Neighborhood Project Initiative (NPI) is intended to further blight reduction and beautification efforts in redevelopment areas through the funding of small-scale, community-initiated public/private improvement and infrastructure projects that currently have no other funding source. For fiscal years 2009-10 the amount of funding was \$180,000.

Improvements to Neighborhood Parks: Through the NPI program, and the public facilities program upgrades to various parks throughout the Coliseum Redevelopment Area have been made to minimize the hazards of outdated and overused park structures and make these public sites more safe and pleasant for community use. Investment in parks also increases surrounding property values and eliminates blight. The East Oakland Sports Complex was allocated \$2 million in tax increment funds and is expected to be completed by spring 2011. In addition, other park improvements include a new play area for Officer William “Willie” Wilkins Memorial Park (formerly Elmhurst Plaza Park) and new restroom structure and utility connections as well as handicap accessible pathways for Sobrante Park.

Infill Development Incentives Program: This program offers developers and property owners up to \$15,000 in matching funds for predevelopment analysis. The program is intended to encourage the exploration of residential and nonresidential development options for infill areas in the Coliseum Redevelopment Project Area. Major corridors are a particular focus of the program. Nine projects have been completed to date using \$60,000 of Coliseum Area Redevelopment funds allocated in fiscal year 2007-08 and \$60,000 in 2008-09.

Coliseum Revolving Loan Program: This program made available for eligible business and property owners, community-based organizations and residents, capital improvement loans up to \$249,500 to rehabilitate, develop or build commercial property within the Coliseum project area. In FY 2009-10 six loans were made to businesses in the Coliseum Redevelopment Project Area totaling \$1,052,529.

BLIGHT ALLEVIATING ACTIVITIES PLANNED FOR FY 2010-11

In addition to the blight alleviating projects and program carried-out FY2009-10, the Coliseum Redevelopment Area has planned the following blight alleviating activities for FY2010-11:

- A. Streetscape and public facility improvements:
 - 1. *Streetscapes and Transit*
 - i. Complete designs for South Coliseum Way from Hegenberger Road to the entrance of the McAfee Coliseum
 - ii. Complete designs for Edes Avenue from Hegenberger Road to 85th Avenue
 - iii. Initiate design process for Edes Avenue and 98th Avenue
 - iv. International Boulevard Streetscape Improvement Project in conjunction with BRT lines
 - v. Continue administrative support for the BART Oakland Airport Connector as approved in the Coliseum Capital Budget
 - vi. Continue to develop designs for Coliseum Industrial Infrastructure project
 - 2. *Public Facilities*
 - i. East Bay Greenway conceptual design improvements
 - ii. Develop designs for BART to Bay Trail bicycle infrastructure improvements
 - iii. Complete construction of the East Oakland Sports Complex
 - iv. Complete construction for the 81st Avenue Oakland Public Branch Library

- B. Further Site acquisition and infrastructure improvements in targeted areas to complete large-scale catalyst development projects:
- i. Coliseum Shoreline
 - ii. Hegenberger / I-880 Gateway
 - iii. Coliseum BART Transit Village Station area including replacement parking for the development of residential housing on the existing Coliseum BART surface parking
 - iv. Lion Creek Crossings Phase 4 and 5
 - v. Acquire 3.5 acres of two BART parking lots working with the Unity Council for Fruitvale Transit Village - Phase II, 275 units of market rate rental housing to complement the transit village's existing mix of retail and community services
 - vi. Continue improvements to the 915 66th Avenue site for development of a supermarket commercial center at the corner of 66th Avenue and San Leandro Boulevard
 - vii. Continued development of the Coliseum Auto Mile
 - viii. Support Infill projects on International Boulevard
 - ix. Continue to work with private sector partners for the development of a new facility at the corner of Clara Street and Edes Avenue
- C. Continue Targeted Security and Tough on Blight efforts including:
- i. Conduct code enforcement sweep operations with Building Services
 - ii. Continue Enhancing security measures for retail, commercial, and industrial areas
 - iii. Continue Neighborhood Enforcement Team (NET) with OPD
 - iv. Continue Enhanced Commercial Patrol known as 8L18 with OPD
- D. Expand and Continue Neighborhood and Commercial Improvement Programs:
- i. Continue investments in neighborhood-serving parks: Tassaforanga; Tyrone Carney Park
 - ii. Continue Neighborhood Project Initiative Program
 - iii. Continue Infill Development Incentives Program

- iv. Build-out specific green installations as part of the Green Works Development Program
- v. Review development of a new Site Improvement Program effort for industrial and auto-oriented businesses

**ATTACHMENT A
OAK CENTER
FY 2009-2010 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. Agency staff coordinates meetings of the Oak Center Neighborhood Association in order to gain community input for project selection.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2009-10

Activities to reduce blight with in the Oak Center Project Area in FY 2009-10 include:

- Rehabilitation of the tennis courts, and construction of a skate park in deFremery Park were completed by July 2009. .

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**ATTACHMENT A
OAK KNOLL
FY 2009-2010 BLIGHT REPORT**

**HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL
ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2006-2011)**

City and Agency staff has been working closely with the Master Developer, SunCal Oak Knoll, LLC, to finalize the environmental review, planning and application and conditions of approval processes for the development of the 181-acre site. The approved Development Plan will allow the developer and the Agency to implement the Final Reuse Plan. This integrated development program will:

- A. Help to eliminate physical blighting conditions which prevent the effective use of buildings or lots;
- 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 by providing a well balanced and economically viable neighborhood;
- D. Enhance the City's recreational facilities and opportunities, open space, cultural and arts facilities, protection of wildlife habitat;
- E. Expand the supply of affordable housing for qualifying households and families; and
- F. Increase employment opportunities.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2009-10

Activities to reduce blight within the Oak Knoll Project Area in FY 2009-10 include:

1. The City/Agency worked with Lehman Brothers, SunCal and the Lehman Brother Bankruptcy Trustee to release \$3,700,000 specifically for blight abatement and public safety activities within the entire Oak Knoll Redevelopment Area; Subsequently, items 2-4 were accomplished as follows:
2. SunCal demolished more than 90 structures that had been abated of hazardous materials in 2007-2008;
3. SunCal performed vegetation management efforts to reduce blight and improve fire safety;
4. SunCal resumed hazardous materials abatement work on the 11-story Oak Knoll Naval Hospital;
5. The Agency performed hazardous materials abatement on the 18 structures on its 5.45 acre parcel and initiated a contracting process for their demolition; and
6. The Agency performed vegetation management work on its parcel.

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

**ATTACHMENT A
OAKLAND ARMY BASE
FY 2009-2010 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: A former army depot facility that was closed in 1999 and transferred to the 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 that was conveyed to the Port of Oakland; and (3) 16th and Wood Sub-District: A formerly 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 its activities 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 Agency will focus on the areas identified in the Redevelopment Plan and Five-Year Implementation Plan, which identify the following activities:

- A. Oakland Army Base Sub-District - Activities include: Site preparation, including demolition/deconstruction, environmental remediation, and installation of wet and dry utilities; 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 - Activities include: 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 - Activities include: Renovation of the historic 16th Street Train Station; transportation and related improvements; open space; and site improvements.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2009-10

Activities to reduce blight within the Oakland Base Reuse Project Area in FY 2009-10 include:

1. Master Development of 118-acre site: Through a Request for Proposals (RFP) process the Agency identified a master developer for the development of 118

acres within the Oakland Army Base Sub-District (OARB). The master developer had submitted a proposal to develop a modern logistics center, which would help improve the Port of Oakland's functioning, as well as R&D flex-office, Class A office, and project-serving retail. The proposed development is expected to maximize the job generating capacity of the OARB, and lead to quality jobs in key industries such as trade and logistics and green technology. The Agency executed a 360-day Exclusive Negotiating Agreement with the master developer to negotiate a Lease Disposition and Development Agreement (LDDA). The current schedule anticipates that the Agency and master developer will execute the LDDA by early 2011 and that the master developer will complete planning, entitlements, and CEQA certification by mid 2011. Site preparation would begin in late 2011. Construction would be phased, with the first buildings set to open in 2014.

2. North Gateway Area Development: The Agency is negotiating with two recycling firms proposing to relocate out of West Oakland to the North Gateway Area of the Oakland Army Base Sub-District. The relocation would enable the recyclers to consolidate their operations and free up land in West Oakland for uses more compatible with the residential neighborhoods. To help determine the amount of acreage a materials recovery facility would require, the Agency completed a market assessment of a proposal by one of the firms for a 14.5-acre development.
3. Central Gateway Area Development: The Agency is planning to demolish three vacant and dilapidated buildings in the Central Gateway and remediating the site in preparation for future development.
4. 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. Two projects have been completed— Pacific Cannery Lofts, a 163-unit condominium project; in 2008, and Ironhorse at Central Station, a 99-unit affordable housing project, in 2009. Zephyr Gate, a 130-unit condominium project, is nearing completion. Zephyr Gate is expected to complete construction by early 2011. HFH Ltd has completed soil remediation of its parcel and plans to begin construction in 2012.
5. 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 plans to bring to the Agency in late 2010 a proposal for developing and operating the Train Station.
6. Maritime/Industrial Development: The Agency is exploring use of the Baldwin Yard and under freeway acreage in the North Gateway Area for a 12-acre maritime-related truck depot that will include truck parking, trailer storage, scales, administrative offices, and maintenance facilities. The Agency has also initiated

preliminary site planning in the Central Gateway for an additional three-acre retail component that will provide fuel and food services to truckers.

7. Infrastructure Planning: The Army Base will require extensive infrastructure improvements now estimated at roughly \$500,000,000 that will include soil surcharging, utility upgrades, enhancement of existing streets, major traffic mitigations, and construction of new roads, and rail expansion. The Agency prepared a Sanitary Sewer Assessment in conjunction with a preliminary infrastructure improvement plan to position the site for funding opportunities as they become available. 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. To leverage Agency funds, the Agency is entering into a Cost Sharing Agreement with the Port of Oakland to share the cost of master planning the utility systems and roadways for the Army Base and share in the Port's funding from the Trade Corridor Improvement Fund program.

**ATTACHMENT A
STANFORD ADELINE
FY 2009-2010 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 2009-10

Activities to reduce blight with in the Stanford/Adeline Project Area in FY 2009-10 include:

1. All Stanford-Adeline Project Area funding that is not being used to service debt is being used for the Low and Moderate Income Housing Program.

**ATTACHMENT A
WEST OAKLAND
FY 2009-2010 BLIGHT REPORT**

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

The West Oakland Redevelopment Plan proposes 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.
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 2009-10

The West Oakland Redevelopment plan was adopted on November 18, 2003. In order to more efficiently conduct blight alleviating activities in FY 2009-10: 1) staff was increased from one FTE to three FTE; 2) a process was adopted to expedite West Oakland Project Area Committee (WOPAC) decision making; 3) a method was adopted to consolidate the application and review period for community-initiated funding requests; and 4) WOPAC meeting frequency was reduced.

Activities to reduce blight within the West Oakland Project Area in FY 2009-10 include: staffing the WOPAC and its three standing subcommittees, which advise the Agency Board on projects and programs for implementation. The WOPAC also monitors new development in the Project Area and sponsors an annual picnic and newsletter as outreach activities.

Specific blight-alleviating projects and programs include:

1. West Oakland Area Plan: WOPAC approved funding of \$310,000 for the West Oakland Area Plan. In addition, staff applied for and was awarded a federal grant (TIGER II from HUD and DOT) in the amount of \$500,000. This will be added to the funding approved by WOPAC. Staff is working on a Request for Proposals (RFP) that will be issued in early 2011. The West Oakland Area Plan will provide a blueprint for public and private investment in the West Oakland Redevelopment Area. Particular attention will be given to the opportunity sites identified by staff during the past year.
2. Peralta and MLK Streetscape Project: WOPAC approved funding of \$600,000 for the development of Peralta and MLK streetscape plans. An RFP was issued and a team headed by Gates and Associates was selected in August of 2010. The planning process has begun and the conceptual plans are expected to be completed in July 2011. Construction documents for selected segments of the streets will be completed and ready to bid in late 2011.
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 summer 2011. Phase II is the section on 7th Street between Peralta and West. Conceptual design has been completed.

4. Commercial Façade Improvement and Tenant Improvement Programs: WOPAC approved additional funding of \$300,000 for the West Oakland Façade and Tenant Improvement Programs. The programs offer matching grant funds for improvements and architectural assistance. Staff worked with over 13 projects and completed 2 projects during FY 09-10.
5. NPI Neighborhood Project Initiative Program: WOPAC approved an allocation of \$400,000 for the third round of the West Oakland Neighborhood Project Initiative Program. The program offers capital grants of up to \$100,000 for small-scale neighborhood improvement projects within the Project Area. Staff worked with the WOPAC to refine the program parameters based on lessons learned from the first two years of the program and is preparing to issue a "Call for Projects" in January 2011.

Staff worked with WOPAC to select 9 projects to be funded through the second round of the NPI Program. These projects include: landscaping/greening projects on 27th Street, 40th Street, 31st Street, and in the Longfellow neighborhood; speed bumps and exterior lights at Mead and Athens; facility improvements to Boys and Girls Club; an aquaponics garden at 5th and Union; a security camera at 3rd and Lewis; and landscaping and façade improvements to the intersection bounded by Hollis, 34th Street and Louise Street.

Staff worked to complete 6 projects from the first round of the NPI Program. These projects include: 2 security cameras (completed); a dog park at Grove Shafter Park (completed; hard grand opening November 2010); landscaping of the West MacArthur median (in process); and facility upgrades for City Slicker Farms (completed); seismic retrofitting of Black New World Community Center (cancelled).

6. Alliance for West Oakland Development Job Training Program: The West Oakland Project Area Committee approved a grant of \$100,000 to the Alliance for West Oakland Development on April 11, 2007. The grant is for their job training program which trains at-risk West Oakland youth for careers in the construction industry. The Agency Board approved this grant on July 1, 2008. Staff continued to work on implementation of this grant this past year. Close out of this project is expected upon meeting job placement goals.
7. Fitzgerald Community Farm: This project consists of improving two adjacent blighted pocket parks for use as a community garden. The WOPAC approved an allocation of \$100,000 in August, 2007, for a project that will combine the parks and develop a community garden at the site. Agency Board approval was granted on March 31, 2009. The project is managed by the Office of Parks and Recreation. Staff worked with OPR and CitySlicker Farms, the lead project developer, during FY2009-10 to implement the project. OPR developed an RFP to select a developer for additional construction support.
8. Brown Sugar Kitchen Tenant Improvement Grant: The WOPAC approved an allocation of \$75,000 for tenant and façade improvements for Brown Sugar Kitchen, a new restaurant located at 2534 Mandela Parkway in May 2008. Agency Board approval was granted on July 1, 2008. The improvements include new lighting, opening windows in the façade, new outdoor seating and interior improvements. Staff is working on implementation of this grant. The design plans are completed. Staff secured an encroachment permit for the grantee and is

working to secure the building permit. Grant Agreement is expected to be executed early 2011.

9. PS Print Tenant Improvement Grant: The WOPAC approved an allocation of \$75,000 for tenant and façade improvements for PS Print, located at 2861 Mandela Parkway. Agency Board approval was granted on October 21, 2008. The grant will fund office expansion, improvements to the retail entry and conditions in the delivery areas. Construction was completed this past year and staff is working on disbursement of grant funds.
11. Grid Alternatives: The WOPAC approved an allocation of \$48,000 for installation of solar panels on at least four homes. Agency approval was granted on June 2, 2009. Agency staff worked with Grid Alternatives, project developer, to implement project. Four qualified homes were identified and construction was completed in late 2009.
12. Oakland Crossroads Community Garden: WOPAC approved an allocation of \$100,000 and then additional \$60,000 to fund the design of a community garden. WOPAC's contribution matched the amount from the Broadway/MacArthur/San Pablo Redevelopment Area. Staff worked with the community group, Oakland Crossroads Community Garden, to determine cost estimates for land purchase, environmental remediation, and design and construction. Staff is currently working to identify alternative sites if necessary and a scope of work within the current project budget of \$320,000.
13. Purchase of LISC Note on 7th and Campbell Properties: WOPAC allocated funding of \$100,000 to purchase a \$220,300 loan made by the Local Initiatives Support Corporation against several sites known as the "7th and Campbell" properties. Staff prepared the report to Council. The Agency approved this purchase in March of 2010. The loan purchase was closed in June 2010.
14. Automatic Gas Shut-Off Valve Program: WOPAC approved funding of \$250,000 for the development of an automatic gas shut-off valve program. Staff worked with WOPAC to develop program parameters and develop a brochure. Staff prepared report for Agency approval. Program will be implemented in 2010-11.
15. Other Housing Programs: WOPAC approved the funding three additional housing programs from West Oakland low/mod housing funds: the Vacant Housing Acquisition/Rehab/New Construction Program; Owner Rehab Program; and Owner Rehab program. Staff worked with WOPAC to develop program parameters and a brochure. Staff prepared report for Agency approval. Program will be implemented 2010-11.
16. West Oakland Street Tree Master Plan: WOPAC approved a grant of \$40,000 to the West Oakland Reforestation Project for the creation of a West Oakland Street Tree Master Plan. This Street Tree Master Plan offers an efficient tool to guide streetscape designs and can harmonize the efforts of community-based planning projects. The Plan study area is approximately four square miles roughly bounded by the Oakland Estuary on the south, Interstate 880 on the west, Interstate 980 on the east and the Emeryville boarder and 40th Street on the north. The Agency authorized the grant in June 2010. Staff worked on

Redevelopment Agency Of The City Of Oakland

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General Information

Fiscal Year

Members of the Governing Body			
	Last Name	First Name	Middle Initial
Chairperson	Brunner	Jane	
Member	Brooks	Desley	
Member	Quan	Jean	
Member	Kernighan	Patricia	
Member	Kaplan	Rebecca	
Member	De La Fuente	Ignacio	
Member	Nadel	Nancy	
Member	Reid	Larry	
Member			
Member			

Agency Officials				
	Last Name	First Name	Middle Initial	Phone
Executive Director	Lindheim	Dan		(510) 238-3301
Fiscal Officer	Yew, Jr	Joseph	T	(510) 238-6471
Secretary	Simmons	LaTonda		(510) 238-3611

Report Prepared By		Independent Auditor	
Firm Name		Macias Gini & O'Connell LLP	
Last	Soliter	Bullock	
First	Osborn	David	
Middle Initial	K		
Street	150 Frank H. Ogawa Plaza	505 14th Street, 5th Floor	
City	Oakland	Oakland	
State	CA	CA	
Zip Code	94612-	94612-	
Phone	(510) 238-3809	(510) 273-8974	

Mailing Address			
Street 1	150 Frank H. Ogawa Plaza, Suite 6353		
Street 2			
City	Oakland	State	CA Zip 94612-
Phone	(510) 238-3809	<input checked="" type="checkbox"/> Is Address Changed?	

ATTACHMENT A

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

Fiscal Year

**Indicate Only Those Achievements Completed During the Fiscal Year of this Report as a Direct Result
of the Activities of the Redevelopment Agency.**

Please provide a description of the agency's activities/accomplishments during the past year.

(Please be specific, as this information will be the basis for possible inclusion in the publication.)

Activity Report

BLIGHT ALLEVIATING ACTIVITIES IN FY 2009-10

Activities to reduce blight with in the Acorn Project Area in FY 2009-10 include:

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 have 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. continued to market the remaining "grocery space".

Activities to reduce blight with in the Broadway/Macarthur/San Pablo Project Area in FY 2009-10 include:

1. MacArthur Transit Village: The Redevelopment Agency is working jointly with

Enter the amount of square footage completed this year by building type, and segregated by new or rehabilitated construction:

	Square Footage Completed	
	New Construction	Rehabilitated
Commercial Buildings	502,592	626,248
Industrial Buildings	200	1,500
Public Buildings	0	0
Other Buildings	980,018	205,103
Total Square Footage	1,482,810	832,851

Enter the Number of Jobs Created from the Activities of the Agency

Types Completed

A=Utilities B=Recreation C=Landscaping D=Sewer/ Storm E=Streets/ Roads
F=Bus/Transit

Redevelopment Agency Of The City Of Oakland

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Achievement Information (Unaudited)

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 for this project and executed an Exclusive Negotiating Agreement with the development team and BART in November 2004. In FY 2009-10, the Redevelopment Agency entered into an Owner Participation Agreement with the Development team outlining the redevelopment financial contribution to the deal and the project schedule. The first phase of construction is scheduled to start in 2012.

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. To date, 32 façade improvement projects have been completed, and 9 are in the design/construction bidding phase. In addition 6 Tenant Improvement projects have been completed and 3 are currently in the design/construction bidding phase.

3. 40th Street Pedestrian Improvements: The Redevelopment Agency received a grant from the Caltrans Environmental Justice Program to create a plan to improve pedestrian access to the MacArthur BART Station from the west side of the station. The Agency completed the schematic designs for the project in March 2003 and was awarded a federal capital grant to construct a portion of the project in July 2005 through the Regional Bicycle and Pedestrian Program. In addition, to the grant funds, the Redevelopment Agency contributed \$770,000 of redevelopment funds to this project out of the total project budget of \$2.8 million. Construction started on the project in January 2008 and was completed in July 2009.

4. 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 23 projects within the project area over 4 rounds of grant awards. Funded projects include median landscaping upgrades on 40th Street and

Redevelopment Agency Of The City Of Oakland

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Achievement Information (Unaudited)

West MacArthur Boulevard, a dog run and tot lot at Mosswood Park, lighting and playground upgrades at the Golden Gate Recreation Center, murals, flowering street planters, street furnishings and new street trees.

5. San Pablo Pedestrian Streetlights Project: In 2007, the Redevelopment Agency began design work for the installation of 70 new pedestrian street lights on San Pablo Avenue within the Project Area boundaries. During FY 2008-09, the Agency completed the construction documents, bid and awarded the construction contract. Construction began on the project in July 2009 and is projected to be completed in October 2010.

6. 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 is projected to be completed in 2011.

Activities to reduce blight within the CCE Project Area in FY 2009-10 included: Notice of Development Opportunity Projects; Streetscapes and Infrastructure Improvement Projects; Community and Public Facilities Projects; Façade and Tenant Improvement Programs; and Homeownership Rehabilitation Projects.

1. Notice of Development Opportunity Projects: These projects address the redevelopment of blighted, vacant and underutilized properties within the CCE Project Area. Through an RFP process, developers submit proposals and are evaluated based upon a set of criteria. After the selection process, developers enter into Exclusive Negotiating Agreements and ultimately Disposition and Development Agreements with the Agency. In FY 2009-10, the Agency spent approximately \$2.5M in taxable bonds for new land acquisitions. In September 2009, the Agency issued a Notice of Development Opportunity for properties acquired by the Agency and received five development proposals from developers. In July 2010, the Agency entered into Exclusive Negotiating Agreements with a developer to further evaluate feasibility of the proposed projects.

2. Streetscapes and Infrastructure Improvement Projects: The streetscape and infrastructure projects target 8 distinct areas in the CCE Project Area. In FY 2009-10 design and engineering work was completed for five of the targeted areas. In addition to tax increment funds, approx. \$14 million in tax-exempt bonds is being used to fund the design and construction of the streetscape projects described

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

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below.

a. MacArthur Boulevard (73rd Avenue to San Leandro border): The first phase of the Project includes a \$20 million PG&E Utility Undergrounding project which is moving all utilities below ground and installing new pedestrian lights along MacArthur Blvd. between 73rd Avenue and the Oakland/San Leandro border. Improvements on the first phase of the Project are scheduled to be complete by December 2010. The second phase of the Project commenced in early 2010 and will implement urban design recommendation to help improve the physical appearance of three targeted nodes along MacArthur Boulevard: Node One runs along MacArthur Blvd. from the Durant Avenue to 106th Avenue; Node Two runs along MacArthur Blvd. from 90th Avenue to 89th Avenue; and Node Three runs along MacArthur from 77th Avenue to 73rd Avenue. The second phase of the Project is a culmination of an extensive community involvement process where design concepts were developed and refined with input from a Technical Advisory Committee and multiple community meetings. The second phase encompasses public improvements which include: new curbs, gutters and sidewalks; street trees; street furniture, traffic calming measures such as bulb-outs and a public art component. The total budget for the second phase of the project is approximately \$6.5 million. Funding for the second phase of the Project totals approximately \$2.5 million from allocated City sources, \$2.3 million from Agency funding and \$1.7 million from an MTC/TLC grant which was awarded to the City in June 2010. Construction on the Project is currently scheduled to begin in late summer 2011 and be completed in early summer 2012.

b. 23rd Avenue between East 12th Street and Foothill Boulevard: The construction documents were completed in July 2010 and the contract was bid and awarded in September 2010. A construction contract in the amount of \$1,876,021.00 was awarded to Ray's Electric for the construction of 23rd Avenue Improvement Project. Construction of the project is expected to be completed by September 2010. The work to be completed under this project will be funded by the Central City East Bond Funds. The intent of the 23rd Avenue Improvement Project is to increase public safety and improve the street for pedestrian use by providing new crosswalks, sidewalks, curbs, gutters, bulb-outs, street resurfacing, landscaping, trees, and additional pedestrian lights.

c. Foothill/Fruitvale between Rutherford and High Street: The firm of Design, Community & Environment (DCE), in collaboration with VSCE completed the 35% design and engineering documents in 2009. This is a comprehensive streetscape design built on initial community planning groundwork and traffic and pedestrian

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

safety studies that were previously completed for portions of the corridor. The streetscape has a focus on traffic calming improvements, infrastructure, placemaking, pedestrian amenities, and landscaping elements.

The Foothill/Fruitvale Streetscape Project has 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. PWA staff expects to be complete with 100% construction documents by the end of 2010.

Phase II is from Rutherford to 35th Avenue. In 2010, CCE staff applied and was awarded a grant in the amount of \$2,200,000 from Metropolitan Transportation Commission's Transportation for Livable Community funds. The total project costs for Phase II is \$3,370,000 with \$2,200,000 funded by MTC/TLC funds and the matching funds of \$1,370,000 funded by CCE tax increment funds and bond funds.

d. Foothill/Seminary: The Foothill/Seminary Streetscape Project extends along Foothill Blvd. between Brookdale Avenue and 62nd Avenue and along Seminary Avenue between Bancroft Avenue and Fleming Avenue. The community planning process will be extended to solicit additional input from the public. Funding for the project of approximately \$4 million was previously allocated in prior years. The Project has been updated to comply with a recent existing conditions survey, newer City design standards and Public Works Agency maintenance concerns. The Project is currently in the 35 percent design completion phase and is part of an integral redevelopment effort to establish a two block area around Foothill and Seminary as a major retail node. This effort also includes the redevelopment of a new 33,000 square foot new neighborhood commercial retail center. Improvements as currently proposed include widened sidewalks, bulb-outs, pedestrian lighting, street trees, ornamental tree grates and tree guards, relocated bus stops, possible street closures at Walnut Avenue and Fortune Way, new transit plaza and public art.

e. 14th Avenue: This project will provide streetscape improvements on 14th Avenue in the Eastlake/ International Boulevard area, which includes 14th Avenue from East 8th Street to East 19th Street. The firm of Bottomley, Design and Planning has been selected as the consultant to work on the design. Plans and costs estimates have been modified according to the budget and input gathered by the design team. Bottomley Design & Planning is now finalizing the 35 percent construction documents for the best alternative. In 2010-11, CCE staff will work to move the project from 35% to 100% percent documents

f. 5th Avenue: This project area presents unusually complex and interrelated

Achievement Information (Unaudited)

planning, engineering, and design challenges because of the railroad tracks and Interstate 880, and the planned Oak-to-Ninth development. These issues require preliminary planning and analysis before streetscape designs can be developed. CCE staff will work with the Public Works Agency and the Planning Department staff on a study to determine how to increase the area's pedestrian safety and waterfront access, and current and potential future zoning regulations. Due to budgetary constraints, this project was put on hold until the next two-year budget.

g. East 18th Street: These streetscape improvements are located in the Parkway Theater District on the east side of Lake Merritt along East 18th Street to Park Boulevard and Park Boulevard from East 18th Street to Newton Avenue. In 2009-10, CCE staff worked with Design and Engineering staff to bring the project from 35% design and construction documents to 100% construction documents. In November 2010 the 100% documents were sent to various city departments for review and comments. The 100% documents are expected to be signed off by early 2011 and to be used to bid and award the construction of the project. The planned streetscape improvements include: new sidewalks, curbs and gutters; new landscaping; pedestrian street lights; and traffic calming bulb-outs through out the project.

h. Foothill/High/Melrose (FHM): This project is located in two separate nodes. The first node is located on Foothill Boulevard from High Street to 45th Avenue and on High Street from Bancroft Avenue to Ygnacio Avenue. The second node is located on Foothill Boulevard from Congress Avenue to Cole Street, on Bancroft Avenue from Fairfax to Cole Street, and on Fairfax Avenue from Foothill Boulevard to Bancroft Avenue. The firm Design, Community & Environment was selected to lead the project planning and design phase. A final design was selected and the 35 percent design documents and Master Plan have been completed. CCE staff is working with the consultant and Design and Engineering staff to make adjustments to the 35% documents. This work is expected to be completed by January 2011 which will allow CCE staff and Design and Engineering staff to move the project to the next phase from 35% to 100% documents.

3. Community and Public Facilities Projects: The Community Facilities Program focuses on the need for new or improved community facilities such as parks, community centers, libraries, open space and cultural facilities. Such facilities can be provided in conjunction with public schools to enrich the educational experience. These projects are intended to encourage further investment in the neighborhoods and make them more desirable places to visit and live. In FY 2009-

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2010, CCE witnessed the completion of Fire Station 18 using an investment of \$10 million in bond funds for the demolition, expansion, and construction of a new 10,000 square foot facility. CCE funds of \$800,000 were provided for the exterior renovation of Fremont pool and construction on the exterior renovation was completed. CCE funds of \$350,000 were used to complete a feasibility study for the Eastmont Branch Library with separate improvements to Elmhurst Branch Library and Melrose Branch Library. CCE funds in the amount of \$750,000 were spent to re-pave the existing basketball court, replace tot lot surfacing and replace limited play equipment at Josie De La Cruz Park and an additional \$250,000 was spent towards developing construction documents and specifications for Cesar Chavez Park.

4. Commercial Façade Improvement Program: The Redevelopment Agency has established a Commercial Façade Improvement program in the project area. The program offers matching grants of up to \$30,000 for eligible façade improvements. In addition, the program also offers free architectural assistance of up to \$5,000 to participating property owners and businesses. The program is available to commercial businesses and property owners along the major commercial corridors in the CCE Redevelopment Area. In FY 2009-10 6 FIP projects were completed with a total of \$172,839 expended for these projects.

5. Tenant Improvement Program: The purpose of the program is to assist property owners and potential tenants in occupying vacant retail spaces in neighborhood commercial areas. The TIP helps to eliminate blighted property by providing financial assistance for improvements to the interior retail space of vacant storefronts. The program offers matching grants on a dollar-for-dollar basis up to \$45,000 for tenant improvements. In addition, the program offers up to \$5,000 for design services per property in the CCE Project Area. FY 2009-10 did not see any TIP projects completed, however multiple projects were in various stages of development.

6. Homeownership Rehabilitation Projects: The program provides loan funds of up to \$75,000 for exterior work on homes owned and occupied by low to moderate income households in the CCE Redevelopment Area, and a grant of up to \$5,000 for design services per property owner. It is designed to enhance the curb appeal of individual homes, as well as the neighborhoods where the homes are located. The HRP works in coordination with the City's existing city-wide housing rehabilitation programs. In FY 2009-10, 15 applications were received with 6 applications approved, and 3 projects completed.

Redevelopment Agency Of The City Of Oakland

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Activities to reduce blight with in the Central District Project Area in FY 2009-10 include:

1. 10K Housing: (develop housing for 10,000 new residents or approximately 6,000 new units since 1999). The Agency was directly involved in five projects and in a marketing campaign to encourage private development. As of April 2009, 4,057 units were completed, 535 units are in construction, 2,236 units have planning approvals and 3,928 units are in planning. These 10,756 units exceed the 10K goal of 6,000 units.

a. Citywalk. (252 residential units and 3,000 square feet of retail) Request for Proposals (RFP) issued November 2003, Disposition and Development Agreement (DDA) approved July 2004, demolition began in January 2005 and construction started in March 2005. There have been substantial delays in construction. At this time, a new developer has taken over the project with the intent to convert the project to rental housing and has begun construction. The new project completion date is December 31, 2012.

b. Uptown – Parcel 4. The City Council approved a DDA with Forest City for the development of a mid-rise residential project with 175 – 200 units, and 20,000 square feet of retail. Recently, the City Council authorized an amendment to the DDA to extend the date to purchase the Property by thirty-six (36) months until July 31, 2011.

2. Streetscape Improvements: The Old Oakland (Washington 7th to 9th Streets) Streetscape Improvement Project and the Latham-Telegraph Streetscape Project (Latham Square to 20th and Telegraph) are on hold pending implementation of the Basement Backfill and Repair Program (BBRP). 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 (i.e. Old Oakland and Latham-Telegraph.). The first phase, involves engineering assessment and design and the second phase is construction and implementation. In the first phase, 12 grant agreements for design services were authorized and 8 basements designs were completed. Staff is working on finalizing designs and authorizing loan and grant agreements to complete projects under the BBRP, with the final goal of completing streetscape improvements in the respective areas. Lastly, the Agency has initiated the new Bay Area Rapid Transit (BART) 17th Street Gateway Project, which includes a redesign of BART's 17th Street entrance in order to improve the appearance and functionality of this BART entry point. This project will not start construction until the 2011.

Achievement Information (Unaudited)

4. Downtown Façade Program: The program provides \$5,000 in design services and matching grants of up to \$50,000 for façade improvements. In FY 2008-2009, 76 façade projects completed or started construction (49 completed and 1 in construction.) These projects represent \$671,209 in grant money that was either paid or encumbered. The grant money is leveraging \$1,820,381 in total exterior improvements.

5. 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 2009-10, 50 Tenant Improvement projects were completed or under construction (45 completed). These projects represent \$1,369,467 in grant money that was either paid or encumbered. This funds will help leverage \$7,246,850 in total interior improvements.

6. 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 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 requested a three-year extension to the project's start-of-construction dates and the close of escrow for the sale of the garage. It is now anticipated that project construction will start and that the Agency will sell the garage in June 2013.

7. 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. The Shorenstein Company is in negotiations with the Agency to extend the project

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completion date from April 12, 2012 to April 12, 2015, with the option to extend by up to two additional years, if market conditions do not improve in the near term.

8. 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:

Lincoln Square Park (261-11th Street). The Lincoln Square Park project will provide a new synthetic turf field connecting the park to the adjacent Lincoln Elementary School. The school, as well as six independent charter schools, four day-care centers and two Head Start Programs use Lincoln Square Park as an additional play area. Construction will start in Spring of 2011 and will be completed late 2011.

Malonga Casquelourd 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 has not been completed.

Jefferson Square Park (618 Jefferson Street). Jefferson Park was improved in the early summer of 2010 with major renovations to upgrade its tot lot, add a new dog park with separate areas for small and large dogs, add a historical marker, relocate an existing full-sized basketball court, and complete general landscaping improvements. Community meetings and completion of the design took place in 2008. Project construction began in May of 2010 and was completed in November 2010.

Chinese Garden Park (7th and Harrison Streets). The proposed improvements to the Chinese Garden Park address community concerns on accessibility and involve grading, installation of concrete and ADA accessible pathways and parking, new lawn and irrigation, as well as additional landscaping including planting of trees. Construction for the park began November 2009 and was

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completed March of 2010

SUMMARY OF FY2009-10 COLISEUM BLIGHT ALLEVIATING ACTIVITIES:

INFRASTRUCTURE AND PUBLIC FACILITIES

Coliseum Transit Hub Streetscape and Utility Undergrounding: Improvements to San Leandro Street between 73rd and 66th Avenues have created a pedestrian link between the area's existing land uses and the inter-modal transportation hub at the Coliseum BART station. This \$6 million project uses \$3.5 million of Agency funds and \$2.5 million of federal, state and local grants for undergrounding of utilities and street improvements including lighting, landscaping and improved crossings. The Transit Hub streetscape has already been completed and the utility undergrounding is expected to be completed by spring of 2011.

Railroad Avenue Streetscape Improvements: Improvements will include installing new storm drain pipelines, raising and resurfacing the road, and adding curbs, sidewalks and gutters to make the street more functional for residents and businesses. Phase I, between 85th Avenue and Louisiana Street, has already been completed. PWA engineers completed the final design for Phase II between Louisiana Street and 98th Avenue, and construction commenced in summer 2010.

Oakland Airport Connector Project: The Agency has approved City administrative support for the engineering, plan review and construction monitoring associated with the proposed BART Oakland Airport Connector (OAC) project. The BART OAC project has been recommended for \$70,000,000 in American Reinvestment and Recovery Act of 2009 regional transportation funding. The OAC project is scheduled to be built from 2011-2013.

Fruitvale Alive Streetscape Improvements: Improvements to this key corridor linking I-580 to I-880 will increase intermodal transit, address pedestrian safety and improve pedestrian connections between transit nodes and commercial centers. The blocks between E. 15th Street and E. 12 Street adjacent to the Fruitvale BART station are within the Coliseum Project Area. The Coliseum Project Area has contributed \$850,000 for this project to complement a \$2.8M grant from the Metropolitan Transportation Commission. Construction is scheduled to be complete by December 2010.

66th Avenue Streetscape : This project is located on 66th Avenue between San

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Leandro Street and International Boulevard. Leveraging the Lion Creek Crossings and San Leandro Street infrastructure improvements, the project will improve pedestrian access to the transit facilities on both International Boulevard and San Leandro Street. The project will provide better pedestrian access to the area's transit, schools and activity centers. Project design is complete, and construction began in the summer of 2010. 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.

81st Avenue Branch Public Library: The Agency has contributed \$4.25 million toward the construction of this \$14.3 million public library in East Oakland. The new 21,000 square foot facility at 81st Avenue and Rudsdale Street is a joint project of the Oakland Unified School District and the City of Oakland. When completed, it will be one of the City's first LEED certified, silver rated public buildings. It will also be the City's largest branch library, sharing space with two new schools, Encompass Academy and Woodland School. Construction is scheduled to be completed by December 2010.

CATALYST DEVELOPMENT PROJECTS

Lion Creek Crossings Mixed Income Housing Development: The Oakland Housing Authority, in partnership with the East Bay Asian Local Development Corporation (EBALDC) and Related Companies of California, is developing a mixed-income housing project on 20 acres located at San Leandro Street between 66th and 69th Avenues. The project, which received \$34.5 million of HUD HOPE VI funding and a \$4 million Agency contribution, replaces the Coliseum Gardens public housing project that was demolished in 2004. Phase I of Lion Creek Crossings, with 115 units, was awarded both the California Redevelopment Association Award for Excellence in Residential New Construction and the National Association of Housing and Redevelopment Officials' National Award for Excellence in Project Design. To date, 370 affordable rental units in Phases I, II, and III have been completed. The entire five-phase, 470 unit project, including 442 units of affordable rental housing, 28 units for home buyers, two new streets, a City park and the restoration of a portion of Lion Creek, will be completed by December 2011.

Coliseum BART Station Transit Village: The Coliseum Transit Village is a planned mixed-use transit oriented development centered in the heart of a inter-modal transit hub at the Coliseum BART Station. Currently, Oakland Economic Development Corporation is searching for a replacement developer to partner on the development. The project envisions replacing the existing Coliseum BART parking lot and providing approximately 390 units of housing and about 20,000 sq. ft. of neighborhood retail. The project, together with Lion Creek Crossings Phase

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IV, was awarded \$8.5 million in Proposition 1C Transit Oriented Development funding from the California Department of Housing and Community Development. Oakland awaits resolution of the State of California Pooled Bond Investment Board backlog and looks forward to receiving a grant agreement from State HCD.

Activities to reduce blight with in the Oak Center Project Area in FY 2009-10 include:

- Rehabilitation of the tennis courts, and construction of a skate park in deFremery Park. With the improvements, the badly cracked and deteriorated tennis courts have been returned to the community as a popular recreational asset.
- Funding has been allocated to paint the exterior, and rehabilitate the roof of the deFremery House, which is on the National Register of Historic Places, and serves as a community center for the neighborhood. The project is currently in the planning phase.

Activities to reduce blight within the Oak Knoll Project Area in FY 2009-10 include:

1. The City/Agency worked with Lehman Brothers, SunCal and the Lehman Brother Bankruptcy Trustee to release \$3,700,000 specifically for blight abatement and public safety activities within the entire Oak Knoll Redevelopment Area; Subsequently, items 2-4 were accomplished as follows:
2. SunCal demolished more than 90 structures that had been abated of hazardous materials in 2007-2008;
3. SunCal performed vegetation management efforts to reduce blight and improve fire safety;
4. SunCal resumed hazardous materials abatement work on the 11-story Oak Knoll Naval Hospital;
5. The Agency performed hazardous materials abatement on the 18 structures on its 5.45 acre parcel and initiated a contracting process for their demolition; and
6. The Agency performed vegetation management work on its parcel.

Note: SunCal Oak Knoll, LLC is still in bankruptcy. City and Agency staff are

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continuing to work with the trustee and his representatives to release funding as needed to mitigate blight and secure the property until it is purchased.

Activities to reduce blight within the Oakland Base Reuse Project Area in FY 2009-10 include:

1. Master Development of 118-acre site: Through a Request for Proposals (RFP) process the Agency identified a master developer for the development of 118 acres within the Oakland Army Base Sub-District (OARB). The master developer had submitted a proposal to develop a modern logistics center, which would help improve the Port of Oakland's functioning, as well as R&D flex-office, Class A office, and project-serving retail. The proposed development is expected to maximize the job generating capacity of the OARB, and lead to quality jobs in key industries such as trade and logistics and green technology. The Agency executed a 360-day Exclusive Negotiating Agreement with the master developer to negotiate a Lease Disposition and Development Agreement (LDDA). The current schedule anticipates that the Agency and master developer will execute the LDDA by early 2011 and that the master developer will complete planning, entitlements, and CEQA certification by mid 2011. Site preparation would begin in late 2011. Construction would be phased, with the first buildings set to open in 2014.
2. North Gateway Area Development: The Agency is negotiating with two recycling firms proposing to relocate out of West Oakland to the North Gateway Area of the Oakland Army Base Sub-District. The relocation would enable the recyclers to consolidate their operations and free up land in West Oakland for uses more compatible with the residential neighborhoods. To help determine the amount of acreage a materials recovery facility would require, the Agency completed a market assessment of a proposal by one of the firms for a 14.5-acre development.
3. Central Gateway Area Development: The Agency is planning to demolish three vacant and dilapidated buildings in the Central Gateway and remediating the site in preparation for future development.
4. 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. Two projects have been completed—Pacific Cannery Lofts, a 163-unit condominium project; in 2008, and Ironhorse at Central Station, a 99-unit affordable housing project, in 2009. Zephyr Gate, a 130-unit

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

condominium project, is nearing completion. Zephyr Gate is expected to complete construction by early 2011. HFH Ltd has completed soil remediation of its parcel and plans to begin construction in 2012.

5. 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 plans to bring to the Agency in late 2010 a proposal for developing and operating the Train Station.

6. Maritime/Industrial Development: The Agency is exploring use of the Baldwin Yard and under freeway acreage in the North Gateway Area for a 12-acre maritime-related truck depot that will include truck parking, trailer storage, scales, administrative offices, and maintenance facilities. The Agency has also initiated preliminary site planning in the Central Gateway for an additional three-acre retail component that will provide fuel and food services to truckers.

7. Infrastructure Planning: The Army Base will require extensive infrastructure improvements now estimated at roughly \$500,000,000 that will include soil surcharging, utility upgrades, enhancement of existing streets, major traffic mitigations, and construction of new roads, and rail expansion. The Agency prepared a Sanitary Sewer Assessment in conjunction with a preliminary infrastructure improvement plan to position the site for funding opportunities as they become available. 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. To leverage Agency funds, the Agency is entering into a Cost Sharing Agreement with the Port of Oakland to share the cost of master planning the utility systems and roadways for the Army Base and share in the Port's funding from the Trade Corridor Improvement Fund program.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2009-10

The West Oakland Redevelopment plan was adopted on November 18, 2003. In order to more efficiently conduct blight alleviating activities in FY 2009-10: 1) staff was increased from one FTE to three FTE; 2) a process was adopted to expedite West Oakland Project Area Committee (WOPAC) decision making; 3) a method

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

was adopted to consolidate the application and review period for community-initiated funding requests; and 4) WOPAC meeting frequency was reduced.

Activities to reduce blight within the West Oakland Project Area in FY 2009-10 include: staffing the WOPAC and its three standing subcommittees, which advise the Agency Board on projects and programs for implementation. The WOPAC also monitors new development in the Project Area and sponsors an annual picnic and newsletter as outreach activities.

Specific blight-alleviating projects and programs include:

1. West Oakland Area Plan: WOPAC approved funding of \$310,000 for the West Oakland Area Plan. In addition, staff applied for and was awarded a federal grant (TIGER II from HUD and DOT) in the amount of \$500,000. This will be added to the funding approved by WOPAC. Staff is working on a Request for Proposals (RFP) that will be issued in early 2011. The West Oakland Area Plan will provide a blueprint for public and private investment in the West Oakland Redevelopment Area. Particular attention will be given to the opportunity sites identified by staff during the past year.

2. Peralta and MLK Streetscape Project: WOPAC approved funding of \$600,000 for the development of Peralta and MLK streetscape plans. An RFP was issued and a team headed by Gates and Associates was selected in August of 2010. The planning process has begun and the conceptual plans are expected to be completed in July 2011. Construction documents for selected segments of the streets will be completed and ready to bid in late 2011.

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.

Achievement Information (Unaudited)

- 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 summer 2011. Phase II is the section on 7th Street between Peralta and West. Conceptual design has been completed.

4. Commercial Façade Improvement and Tenant Improvement Programs: WOPAC approved additional funding of \$300,000 for the West Oakland Façade and Tenant Improvement Programs. The programs offer matching grant funds for improvements and architectural assistance. Staff worked with over 13 projects and completed 2 projects during FY 09-10.

5. NPI Neighborhood Project Initiative Program: WOPAC approved an allocation of \$400,000 for the third round of the West Oakland Neighborhood Project Initiative Program. The program offers capital grants of up to \$100,000 for small-scale neighborhood improvement projects within the Project Area. Staff worked with the WOPAC to refine the program parameters based on lessons learned from the first two years of the program and is preparing to issue a "Call for Projects" in January 2011.

Staff worked with WOPAC to select 9 projects to be funded through the second round of the NPI Program. These projects include: landscaping/greening projects on 27th Street, 40th Street, 31st Street, and in the Longfellow neighborhood; speed bumps and exterior lights at Mead and Athens; facility improvements to Boys and Girls Club; an aquaponics garden at 5th and Union; a security camera at 3rd and Lewis; and landscaping and façade improvements to the intersection bounded by Hollis, 34th Street and Louise Street.

Staff worked to complete 6 projects from the first round of the NPI Program.

Redevelopment Agency Of The City Of Oakland

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Achievement Information (Unaudited)

These projects include: 2 security cameras (completed); a dog park at Grove Shafter Park (completed; hard grand opening November 2010); landscaping of the West MacArthur median (in process); and facility upgrades for City Slicker Farms (completed); seismic retrofitting of Black New World Community Center (cancelled).

6. Alliance for West Oakland Development Job Training Program: The West Oakland Project Area Committee approved a grant of \$100,000 to the Alliance for West Oakland Development on April 11, 2007. The grant is for their job training program which trains at-risk West Oakland youth for careers in the construction industry. The Agency Board approved this grant on July 1, 2008. Staff continued to work on implementation of this grant this past year. Close out of this project is expected upon meeting job placement goals.

7. Fitzgerald Community Farm: This project consists of improving two adjacent blighted pocket parks for use as a community garden. The WOPAC approved an allocation of \$100,000 in August, 2007, for a project that will combine the parks and develop a community garden at the site. Agency Board approval was granted on March 31, 2009. The project is managed by the Office of Parks and Recreation. Staff worked with OPR and CitySlicker Farms, the lead project developer, during FY2009-10 to implement the project. OPR developed an RFP to select a developer for additional construction support.

8. Brown Sugar Kitchen Tenant Improvement Grant: The WOPAC approved an allocation of \$75,000 for tenant and façade improvements for Brown Sugar Kitchen, a new restaurant located at 2534 Mandela Parkway in May 2008. Agency Board approval was granted on July 1, 2008. The improvements include new lighting, opening windows in the façade, new outdoor seating and interior improvements. Staff is working on implementation of this grant. The design plans are completed. Staff secured an encroachment permit for the grantee and is working to secure the building permit. Grant Agreement is expected to be executed early 2011.

9. PS Print Tenant Improvement Grant: The WOPAC approved an allocation of \$75,000 for tenant and façade improvements for PS Print, located at 2861 Mandela Parkway. Agency Board approval was granted on October 21, 2008. The grant will fund office expansion, improvements to the retail entry and conditions in the delivery areas. Construction was completed this past year and staff is working on disbursement of grant funds.

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

11. Grid Alternatives: The WOPAC approved an allocation of \$48,000 for installation of solar panels on at least four homes. Agency approval was granted on June 2, 2009. Agency staff worked with Grid Alternatives, project developer, to implement project. Four qualified homes were identified and construction was completed in late 2009.

12. Oakland Crossroads Community Garden: WOPAC approved an allocation of \$100,000 and then additional \$60,000 to fund the design of a community garden. WOPAC's contribution matched the amount from the Broadway/MacArthur/San Pablo Redevelopment Area. Staff worked with the community group, Oakland Crossroads Community Garden, to determine cost estimates for land purchase, environmental remediation, and design and construction. Staff is currently working to identify alternative sites if necessary and a scope of work within the current project budget of \$320,000.

13. Purchase of LISC Note on 7th and Campbell Properties: WOPAC allocated funding of \$100,000 to purchase a \$220,300 loan made by the Local Initiatives Support Corporation against several sites known as the "7th and Campbell" properties. Staff prepared the report to Council. The Agency approved this purchase in March of 2010. The loan purchase was closed in June 2010.

14. Automatic Gas Shut-Off Valve Program: WOPAC approved funding of \$250,000 for the development of an automatic gas shut-off valve program. Staff worked with WOPAC to develop program parameters and develop a brochure. Staff prepared report for Agency approval. Program will be implemented in 2010-11.

15. Other Housing Programs: WOPAC approved the funding three additional housing programs from West Oakland low/mod housing funds: the Vacant Housing Acquisition/Rehab/New Construction Program; Owner Rehab Program; and Owner Rehab program. Staff worked with WOPAC to develop program parameters and a brochure. Staff prepared report for Agency approval. Program will be implemented 2010-11.

16. West Oakland Street Tree Master Plan: WOPAC approved a grant of \$40,000 to the West Oakland Reforestation Project for the creation of a West Oakland Street Tree Master Plan. This Street Tree Master Plan offers an efficient tool to guide streetscape designs and can harmonize the efforts of community-based planning projects. The Plan study area is approximately four square miles roughly bounded by the Oakland Estuary on the south, Interstate 880 on the west,

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

Interstate 980 on the east and the Emeryville boarder and 40th Street on the north. The Agency authorized the grant in June 2010. Staff worked on developing an RFP to be circulated in late 2010.

17. West Oakland Teen Center The rehabilitation design of the existing building completed. (\$500,000 funding from the Redevelopment Agency). Staff applied for a \$5 million State grant for construction.

Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report

Audit Information

Fiscal Year

Was the Report Prepared from Audited Financial Data, and Did You Submit a Copy of the Audit?

If compliance opinion includes exceptions, state the areas of non-compliance, and describe the agency's efforts to correct.

Indicate Financial Audit Opinion

If Financial Audit is not yet Completed, What is the Expected Completion Date?

If the Audit Opinion was Other than Unqualified, State Briefly the Reason Given

Was a Compliance Audit Performed in Accordance with Health and Safety Code Section 33080.1 and the State Controller's Guidelines for Compliance Audits, and Did You Submit a Copy of the Audit?

Indicate Compliance Audit Opinion

If Compliance Audit is not yet Completed, What is the Expected Completion Date?

Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2010

Project Area Name

Acorn Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2010

Project Area Name

Broadway/MacArthur

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

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New Indebtedness (Year Only)

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Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2010

Project Area Name

Central City East

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P = Standard Project Area Report

A = Administrative Fund

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Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

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Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

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Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2010

Project Area Name

Central District Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2010

Project Area Name

Coliseum Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P = Standard Project Area Report

A = Administrative Fund

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M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2010

Project Area Name

Oak Center Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

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Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2010

Project Area Name

Oak Knoll

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P = Standard Project Area Report

A = Administrative Fund

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M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

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Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2010

Project Area Name

Oakland Army Base

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2010

Project Area Name

Other Project Areas

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?	<input type="checkbox"/> Yes
Enter Code for Type of Project Area Report	<input type="text" value="P"/>
P = Standard Project Area Report	A = Administrative Fund*
L = Low and Moderate Income Housing Fund	M = Mortgage Revenue Bond Program
O = Other Miscellaneous Funds or Programs	S = Proposed (Survey) Project Area
Does the Plan Include Tax Increment Provisions?	<input type="checkbox"/> Yes
Date Project Area was Established (MM-DD-YY)	<input type="text" value="4/10/1973"/>
Most Recent Date Project Area was Amended	<input type="text" value="12/21/2004"/>
Did this Amendment Add New Territory?	<input type="checkbox"/> No
Most Recent Date Project Area was Merged	<input type="text"/>
Will this Project Area be Carried Forward to Next Year?	<input type="checkbox"/> Yes
Established Time Limit :	
Repayment of Indebtedness (Year Only)	<input type="text" value="2023"/>
Effectiveness of Plan (Year Only)	<input type="text" value="2013"/>
New Indebtedness (Year Only)	<input type="text" value="2004"/>
Size of Project Area in Acres	<input type="text" value="17"/>
Percentage of Land Vacant at the Inception of the Project Area <i>Health and Safety Code Section 33320.1 (xx.x%)</i>	<input type="text"/>
Percentage of Land Developed at the Inception of the Project Area <i>Health and Safety Code Section 33320.1 (xx.x%)</i>	<input type="text" value="100.0"/>
Objectives of the Project Area as Set-Forth in the Project Area Plan <i>(Enter the Appropriate Code(s) in Sequence as Shown)</i>	<input type="text" value="RICP"/>

R = Residential I = Industrial C = Commercial P = Public O = Other

Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2010

Project Area Name

West Oakland

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P = Standard Project Area Report

A = Administrative Fund

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M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

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Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year **2010**

Project Area Name

Acorn Project Area

Frozen Base Assessed Valuation

14,921,959

Increment Assessed Valuation

114,748,361

Total Assessed Valuation

129,670,320

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2010

Project Area Name

Broadway/MacArthur

Frozen Base Assessed Valuation

362,435,649

Increment Assessed Valuation

426,493,290

Total Assessed Valuation

788,928,939

City Of Oakland

Administration, HR, IT

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2010

Project Area Name

Central City East

Frozen Base Assessed Valuation

1,963,087,926

Increment Assessed Valuation

1,165,841,818

Total Assessed Valuation

3,128,929,744

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2010

Project Area Name

Central District Project Area

Frozen Base Assessed Valuation

291,021,230

Increment Assessed Valuation

4,524,966,738

Total Assessed Valuation

4,815,987,968

City Of Oakland
Transactions Report

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2010

Project Area Name

Coliseum Project Area

Frozen Base Assessed Valuation

1,673,521,288

Increment Assessed Valuation

2,656,748,422

Total Assessed Valuation

4,330,269,710

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2010

Project Area Name

Oak Center Project Area

Frozen Base Assessed Valuation

18,772,485

Increment Assessed Valuation

129,843,963

Total Assessed Valuation

148,616,448

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2010

Project Area Name

Oak Knoll

Frozen Base Assessed Valuation

0

Increment Assessed Valuation

114,971,396

Total Assessed Valuation

114,971,396

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2010

Project Area Name

Oakland Army Base

Frozen Base Assessed Valuation

361,414,910

Increment Assessed Valuation

485,315,378

Total Assessed Valuation

846,730,288

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2010

Project Area Name

Other Project Areas

Frozen Base Assessed Valuation

1,357,780

Increment Assessed Valuation

12,706,498

Total Assessed Valuation

14,064,278

City Of Oakland

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2010

Project Area Name

West Oakland

Frozen Base Assessed Valuation

898,196,581

Increment Assessed Valuation

540,842,412

Total Assessed Valuation

1,439,038,993

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year

Project Area Name

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail				Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0	<input type="text"/>	<input type="text"/>
Cities	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0	<input type="text"/>	<input type="text"/>
School Districts	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0	<input type="text"/>	<input type="text"/>
Community College District	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0	<input type="text"/>	<input type="text"/>
Special Districts	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0	<input type="text"/>	<input type="text"/>
Total Paid to Taxing Agencies	\$0	\$0	\$0	\$0	\$0	\$0
Net Amount to Agency	<input type="text"/>			\$1,417,000	<input type="text"/>	<input type="text"/>
Gross Tax Increment Generated	<input type="text"/>			1,417,000	<input type="text"/>	<input type="text"/>

City of The City Of Oakland
 Department of Public Works
 Office of Economic Assistance

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year

Project Area Name

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail				Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County			162,000	\$162,000		
Cities			382,000	\$382,000		
School Districts			312,000	\$312,000		
Community College District			44,000	\$44,000		
Special Districts			118,000	\$118,000		
Total Paid to Taxing Agencies	\$0	\$0	\$1,018,000	\$1,018,000	\$0	\$0
Net Amount to Agency				\$4,034,000		
Gross Tax Increment Generated				5,052,000		

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year 2010

Project Area Name Central City East

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail				Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County			540,000	\$540,000		
Cities			1,077,000	\$1,077,000		
School Districts			661,000	\$661,000		
Community College District			93,000	\$93,000		
Special Districts			319,000	\$319,000		
Total Paid to Taxing Agencies	\$0	\$0	\$2,690,000	\$2,690,000	\$0	\$0
Net Amount to Agency				\$8,940,000		
Gross Tax Increment Generated				11,630,000		

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year

Project Area Name

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail				Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County			985,000	\$985,000		
Cities			1,944,000	\$1,944,000		
School Districts			1,359,000	\$1,359,000		
Community College District			193,000	\$193,000		
Special Districts			602,000	\$602,000		
Total Paid to Taxing Agencies	\$0	\$0	\$5,083,000	\$5,083,000	\$0	\$0
Net Amount to Agency				\$52,547,000		
Gross Tax Increment Generated				57,630,000		

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year

Project Area Name

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail				Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County			998,000	\$998,000		
Cities			2,197,000	\$2,197,000		
School Districts			2,262,000	\$2,262,000		
Community College District			320,000	\$320,000		
Special Districts			793,000	\$793,000		
Total Paid to Taxing Agencies	\$0	\$0	\$6,570,000	\$6,570,000	\$0	\$0
Net Amount to Agency				\$20,349,000		
Gross Tax Increment Generated				26,919,000		

OFFICE OF THE CITY CLERK
 FINANCIAL TRANSACTIONS
 REPORT DISTRICT ASSISTANCE

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year

Project Area Name

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail			Other Payments		
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County				\$0		
Cities				\$0		
School Districts				\$0		
Community College District				\$0		
Special Districts				\$0		
Total Paid to Taxing Agencies	\$0	\$0	\$0	\$0	\$0	\$0
Net Amount to Agency				(\$1,342,000)		
Gross Tax Increment Generated				1,342,000		

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year 2010

Project Area Name Oak Knoll

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail				Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County			38,000	\$38,000		
Cities			100,000	\$100,000		
School Districts			89,000	\$89,000		
Community College District			13,000	\$13,000		
Special Districts			31,000	\$31,000		
Total Paid to Taxing Agencies	\$0	\$0	\$271,000	\$271,000	\$0	\$0
Net Amount to Agency				\$1,081,000		
Gross Tax Increment Generated				1,352,000		

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year

Project Area Name

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail				Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County			180,000	\$180,000		
Cities			444,000	\$444,000		
School Districts			398,000	\$398,000		
Community College District			56,000	\$56,000		
Special Districts			140,000	\$140,000		
Total Paid to Taxing Agencies	\$0	\$0	\$1,218,000	\$1,218,000	\$0	\$0
Net Amount to Agency				\$4,880,000		
Gross Tax Increment Generated				6,098,000		

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year

Project Area Name

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail				Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County				\$0		
Cities				\$0		
School Districts				\$0		
Community College District				\$0		
Special Districts				\$0		
Total Paid to Taxing Agencies	\$0	\$0	\$0	\$0	\$0	\$0
Net Amount to Agency				(\$9,000)		
Gross Tax Increment Generated				-9,000		

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year 2010

Project Area Name West Oakland

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail				Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County			191,000	\$191,000		
Cities			468,000	\$468,000		
School Districts			380,000	\$380,000		
Community College District			54,000	\$54,000		
Special Districts			143,000	\$143,000		
Total Paid to Taxing Agencies	\$0	\$0	\$1,236,000	\$1,236,000	\$0	\$0
Net Amount to Agency				\$4,485,000		
Gross Tax Increment Generated				5,721,000		

Financial Transactions Report

Redevelopment Agency of the City of Oakland

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2010

Project Area Name

Acom Project Area

Tax Allocation Bond Debt

Revenue Bonds

Other Long Term Debt

City/County Debt

Low and Moderate Income Housing Fund

Other

Total

Available Revenues

Net Tax Increment Requirements

479,296

5,316,977

1,228,962

\$7,025,235

2,698,298

\$4,326,937

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2010

Project Area Name	Broadway/MacArthur
Tax Allocation Bond Debt	30,922,113
Revenue Bonds	
Other Long Term Debt	
City/County Debt	1,120,197
Low and Moderate Income Housing Fund	89,866,424
Other	101,688,475
Total	\$223,597,209
Available Revenues	4,462,758
Net Tax Increment Requirements	\$219,134,451

Transactions Report

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2010

Project Area Name

Central City East

Tax Allocation Bond Debt

137,236,488

Revenue Bonds

Other Long Term Debt

City/County Debt

2,374,081

Low and Moderate Income Housing Fund

518,557,816

Other

715,131,358

Total

\$1,373,299,743

Available Revenues

10,662,185

Net Tax Increment Requirements

\$1,362,637,558

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2010

Project Area Name

Central District, Project Area

Tax Allocation Bond Debt

304,928,203

Revenue Bonds

Other Long Term Debt

City/County Debt

8,661,002

Low and Moderate Income Housing Fund

227,753,884

Other

123,135,208

Total

\$664,478,297

Available Revenues

16,530,956

Net Tax Increment Requirements

\$647,947,341

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2010

Project Area Name

Coliseum Project Area

Tax Allocation Bond Debt

183,392,766

Revenue Bonds

Other Long Term Debt

City/County Debt

51,298,128

Low and Moderate Income Housing Fund

383,662,875

Other

498,303,905

Total

\$1,116,657,674

Available Revenues

22,250,539

Net Tax Increment Requirements

\$1,094,407,135

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2010

Project Area Name	Oak Center Project Area
Tax Allocation Bond Debt	
Revenue Bonds	
Other Long Term Debt	
City/County Debt	
Low and Moderate Income Housing Fund	
Other	
Total	\$0
Available Revenues	
Net Tax Increment Requirements	\$0

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2010

Project Area Name

Oak Knoll

Tax Allocation Bond Debt

Revenue Bonds

Other Long Term Debt

City/County Debt

Low and Moderate Income Housing Fund

Other

Total

Available Revenues

Net Tax Increment Requirements

351,597

100,083,330

132,310,990

\$232,745,917

705,697

\$232,040,220

City Of Oakland

WANDA KACER

City Manager

11/19/2010

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2010

Project Area Name

Oakland Army Base

Tax Allocation Bond Debt

Revenue Bonds

Other Long Term Debt

City/County Debt

Low and Moderate Income Housing Fund

Other

Total

Available Revenues

Net Tax Increment Requirements

1,613,547

191,527,261

259,502,122

\$452,642,930

8,669,557

\$443,973,373

City of Oakland
Redevelopment Agencies Report
Project Area

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2010

Project Area Name

Other Project Areas

Tax Allocation Bond Debt

Revenue Bonds

Other Long Term Debt

City/County Debt

Low and Moderate Income Housing Fund

Other

Total

\$0

Available Revenues

Net Tax Increment Requirements

\$0

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2010

Project Area Name

West Oakland

Tax Allocation Bond Debt

Revenue Bonds

Other Long Term Debt

City/County Debt

Low and Moderate Income Housing Fund

Other

Total

Available Revenues

Net Tax Increment Requirements

1,818,075

114,469,586

139,567,876

\$255,855,537

7,670,472

\$248,185,065

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="City/County Debt"/>
Year of Authorization	<input type="text" value="1965"/>
Principal Amount Authorized	<input type="text" value="15,947,153"/>
Principal Amount Issued	<input type="text" value="15,947,153"/>
Purpose of Issue	<input type="text" value="Operations"/>
Maturity Date Beginning Year	<input type="text" value="1965"/>
Maturity Date Ending Year	<input type="text" value="2015"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$13,853,404"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="582,546"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$13,270,858"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="City/County Debt"/>
Year of Authorization	<input type="text" value="2002"/>
Principal Amount Authorized	<input type="text" value="1,658,729"/>
Principal Amount Issued	<input type="text" value="1,658,729"/>
Purpose of Issue	<input type="text" value="Recorded as Due to Primary Government"/>
Maturity Date Beginning Year	<input type="text" value="2002"/>
Maturity Date Ending Year	<input type="text" value="2023"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$134,751"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="64,618"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$70,133"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="City/County Debt"/>
Year of Authorization	<input type="text" value="2004"/>
Principal Amount Authorized	<input type="text" value="200,000"/>
Principal Amount Issued	<input type="text" value="200,000"/>
Purpose of Issue	<input type="text" value="Recorded as Due to Primary Government"/>
Maturity Date Beginning Year	<input type="text" value="2004"/>
Maturity Date Ending Year	<input type="text" value="2024"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$165,895"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="8,378"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$157,517"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year	<input type="text" value="2010"/>
Project Area Name	<input type="text" value="Central District Project Area"/>
Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Other"/>
Year of Authorization	<input type="text" value="1969"/>
Principal Amount Authorized	<input type="text" value="600,000"/>
Principal Amount Issued	<input type="text" value="600,000"/>
Purpose of Issue	<input type="text" value="Restoration"/>
Maturity Date Beginning Year	<input type="text" value="1998"/>
Maturity Date Ending Year	<input type="text" value="2011"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$170,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="55,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$115,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Fiscal Year
Project Area
 Forward from Prior Year
 Bond Type
 Year of Authorization
 Principal Amount Authorized
 Principal Amount Issued
 Purpose of Issue
 Maturity Date Beginning Year
 Maturity Date Ending Year
Principal Amount Unmatured Beginning of Fiscal Year
 Adjustment Made During Year
 Adjustment Explanation
 Interest Added to Principal
 Principal Amount Issued During Fiscal Year
 Principal Amount Matured During Fiscal Year
 Principal Amount Defeased During Fiscal Year
Principal Amount Unmatured End of Fiscal Year
 Principal Amount In Default
 Interest In Default

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Revenue Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="82,645,000"/>
Principal Amount Issued	<input type="text" value="82,645,000"/>
Purpose of Issue	<input type="text" value="Improve Housing Supply"/>
Maturity Date Beginning Year	<input type="text" value="2006"/>
Maturity Date Ending Year	<input type="text" value="2023"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$80,590,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="500,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$80,090,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Revenue Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="2,195,000"/>
Principal Amount Issued	<input type="text" value="2,195,000"/>
Purpose of Issue	<input type="text" value="Improve Housing Supply and Refund Bonds"/>
Maturity Date Beginning Year	<input type="text" value="2006"/>
Maturity Date Ending Year	<input type="text" value="2018"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$2,195,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$2,195,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="1992"/>
Principal Amount Authorized	<input type="text" value="97,655,000"/>
Principal Amount Issued	<input type="text" value="97,655,000"/>
Purpose of Issue	<input type="text" value="Refunding"/>
Maturity Date Beginning Year	<input type="text" value="1995"/>
Maturity Date Ending Year	<input type="text" value="2014"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$29,720,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="5,255,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$24,465,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2003"/>
Principal Amount Authorized	<input type="text" value="120,605,000"/>
Principal Amount Issued	<input type="text" value="120,605,000"/>
Purpose of Issue	<input type="text" value="Refunding Bonds"/>
Maturity Date Beginning Year	<input type="text" value="2003"/>
Maturity Date Ending Year	<input type="text" value="2019"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$100,835,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="3,305,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$97,530,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2005"/>
Principal Amount Authorized	<input type="text" value="44,360,000"/>
Principal Amount Issued	<input type="text" value="44,360,000"/>
Purpose of Issue	<input type="text" value="Refunding"/>
Maturity Date Beginning Year	<input type="text" value="2005"/>
Maturity Date Ending Year	<input type="text" value="2022"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$31,970,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$31,970,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="13,780,000"/>
Principal Amount Issued	<input type="text" value="13,780,000"/>
Purpose of Issue	<input type="text" value="Finance of Redevelopment Activities"/>
Maturity Date Beginning Year	<input type="text" value="2034"/>
Maturity Date Ending Year	<input type="text" value="2036"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$13,780,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$13,780,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="73,820,000"/>
Principal Amount Issued	<input type="text" value="73,820,000"/>
Purpose of Issue	<input type="text" value="Finance of Redevelopment Activities"/>
Maturity Date Beginning Year	<input type="text" value="2007"/>
Maturity Date Ending Year	<input type="text" value="2035"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$71,160,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="1,180,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$69,980,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State;
 Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

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Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="4,945,000"/>
Principal Amount Issued	<input type="text" value="4,945,000"/>
Purpose of Issue	<input type="text" value="Finance Redevelopment Activities"/>
Maturity Date Beginning Year	<input type="text" value="2033"/>
Maturity Date Ending Year	<input type="text" value="2037"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$4,945,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$4,945,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="12,325,000"/>
Principal Amount Issued	<input type="text" value="12,325,000"/>
Purpose of Issue	<input type="text" value="Funding for Redevelopment Activities"/>
Maturity Date Beginning Year	<input type="text" value="2007"/>
Maturity Date Ending Year	<input type="text" value="2033"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$11,730,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="265,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$11,465,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="62,520,000"/>
Principal Amount Issued	<input type="text" value="62,520,000"/>
Purpose of Issue	<input type="text" value="Funding for Redevelopment Activities"/>
Maturity Date Beginning Year	<input type="text" value="2007"/>
Maturity Date Ending Year	<input type="text" value="2034"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$59,885,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="1,180,000"/>
Principal Amount Deceased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$58,705,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

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Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="28,770,000"/>
Principal Amount Issued	<input type="text" value="28,770,000"/>
Purpose of Issue	<input type="text" value="Funding for Redevelopment Activities"/>
Maturity Date Beginning Year	<input type="text" value="2007"/>
Maturity Date Ending Year	<input type="text" value="2036"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$27,765,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="470,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$27,295,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US/State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	<input type="text" value="Tax Allocation Bonds"/>
Year of Authorization	<input type="text" value="2006"/>
Principal Amount Authorized	<input type="text" value="33,135,000"/>
Principal Amount Issued	<input type="text" value="33,135,000"/>
Purpose of Issue	<input type="text" value="Refunding"/>
Maturity Date Beginning Year	<input type="text" value="2007"/>
Maturity Date Ending Year	<input type="text" value="2022"/>
Principal Amount Unmatured Beginning of Fiscal Year	<input type="text" value="\$27,975,000"/>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	<input type="text" value="2,590,000"/>
Principal Amount Defeased During Fiscal Year	<input type="text"/>
Principal Amount Unmatured End of Fiscal Year	<input type="text" value="\$25,385,000"/>
Principal Amount In Default	<input type="text"/>
Interest In Default	<input type="text"/>

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

Fiscal Year

2010

Project Area Name

Central District Project Area

Forward from Prior Year

Yes

Bond Type

Tax Allocation Bonds

Year of Authorization

2009

Principal Amount Authorized

38,755,000

Principal Amount Issued

38,755,000

Purpose of Issue

Refunding

Maturity Date Beginning Year

2009

Maturity Date Ending Year

2021

Principal Amount Unmatured Beginning of Fiscal Year

\$38,755,000

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

\$38,755,000

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	1,417,000				\$1,417,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	32,000				\$32,000
Rental Income	33,000				\$33,000
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	12,000				\$12,000
Total Revenues	\$1,494,000	\$0	\$0	\$0	\$1,494,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	5,052,000				\$5,052,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	85,000	27,000			\$112,000
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	78,000				\$78,000
Total Revenues	\$5,215,000	\$27,000	\$0	\$0	\$5,242,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	11,630,000				\$11,630,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	280,000	122,000			\$402,000
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	12,000				\$12,000
Total Revenues	\$11,922,000	\$122,000	\$0	\$0	\$12,044,000

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Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year 2010

Project Area Name Central District Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	57,630,000				\$57,630,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	463,000	9,000			\$472,000
Rental Income	3,222,000				\$3,222,000
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	1,372,000				\$1,372,000
Total Revenues	\$62,687,000	\$9,000	\$0	\$0	\$62,696,000

Financial Transactions Report

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	26,919,000				\$26,919,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	460,000	127,000			\$587,000
Rental Income	15,000				\$15,000
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	57,000				\$57,000
Total Revenues	\$27,451,000	\$127,000	\$0	\$0	\$27,578,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	-1,342,000				(\$1,342,000)
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	6,000	3,000			\$9,000
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
Total Revenues	(\$1,336,000)	\$3,000	\$0	\$0	(\$1,333,000)

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Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	1,352,000				\$1,352,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	6,000				\$6,000
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
Total Revenues	\$1,358,000	\$0	\$0	\$0	\$1,358,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year 2010

Project Area Name Oakland Army Base

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	6,098,000				\$6,098,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	435,000				\$435,000
Rental Income	1,960,000				\$1,960,000
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	23,000				\$23,000
Total Revenues	\$8,516,000	\$0	\$0	\$0	\$8,516,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year 2010

Project Area Name Other Project Areas

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	-9,000				(\$9,000)
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	145,000		754,000		\$899,000
Rental Income	3,155,000				\$3,155,000
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	254,000		1,403,000		\$1,657,000
Total Revenues	\$3,545,000	\$0	\$2,157,000	\$0	\$5,702,000

Financial Transactions Report

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	5,721,000				\$5,721,000
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	119,000				\$119,000
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
Total Revenues	\$5,840,000	\$0	\$0	\$0	\$5,840,000

Financial Transactions Report

Revenues

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2010

Project Area Name Acorn Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	1,316,000				\$1,316,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property					\$0
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	7,000				\$7,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2010

Project Area Name Acorn Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)					\$0
Debt Principal Payments:					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$1,323,000	\$0	\$0	\$0	\$1,323,000
Excess (Deficiency) Revenues over (under) Expenditures	\$171,000	\$0	\$0	\$0	\$171,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2010

Project Area Name Broadway/MacArthur

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	5,207,000				\$5,207,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	80,000				\$80,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	14,000				\$14,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year **2010**

Project Area Name **Broadway/MacArthur**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense	16,000	888,000			\$904,000
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)	3,619,000				\$3,619,000
Debt Principal Payments:					
Tax Allocation Bonds and Notes		265,000			\$265,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$8,936,000	\$1,153,000	\$0	\$0	\$10,089,000
Excess (Deficiency) Revenues over (under) Expenditures	(\$3,721,000)	(\$1,126,000)	\$0	\$0	(\$4,847,000)

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2010

Project Area Name Central City East

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	7,499,000				\$7,499,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	12,000				\$12,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs	786,000				\$786,000
Project Improvement / Construction Costs	6,526,000				\$6,526,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2010

Project Area Name Central City East

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense		3,943,000			\$3,943,000
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)	12,200,000				\$12,200,000
Debt Principal Payments:					
Tax Allocation Bonds and Notes		1,180,000			\$1,180,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
CITY OF OAKLAND					
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$27,023,000	\$5,123,000	\$0	\$0	\$32,146,000
Excess (Deficiency) Revenues over (under) Expenditures	(\$15,101,000)	(\$5,001,000)	\$0	\$0	(\$20,102,000)

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2010

Project Area Name Central District Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	26,234,000	162,000			\$26,396,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	2,078,000				\$2,078,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs	219,000				\$219,000
Project Improvement / Construction Costs	4,182,000				\$4,182,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense		12,455,000			\$12,455,000
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)					\$0
Debt Principal Payments:					
Tax Allocation Bonds and Notes		11,150,000			\$11,150,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt		55,000			\$55,000
Total Expenditures	\$32,713,000	\$23,822,000	\$0	\$0	\$56,535,000
Excess (Deficiency) Revenues over (under) Expenditures	\$29,974,000	(\$23,813,000)	\$0	\$0	\$6,161,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2010

Project Area Name Coliseum Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	6,944,000				\$6,944,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	211,000				\$211,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs	4,662,000				\$4,662,000
Project Improvement / Construction Costs	2,460,000				\$2,460,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

The City of Oakland,
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Income and Expenditure Report

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2010

Project Area Name Coliseum Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense		5,195,000			\$5,195,000
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)	21,013,000				\$21,013,000
Debt Principal Payments:					
Tax Allocation Bonds and Notes		1,650,000			\$1,650,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$35,290,000	\$6,845,000	\$0	\$0	\$42,135,000
Excess (Deficiency) Revenues over (under) Expenditures	(\$7,839,000)	(\$6,718,000)	\$0	\$0	(\$14,557,000)

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2010

Project Area Name Oak Center Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	1,138,000				\$1,138,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property					\$0
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

The City Of Oakland
 Redevelopment Agencies Financial Transactions Report
 of the City of Oakland
 for the year ending 11/30/2010

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2010

Project Area Name Oak Center Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass- Through Payment(s)					\$0
Debt Principal Payments:					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans		582,546			\$582,546
All Other Long-Term Debt					\$0
Total Expenditures	\$1,138,000	\$582,546	\$0	\$0	\$1,720,546
Excess (Deficiency) Revenues over (under) Expenditures	(\$2,474,000)	(\$579,546)	\$0	\$0	(\$3,053,546)

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2010

Project Area Name Oak Knoll

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	1,219,000				\$1,219,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	1,000				\$1,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

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 Date: [Faint text]
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Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2010

Project Area Name Oak Knoll

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)					\$0
Debt Principal Payments:					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$1,220,000	\$0	\$0	\$0	\$1,220,000
Excess (Deficiency) Revenues over (under) Expenditures	\$138,000	\$0	\$0	\$0	\$138,000

By: [Signature] Date: [Signature]

City of Oakland
 Department of Public Works
 Redevelopment Agency

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	2,565,000				\$2,565,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	827,000				\$827,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs	200,000				\$200,000
Project Improvement / Construction Costs	239,000				\$239,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

City of Oakland
 Redevelopment Agency
 Financial Transactions Report
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City of Oakland
 Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)	5,005,000				\$5,005,000
Debt Principal Payments:					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$8,836,000	\$0	\$0	\$0	\$8,836,000
Excess (Deficiency) Revenues over (under) Expenditures	(\$320,000)	\$0	\$0	\$0	(\$320,000)

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2010

Project Area Name Other Project Areas

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	3,862,000		7,391,000		\$11,253,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	569,000		5,000		\$574,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	1,595,000		10,175,000		\$11,770,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

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Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2010

Project Area Name Other Project Areas

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense		4,949,000			\$4,949,000
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass- Through Payment(s)	512,004		227,000		\$739,004
Debt Principal Payments:					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds		2,565,000			\$2,565,000
City/County Advances and Loans		64,618			\$64,618
All Other Long-Term Debt					\$0
Total Expenditures	\$6,538,004	\$7,578,618	\$17,798,000	\$0	\$31,914,622
Excess (Deficiency) Revenues over (under) Expenditures	(\$2,993,004)	(\$7,578,618)	(\$15,641,000)	\$0	(\$26,212,622)

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2010

Project Area Name West Oakland

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	2,344,000				\$2,344,000
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	45,000				\$45,000
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs	42,000				\$42,000
Project Improvement / Construction Costs					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

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Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2010

Project Area Name West Oakland

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense		5,000			\$5,000
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)	5,277,000				\$5,277,000
Debt Principal Payments:					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans		8,378			\$8,378
All Other Long-Term Debt					\$0
Total Expenditures	\$7,708,000	\$13,378	\$0	\$0	\$7,721,378
Excess (Deficiency) Revenues over (under) Expenditures	(\$1,868,000)	(\$13,378)	\$0	\$0	(\$1,881,378)

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2010

Project Area Name

Acorn Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In	93,000				\$93,000
Tax Increment Transfers In			352,000		\$352,000
Operating Transfers Out			93,000		\$93,000
Tax Increment Transfers Out	352,000				\$352,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$259,000)	\$0	-\$259,000	\$0	\$0

City of Oakland
 Redevelopment Agency
 Financial Transactions

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	(\$88,000)	\$0	\$259,000	\$0	\$171,000
Equity, Beginning of Period	\$2,547,000	\$545,125	\$322,000	\$0	\$3,414,125
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$2,459,000	\$545,125	\$581,000	\$0	\$3,585,125

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2010

Project Area Name

Broadway/MacArthur

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	368,000				\$368,000
Operating Transfers In		1,094,000	4,000		\$1,098,000
Tax Increment Transfers In			1,254,000		\$1,254,000
Operating Transfers Out	1,094,000	4,000			\$1,098,000
Tax Increment Transfers Out	1,254,000				\$1,254,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$1,980,000)	\$1,090,000	\$1,258,000	\$0	\$368,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	(\$5,701,000)	(\$36,000)	\$1,258,000	\$0	(\$4,479,000)
Equity, Beginning of Period	\$22,282,000	(\$432,000)	\$1,478,000	\$0	\$23,328,000
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$16,581,000	(\$468,000)	\$2,736,000	\$0	\$18,849,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	3,164,000				\$3,164,000
Operating Transfers In		4,510,000	19,000		\$4,529,000
Tax Increment Transfers In			2,882,000		\$2,882,000
Operating Transfers Out	4,510,000	19,000			\$4,529,000
Tax Increment Transfers Out	2,882,000				\$2,882,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$4,228,000)	\$4,491,000	\$2,901,000	\$0	\$3,164,000

DEPARTMENT OF COMMUNITY DEVELOPMENT
 CITY OF OAKLAND
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Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	(\$19,329,000)	(\$510,000)	\$2,901,000	\$0	(\$16,938,000)
Equity, Beginning of Period	\$102,794,000	(\$2,246,000)	\$5,799,000	\$0	\$106,347,000
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$83,465,000	(\$2,756,000)	\$8,700,000	\$0	\$89,409,000

City Of The City Of Oakland

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2010

Project Area Name

Central District Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	1,941,000				\$1,941,000
Operating Transfers In		23,644,000	2,293,000		\$25,937,000
Tax Increment Transfers In			14,306,000		\$14,306,000
Operating Transfers Out	25,937,000				\$25,937,000
Tax Increment Transfers Out	14,306,000				\$14,306,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$38,302,000)	\$23,644,000	\$16,599,000	\$0	\$1,941,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2010

Project Area Name

Central District Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	(\$8,328,000)	(\$169,000)	\$16,599,000	\$0	\$8,102,000
Equity, Beginning of Period	\$147,852,000	\$16,642,868	(\$18,854,000)	\$0	\$145,640,868
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$139,524,000	\$16,473,868	(\$2,255,000)	\$0	\$153,742,868

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2010

Project Area Name

Coliseum Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	2,371,000				\$2,371,000
Operating Transfers In		6,486,000	27,000		\$6,513,000
Tax Increment Transfers In			6,679,000		\$6,679,000
Operating Transfers Out	6,486,000	27,000			\$6,513,000
Tax Increment Transfers Out	6,679,000				\$6,679,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$10,794,000)	\$6,459,000	\$6,706,000	\$0	\$2,371,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	(\$18,633,000)	(\$259,000)	\$6,706,000	\$0	(\$12,186,000)
Equity, Beginning of Period	\$123,473,000	(\$2,278,009)	\$8,345,000	\$0	\$129,539,991
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$104,840,000	(\$2,537,009)	\$15,051,000	\$0	\$117,353,991

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2010

Project Area Name

Oak Center Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	597,143	182,546			\$779,689
Operating Transfers In		400,000			\$400,000
Tax Increment Transfers In					\$0
Operating Transfers Out	400,000				\$400,000
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$197,143	\$582,546	\$0	\$0	\$779,689

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	(\$2,276,857)	\$3,000	\$0	\$0	(\$2,273,857)
Equity, Beginning of Period	\$830,857	\$1,214,454	\$0	\$0	\$2,045,311
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	(\$1,446,000)	\$1,217,454	\$0	\$0	(\$228,546)

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2010

Project Area Name

Oak Knoll

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	-73,615				(\$73,615)
Operating Transfers In	90,000				\$90,000
Tax Increment Transfers In			169,000		\$169,000
Operating Transfers Out			90,000		\$90,000
Tax Increment Transfers Out	169,000				\$169,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$152,615)	\$0	\$79,000	\$0	(\$73,615)

CITY OF OAKLAND
 FINANCIAL TRANSACTIONS
 STATEMENT - OTHER FINANCING SOURCES

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2010

Project Area Name

Oak Knoll

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	(\$14,615)	\$0	\$79,000	\$0	\$64,385
Equity, Beginning of Period	\$353,615	\$0	\$500,000	\$0	\$853,615
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$339,000	\$0	\$579,000	\$0	\$918,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2010

Project Area Name

Oakland Army Base

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	404,000				\$404,000
Operating Transfers In					\$0
Tax Increment Transfers In			1,514,000		\$1,514,000
Operating Transfers Out					\$0
Tax Increment Transfers Out	1,514,000				\$1,514,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$1,110,000)	\$0	\$1,514,000	\$0	\$404,000

CITY OF THE CITY OF OAKLAND

Income Housing

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

Project Area Name

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	(\$1,430,000)	\$0	\$1,514,000	\$0	\$84,000
Equity, Beginning of Period	\$83,007,000	\$0	\$1,306,000	\$0	\$84,313,000
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$81,577,000	\$0	\$2,820,000	\$0	\$84,397,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2010

Project Area Name

Other Project Areas

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	2,053,476	1,996	-11,506,000		(\$9,450,528)
Operating Transfers In		7,580,000	74,000		\$7,654,000
Tax Increment Transfers In			19,000		\$19,000
Operating Transfers Out	74,000		7,580,000		\$7,654,000
Tax Increment Transfers Out	19,000				\$19,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$1,960,476	\$7,581,996	(\$18,993,000)	\$0	(\$9,450,528)

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year **2010**

Project Area Name **Other Project Areas**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	(\$1,032,528)	\$3,378	(\$34,634,000)	\$0	(\$35,663,150)
Equity, Beginning of Period	\$14,210,528	(\$8,012,819)	\$101,921,000	\$0	\$108,118,709
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$13,178,000	(\$8,009,441)	\$67,287,000	\$0	\$72,455,559

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2010

Project Area Name

West Oakland

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	496,000				\$496,000
Operating Transfers In		14,000			\$14,000
Tax Increment Transfers In			1,418,000		\$1,418,000
Operating Transfers Out	14,000				\$14,000
Tax Increment Transfers Out	1,418,000				\$1,418,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$936,000)	\$14,000	\$1,418,000	\$0	\$496,000

City Of The City Of Oakland

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	2010				
Project Area Name	West Oakland				
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	(\$2,804,000)	\$622	\$1,418,000	\$0	(\$1,385,378)
Equity, Beginning of Period	\$10,691,000	\$381	\$2,147,000	\$0	\$12,838,381
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$7,887,000	\$1,003	\$3,565,000	\$0	\$11,453,003

Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report

Balance Sheet - Assets and Other Debits

Fiscal Year	2010	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Assets and Other Debits								
Cash and Imprest Cash		158,733,000	612,000	61,553,000				\$220,898,000
Cash with Fiscal Agent								\$0
Tax Increments Receivable								\$0
Accounts Receivable		2,440,000						\$2,440,000
Accrued Interest Receivable		468,000	1,000	184,000				\$653,000
Loans Receivable		52,565,000		103,473,000				\$156,038,000
Contracts Receivable								\$0
Lease Payments Receivable								\$0
Unearned Finance Charge								\$0
Due from Capital Projects Fund								\$0
Due from Debt Service Fund								\$0
Due from Low/Moderate Income Housing Fund								\$0
Due from Special Revenue/Other Funds								\$0

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Balance Sheet - Assets and Other Debits

Fiscal Year	2010	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Investments		158,422,000	3,854,000	30,195,000				\$192,471,000
Other Assets		12,302,000		1,608,000				\$13,910,000
Investments: Land Held for Resale		155,906,000		8,013,000				\$163,919,000
Allowance for Decline In Value of Land Held for Resale								\$0
Fixed Assets: Land, Structures, and Improvements							6,583,200	\$6,583,200
Equipment								\$0
Amount Available In Debt Service Fund								\$0
Amount to be Provided for Payment of Long-Term Debt						502,398,508		\$502,398,508
Total Assets and Other Debits		\$540,836,000	\$4,467,000	\$205,026,000	\$0	\$502,398,508	\$6,583,200	\$1,259,310,708

(Must Equal Total Liabilities, Other Credits, and Equities)

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Balance Sheet - Liabilities and Other Credits

Fiscal Year	2010	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Liabilities and Other Credits								
Accounts Payable		2,601,000		610,000				\$3,211,000
Interest Payable								\$0
Tax Anticipation Notes Payable								\$0
Loans Payable								\$0
Other Liabilities		89,831,000		105,352,000				\$195,183,000
Due to Capital Projects Fund								\$0
Due to Debt Service Fund								\$0
Due to Low/Moderate Income Housing Fund								\$0
Due to Special Revenue/Other Funds								\$0
Tax Allocation Bonds Payable						404,275,000		\$404,275,000
Lease Revenue, Certificates of Participation Payable, Financing Authority Bonds						84,510,000		\$84,510,000
All Other Long-Term Debt						13,613,508		\$13,613,508
Total Liabilities and Other Credits		\$92,432,000	\$0	\$105,962,000	\$0	\$502,398,508		\$700,792,508

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Balance Sheet - Liabilities and Other Credits

Fiscal Year	2010	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Equities								
Investment In General Fixed Assets							6,583,200	\$6,583,200
Fund Balance Reserved		448,404,000	4,467,000	99,064,000				\$551,935,000
Fund Balance Unreserved-Designated								\$0
Fund Balance Unreserved-Undesignated								\$0
Total Equities		\$448,404,000	\$4,467,000	\$99,064,000	\$0		\$6,583,200	\$558,518,200
Total Liabilities, Other Credits, and Equities		\$540,836,000	\$4,467,000	\$205,026,000	\$0	\$502,398,508	\$6,583,200	\$1,259,310,708

**Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures

Revenues - Consolidated

Fiscal Year 2010

	Capitla Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross	\$114,468,000	\$0	\$0	\$0	\$114,468,000
Special Supplemental Subvention	\$0	\$0	\$0	\$0	\$0
Property Assessments	\$0	\$0	\$0	\$0	\$0
Sales and Use Tax	\$0	\$0	\$0	\$0	\$0
Transient Occupancy Tax	\$0	\$0	\$0	\$0	\$0
Interest Income	\$2,031,000	\$288,000	\$754,000	\$0	\$3,073,000
Rental Income	\$8,385,000	\$0	\$0	\$0	\$8,385,000
Lease Income	\$0	\$0	\$0	\$0	\$0
Sale of Real Estate	\$0	\$0	\$0	\$0	\$0
Gain on Land Held for Resale	\$0	\$0	\$0	\$0	\$0
Federal Grants	\$0	\$0	\$0	\$0	\$0
Grants from Other Agencies	\$0	\$0	\$0	\$0	\$0
Bond Administrative Fees	\$0	\$0	\$0	\$0	\$0
Other Revenues	\$1,808,000	\$0	\$1,403,000	\$0	\$3,211,000
Total Revenues	\$126,692,000	\$288,000	\$2,157,000	\$0	\$129,137,000

Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report
Statement of Income and Expenditures
Expenditures - Consolidated

Fiscal Year 2010

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Administration Costs	\$58,328,000	\$162,000	\$7,391,000	\$0	\$65,881,000
Professional Services	\$0	\$0	\$0	\$0	\$0
Planning, Survey, and Design	\$0	\$0	\$0	\$0	\$0
Real Estate Purchases	\$0	\$0	\$0	\$0	\$0
Acquisition Expense	\$0	\$0	\$0	\$0	\$0
Operation of Acquired Property	\$3,823,000	\$0	\$5,000	\$0	\$3,828,000
Relocation Costs	\$0	\$0	\$0	\$0	\$0
Relocation Payments	\$0	\$0	\$0	\$0	\$0
Site Clearance Costs	\$5,909,000	\$0	\$0	\$0	\$5,909,000
Project Improvement / Construction Costs	\$15,023,000	\$0	\$10,175,000	\$0	\$25,198,000
Disposal Costs	\$0	\$0	\$0	\$0	\$0
Loss on Disposition of Land Held for Resale	\$0	\$0	\$0	\$0	\$0

Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report
Statement of Income and Expenditures
Expenditures - Consolidated

Fiscal Year 2010

	Capital Projects Funds A	Debt Service Funds B	Low/Moderate Income Housing Funds C	Special Revenue/Other Funds D	Total E
Decline in Value of Land Held for Resale	\$0	\$0	\$0	\$0	\$0
Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0
Rehabilitation Grants	\$0	\$0	\$0	\$0	\$0
Interest Expense	\$16,000	\$27,435,000	\$0	\$0	\$27,451,000
Fixed Asset Acquisitions	\$0	\$0	\$0	\$0	\$0
Subsidies to Low and Moderate Income Housing Fund	\$0	\$0	\$0	\$0	\$0
Debt Issuance Costs	\$0	\$0	\$0	\$0	\$0
Other Expenditures Including Pass Through Payment(s)	\$47,626,004	\$0	\$227,000	\$0	\$47,853,004
Debt Principal Payments:					
Tax Allocation Bonds and Notes	\$0	\$14,245,000	\$0	\$0	\$14,245,000
Revenue Bonds and Certificates of Participation	\$0	\$2,565,000	\$0	\$0	\$2,565,000
City/County Advances and Loans	\$0	\$655,542	\$0	\$0	\$655,542
U.S., State and Other Long-Term Debt	\$0	\$55,000	\$0	\$0	\$55,000
Total Expenditures	\$130,725,004	\$45,117,542	\$17,798,000	\$0	\$193,640,546
Excess (Deficiency) Revenues Over (Under) Expenditures	(\$4,033,004)	(\$44,829,542)	(\$15,641,000)	\$0	(\$64,503,546)

**Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures
Other Financing Sources (Uses) - Consolidated**

Fiscal Year 2010

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Proceeds of Long-Term Debt	\$0	\$0	\$0	\$0	\$0
Proceeds of Refunding Bonds	\$0	\$0	\$0	\$0	\$0
Payment to Refunded Bond Escrow Agent	\$0	\$0	\$0	\$0	\$0
Advances from City/County	\$0	\$0	\$0	\$0	\$0
Sale of Fixed Assets	\$0	\$0	\$0	\$0	\$0
Miscellaneous Financing Sources (Uses)	\$11,321,004	\$184,542	(\$11,506,000)	\$0	(\$454)
Operating Transfers In	\$183,000	\$43,728,000	\$2,417,000	\$0	\$46,328,000
Tax Increment Transfers In			\$28,593,000		\$28,593,000
Operating Transfers Out	\$38,515,000	\$50,000	\$7,763,000	\$0	\$46,328,000
Tax Increment Transfers Out	\$28,593,000	\$0			\$28,593,000
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$55,603,996)	\$43,862,542	\$11,741,000	\$0	(\$454)

Redevelopment Agency Of The City Of Oakland
Redevelopment Agencies Financial Transactions Report
Statement of Income and Expenditures
Other Financing Sources (Uses) - Consolidated

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
	A	B	C	D	E
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	(\$59,637,000)	(\$967,000)	(\$3,900,000)	\$0	(\$64,504,000)
Equity Beginning of Period	\$508,041,000	\$5,434,000	\$102,964,000	\$0	\$616,439,000
Prior Year Adjustments	\$0	\$0	\$0	\$0	\$0
Residual Equity Transfers	\$0	\$0	\$0	\$0	\$0
Other (Explain)	\$0	\$0	\$0	\$0	\$0
Equity, End of Period	\$448,404,000	\$4,467,000	\$99,064,000	\$0	\$551,935,000

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Summary, Combined Transfers In/Out

Fiscal Year 2010

Operating Transfers In	\$46,328,000
Tax Increment Transfers In	\$28,593,000
Operating Transfers Out	\$46,328,000
Tax Increment Transfers Out	\$28,593,000

ATTACHMENT B

SCHEDULE HCD-A Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2010

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Acorn

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 1961
- 2. Year that plan was last amended (if applicable): 2006
- 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes No
- 4. Current expiration of plan: 01 / 01 / 2012
mo day yr

b. If project area name has changed, give previous name(s) or number: N/A

c. Year(s) of any mergers of the project area: N/A, _____, _____, _____

Identify former project areas that merged: N/A

d. Year(s) project area plan was amended involving real property that either:

(1) Added property to plan: N/A, _____, _____, _____

(2) Removed property from plan: N/A, _____, _____, _____

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date: / / Resolution Scope (applicable Section 33413 requirements): _____
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:

Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

Project Area Housing Fund Revenues and Other Sources

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. Tax Increment:

- (1) 100% of Gross Allocation: \$ 1,417,075
- (2) Calculate only 1 set-aside amount: either (A) or (B) below:
 - (A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 283,415
 - (B) 30% required by 33333.10(g) (Line 3a(1) x 30%): \$ _____
(Senate Bill 211, Chapter 741, Statutes of 2001)
- (3) **Supplemental Education Revenue Augmentation Fund (SERAF):**
 - (A) SUSPENSION: Only allowed in FY2009-10. (\$ _____)
H&SC Section 33334.2(k) allows agencies to suspend all or part of the set-aside allocation on line 3a(2) to pay FY2009-10 SERAF (complete Sch A, page 3, #4 and Sch-C, page 9)
 - (B) SERAF REPAYMENT of FY2009-10 SUSPENDED amount \$ _____
(complete Sch A, page 3, #4 and Sch-C, page 3, 8e and page 9).
- (4) **Net amount of tax increment allocated to Housing Fund** \$ 283,415
If the net amount of set-aside allocated is less than the required minimum, identify the project area(s) making up any difference and explain on page 4, box #5 [per 33334.3(i)].
- (5) Amount Exempted (H&SC Section 33334.2) (\$ _____)
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:
- (6) Amount Deferred (H&SC Section 33334.6) (\$ _____)
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:
- (7) **Total deposit to the Housing Fund [Net result of Line 3a(4) through 3a(6)]:** \$ 283,415

- b. Interest Income: \$ 16,052
- c. Rental/Lease Income (*combine amounts separately reported to the SCO*): \$ _____
- d. Sale of Real Estate: \$ _____
- e. Grants (*combine amounts separately reported to the SCO*): \$ _____
- f. Bond Administrative Fees: \$ _____
- g. Deferral Repayments [also complete, page 4, Line 5b(3)]: \$ _____
- h. (1) Loan Repayments (other than SERAF): \$ _____
- (2) SERAF LOAN Repayments (also complete Sch-C, page 3, 8e and page 9) \$ _____
- i. Debt Proceeds: \$ _____
- j. Other Revenue(s) [Explain and identify amount(s)]:

Agency approved 5% voluntary housing set-aside	\$ 70,854	
	\$	\$ 70,854
- k. **Total Project Area Receipts Deposited to Housing Fund (add lines 3a(7) and 3b - 3j.):** \$ 370,321

Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit

4. Check box below and provide information only if the agency, between July 1, 2009 and June 30, 2010, exercised suspension option (Sch A, page 2, Line 3a(3)(A) and did not make the required minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the Fiscal Year 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

- SERAF [H&SC Section 33334.2(k)]. In FY2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for ALL fiscal years between FY2009-10 and FY2014-15 (in addition to the current reporting fiscal year) to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

Also report the cumulative total suspended and repaid amounts (from all project areas) in Schedule 'C', page 9, box 23.

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify SERAF Amount <u>Suspended</u> FY 2009-2010	Col 2 Identify any SERAF Repayment (Deposit) Made in Fiscal Year	Col 3 * Remaining SERAF Balance (Prior year Col 3 minus Current year Repayment Col 2)
2009 - 2010	\$		\$
2010 - 2011	All suspended funds must be repaid by 6/30/2015	\$	\$
2011 - 2012		\$	\$
2012 - 2013		\$	\$
2013 - 2014		\$	\$
2014 - 2015		\$	\$

Exemption(s) and Deferral(s)

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (*Note: An Annual Finding is required to be submitted to HCD*)

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

- Other: Specify code section and reason(s): _____

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1st) finding was adopted: ____/____/____ Resolution # _____ Date sent to HCD: ____/____/____
mo day yr mo day yr

Adoption date of reporting year finding: ____/____/____ Resolution # _____ Date sent to HCD: ____/____/____
mo day yr mo day yr

Exemptions and Deferrals continued

BOX #5
 Identification of Project area and explanation if set-aside deposit is LESS THAN the required minimum
 Refer to Sch A, page 2, Line 3(a)(4):

Deferral(s)

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information:
Check only one of the Health and Safety Code Sections below

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- Other Health & Safety Code Section here: _____

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date that initial (1st) finding was adopted: / / Resolution # Date sent to HCD: / /
mo day yr mo day yr

Adoption date of reporting year finding: / / Resolution # Date sent to HCD: / /
mo day yr mo day yr

(3) A deferred set-aside per to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

REPAYMENTS Fiscal Year	Amount Deferred This Reporting FY	REPAYMENTS of Deferrals During Reporting FY	Cumulative Amount Deferred (Net of Any Amount(s) Repaid *)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

* The cumulative amount of deferred set-aside should also be shown on HCD-C, page 3, Line 8a.

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: \$ _____ Reason(s): _____

Deferral(s) continued

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes No

If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
mo day yr

If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0
Units Lost (Removed or Destroyed) and Required to be Replaced					0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					0
Above Moderate Units Lost That Agency is Not Required to Replace					0
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					0

b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0

c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

No

Yes

\$	← Total Proceeds From Sales Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Sold Over Reporting Year					0

b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

Yes

\$	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					0
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					0
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					0
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					0

Affordable Units to be Constructed Inside the Project Area Within Two Years

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
No scheduled units.								

Please attach a separate sheet of paper to list additional information.

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2010

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Broadway/MacArthur/San Pablo

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 2000
- 2. Year that plan was last amended (if applicable): 2007
- 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes No
- 4. Current expiration of plan: 07 / 25 / 2030
mo day yr

b. If project area name has changed, give previous name(s) or number: N/A

c. Year(s) of any mergers of the project area: N/A, _____, _____

Identify former project areas that merged: N/A

d. Year(s) project area plan was amended involving real property that either:

(1) Added property to plan: N/A, _____, _____

(2) Removed property from plan: N/A, _____, _____

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date: / / Resolution Scope (applicable Section 33413 requirements): _____
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:

Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

Project Area Housing Fund Revenues and Other Sources

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. Tax Increment:

(1) 100% of <u>Gross Allocation</u> :	\$	<u>5,051,841</u>	
(2) <u>Calculate only 1</u> set-aside amount: either (A) or (B) below:			
(A) 20% required by 33334.2 (Line 3a(1) x 20%):	\$	<u>1,010,368</u>	
(B) 30% required by 33333.10(g) (Line 3a(1) x 30%): (Senate Bill 211, Chapter 741, Statutes of 2001)	\$	<u> </u>	
(3) <u>Supplemental Education Revenue Augmentation Fund (SERAF):</u>			
(A) <u>SUSPENSION</u> : Only allowed in FY2009-10. H&SC Section 33334.2(k) allows agencies to suspend all or part of the set-aside allocation on line 3a(2) to pay FY2009-10 SERAF (complete Sch A, page 3, #4 and Sch-C, page 9)	(\$	<u> </u>)	
(B) <u>SERAF REPAYMENT</u> of FY2009-10 <u>SUSPENDED</u> amount (complete Sch A, page 3, #4 and Sch-C, page 3, 8e and page 9).	\$	<u> </u>	
(4) <u>Net amount of tax increment allocated to Housing Fund</u>	\$	<u>1,010,368</u>	
If the net amount of set-aside allocated is less than the required minimum, identify the project area(s) making up any difference and explain on page 4, box #5 [per 33334.3(i)].			
(5) Amount Exempted (H&SC Section 33334.2) [if there is an amount exempted, also complete page 3, #5a(1) - (2)]:	(\$	<u> </u>)	
(6) Amount Deferred (H&SC Section 33334.6) [if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:	(\$	<u> </u>)	
(7) <u>Total deposit to the Housing Fund [Net result of Line 3a(4) through 3a(6)]:</u>	\$	<u>1,010,368</u>	
b. Interest Income:	\$	<u>76,070</u>	
c. Rental/Lease Income (<i>combine amounts separately reported to the SCO</i>):	\$	<u> </u>	
d. Sale of Real Estate:	\$	<u> </u>	
e. Grants (<i>combine amounts separately reported to the SCO</i>):	\$	<u> </u>	
f. Bond Administrative Fees:	\$	<u> </u>	
g. Deferral Repayments [also complete, page 4, Line 5b(3)]:	\$	<u> </u>	
h. (1) Loan Repayments (other than SERAF):	\$	<u> </u>	
(2) <u>SERAF LOAN</u> Repayments (also complete Sch-C, page 3, 8e and page 9)	\$	<u> </u>	
i. Debt Proceeds:	\$	<u> </u>	
j. Other Revenue(s) [Explain and identify amount(s)]:			
<u>Agency approved 5% voluntary housing set-aside</u>	\$	<u>252,592</u>	
	\$	<u> </u>	\$ <u>252,592</u>
k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(7) and 3b - 3j.):	\$	<u>1,339,030</u>	

Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit

4. Check box below and provide information only if the agency, between July 1, 2009 and June 30, 2010, exercised suspension option (Sch A, page 2, Line 3a(3)(A) and did not make the required minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the Fiscal Year 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

SERAF [H&SC Section 33334.2(k)]. In FY2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for ALL fiscal years between FY2009-10 and FY2014-15 (in addition to the current reporting fiscal year) to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

Also report the cumulative total suspended and repaid amounts (from all project areas) in Schedule 'C', page 9, box 23.

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify SERAF Amount <u>Suspended</u> <u>FY 2009-2010</u>	Col 2 Identify any SERAF Repayment (Deposit) Made in Fiscal Year	Col 3 * Remaining SERAF Balance (Prior year Col 3 minus Current year Repayment Col 2)
2009 - 2010	\$		\$
2010 - 2011	All suspended funds must be repaid by 6/30/2015	\$	\$
2011 - 2012		\$	\$
2012 - 2013		\$	\$
2013 - 2014		\$	\$
2014 - 2015		\$	\$

Exemption(s) and Deferral(s)

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): _____

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1st) finding was adopted: ____/____/____ Resolution # _____ Date sent to HCD: ____/____/____
mo day yr mo day yr

Adoption date of reporting year finding: ____/____/____ Resolution # _____ Date sent to HCD: ____/____/____
mo day yr mo day yr

Exemptions and Deferrals continued

BOX #5
 Identification of Project area and explanation if set-aside deposit is LESS THAN the required minimum
 Refer to Sch A, page 2, Line 3(a)(4):

Deferral(s)

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information:
Check only one of the Health and Safety Code Sections below

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- Other Health & Safety Code Section here: _____

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date that initial (1st) finding was adopted: ____/____/____ Resolution # ____ Date sent to HCD: ____/____/____
mo day yr mo day yr

Adoption date of reporting year finding: ____/____/____ Resolution # ____ Date sent to HCD: ____/____/____
mo day yr mo day yr

(3) A deferred set-aside per to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

REPAYMENTS Fiscal Year	Amount <u>Deferred</u> <u>This Reporting FY</u>	REPAYMENTS of Deferrals <u>During</u> <u>Reporting FY</u>	<u>Cumulative Amount</u> Deferred (Net of Any Amount(s) Repaid *)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

* The cumulative amount of deferred set-aside should also be shown on HCD-C, page 3, Line 8a.

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: \$ _____ Reason(s): _____

Deferral(s) continued

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes No

If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
mo day yr

If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced –Total					0
Units Lost (Removed or Destroyed) and Required to be Replaced					0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					0
Above Moderate Units Lost That Agency is Not Required to Replace					0
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					0

b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0

c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

No

Yes

\$	← Total Proceeds From Sales Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Sold Over Reporting Year					

b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

Yes

\$	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

Affordable Units to be Constructed Inside the Project Area Within Two Years

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
No scheduled units.								

Please attach a separate sheet of paper to list additional information.

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2010

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Central City East

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 2003
- 2. Year that plan was last amended (if applicable): 2006
- 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes No
- 4. Current expiration of plan: 07 / 29 / 2033
mo day yr

b. If project area name has changed, give previous name(s) or number: N/A

c. Year(s) of any mergers of the project area: 2006, _____, _____, _____

Identify former project areas that merged: Oak Knoll

d. Year(s) project area plan was amended involving real property that either:

(1) Added property to plan: N/A, _____, _____, _____

(2) Removed property from plan: N/A, _____, _____, _____

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date: / / Resolution Scope (applicable Section 33413 requirements): _____
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:

Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

Project Area Housing Fund Revenues and Other Sources

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. Tax Increment:

- (1) 100% of Gross Allocation: \$ 11,629,500
- (2) Calculate only 1 set-aside amount: either (A) or (B) below:
 - (A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 2,325,900
 - (B) 30% required by 33333.10(g) (Line 3a(1) x 30%): \$ _____
(Senate Bill 211, Chapter 741, Statutes of 2001)
- (3) **Supplemental Education Revenue Augmentation Fund (SERAF):**
 - (A) SUSPENSION: Only allowed in FY2009-10. (\$ _____)
H&SC Section 33334.2(k) allows agencies to suspend all or part of the set-aside allocation on line 3a(2) to pay FY2009-10 SERAF (complete Sch A, page 3, #4 and Sch-C, page 9)
 - (B) SERAF REPAYMENT of FY2009-10 SUSPENDED amount \$ _____
(complete Sch A, page 3, #4 and Sch-C, page 3, 8e and page 9).
- (4) **Net amount of tax increment allocated to Housing Fund** \$ 2,325,900
If the net amount of set-aside allocated is less than the required minimum, identify the project area(s) making up any difference and explain on page 4, box #5 [per 33334.3(i)].
- (5) Amount Exempted (H&SC Section 33334.2) (\$ _____)
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:
- (6) Amount Deferred (H&SC Section 33334.6) (\$ _____)
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:
- (7) **Total deposit to the Housing Fund [Net result of Line 3a(4) through 3a(6)]:** \$ 2,325,900

- b. Interest Income: \$ 317,485
- c. Rental/Lease Income (*combine amounts separately reported to the SCO*): \$ _____
- d. Sale of Real Estate: \$ _____
- e. Grants (*combine amounts separately reported to the SCO*): \$ _____
- f. Bond Administrative Fees: \$ _____
- g. Deferral Repayments [also complete, page 4, Line 5b(3)]: \$ _____
- h. (1) Loan Repayments (other than SERAF): \$ _____
- (2) SERAF LOAN Repayments (also complete Sch-C, page 3, 8e and page 9) \$ _____
- i. Debt Proceeds: \$ _____
- j. Other Revenue(s) [Explain and identify amount(s)]:

Agency approved 5% voluntary housing set-aside	\$ <u>581,475</u>	
	\$ _____	\$ <u>518,475</u>
- k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(7) and 3b - 3j.): \$ 3,224,860

Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit

4. Check box below and provide information only if the agency, between July 1, 2009 and June 30, 2010, exercised suspension option (Sch A, page 2, Line 3a(3)(A) and did not make the required minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the Fiscal Year 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

SERAF [H&SC Section 33334.2(k)]. In FY2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for ALL fiscal years between FY2009-10 and FY2014-15 (in addition to the current reporting fiscal year) to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

Also report the cumulative total suspended and repaid amounts (from all project areas) in Schedule 'C', page 9, box 23.

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify SERAF Amount <u>Suspended</u> FY 2009-2010	Col 2 Identify any SERAF Repayment (Deposit) Made in Fiscal Year	Col 3 * Remaining SERAF Balance (Prior year Col 3 minus Current year Repayment Col 2)
2009 - 2010	\$		\$
2010 - 2011		\$	\$
2011 - 2012		\$	\$
2012 - 2013		\$	\$
2013 - 2014	All suspended funds	\$	\$
2014 - 2015	must be repaid by 6/30/2015	\$	\$

Exemption(s) and Deferral(s)

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): _____

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1st) finding was adopted: ____/____/____ Resolution # _____ Date sent to HCD: ____/____/____
mo day yr mo day yr

Adoption date of reporting year finding: ____/____/____ Resolution # _____ Date sent to HCD: ____/____/____
mo day yr mo day yr

Exemptions and Deferrals continued

BOX #5
 Identification of Project area and explanation if set-aside deposit is LESS THAN the required minimum
 Refer to Sch A, page 2, Line 3(a)(4):

Deferral(s)

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information:
Check only one of the Health and Safety Code Sections below

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- Other Health & Safety Code Section here: _____

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date that initial (1st) finding was adopted: / / Resolution # Date sent to HCD: / /
mo day yr mo day yr

Adoption date of reporting year finding: / / Resolution # Date sent to HCD: / /
mo day yr mo day yr

(3) A deferred set-aside per to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

REPAYMENTS Fiscal Year	Amount <u>Deferred</u> <u>This Reporting FY</u>	REPAYMENTS of Deferrals <u>During</u> <u>Reporting FY</u>	Cumulative Amount Deferred (Net of Any Amount(s) Repaid *)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

* The cumulative amount of deferred set-aside should also be shown on HCD-C, page 3, Line 8a.

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: \$ _____ Reason(s): _____

Deferral(s) continued

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes No

If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
mo day yr

If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced –Total					0
Units Lost (Removed or Destroyed) and Required to be Replaced					0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					0
Above Moderate Units Lost That Agency is Not Required to Replace					0
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					0

b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0

c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

No

Yes

\$	← Total Proceeds From Sales Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Sold Over Reporting Year					

b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

Yes

\$	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

Affordable Units to be Constructed Inside the Project Area Within Two Years

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
No scheduled units.								

Please attach a separate sheet of paper to list additional information.

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2010

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Central District

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 1969
- 2. Year that plan was last amended (if applicable): 2006
- 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes No
- 4. Current expiration of plan: 07 / 24 / 2012
mo day yr

b. If project area name has changed, give previous name(s) or number: N/A

c. Year(s) of any mergers of the project area: N/A, _____, _____, _____

Identify former project areas that merged: N/A

d. Year(s) project area plan was amended involving real property that either:

(1) Added property to plan: 2001, _____, _____, _____

(2) Removed property from plan: N/A, _____, _____, _____

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date: / / Resolution Scope (applicable Section 33413 requirements): _____
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:

Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

Project Area Housing Fund Revenues and Other Sources

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. Tax Increment:

- (1) 100% of Gross Allocation: \$ 57,630,237
- (2) Calculate only 1 set-aside amount: either (A) or (B) below:
 - (A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 11,526,047
 - (B) 30% required by 33333.10(g) (Line 3a(1) x 30%): \$ _____
(Senate Bill 211, Chapter 741, Statutes of 2001)
- (3) **Supplemental Education Revenue Augmentation Fund (SERAF):**
 - (A) SUSPENSION: Only allowed in FY2009-10. (\$ _____)
H&SC Section 33334.2(k) allows agencies to suspend all or part of the set-aside allocation on line 3a(2) to pay FY2009-10 SERAF (complete Sch A, page 3, #4 and Sch-C, page 9)
 - (B) SERAF REPAYMENT of FY2009-10 SUSPENDED amount (\$ _____)
(complete Sch A, page 3, #4 and Sch-C, page 3, 8e and page 9).
- (4) **Net amount of tax increment allocated to Housing Fund** \$ 11,526,047
If the net amount of set-aside allocated is less than the required minimum, identify the project area(s) making up any difference and explain on page 4, box #5 [per 33334.3(i)].
- (5) Amount Exempted (H&SC Section 33334.2) (\$ _____)
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:
- (6) Amount Deferred (H&SC Section 33334.6) (\$ _____)
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:
- (7) **Total deposit to the Housing Fund [Net result of Line 3a(4) through 3a(6)]:** \$ 11,526,047

- b. Interest Income: \$ 153,331
- c. Rental/Lease Income (*combine amounts separately reported to the SCO*): \$ _____
- d. Sale of Real Estate: \$ _____
- e. Grants (*combine amounts separately reported to the SCO*): \$ _____
- f. Bond Administrative Fees: \$ _____
- g. Deferral Repayments [also complete, page 4, Line 5b(3)]: \$ _____
- h. (1) Loan Repayments (other than SERAF): \$ _____
- (2) SERAF LOAN Repayments (also complete Sch-C, page 3, 8e and page 9) \$ _____
- i. Debt Proceeds: \$ _____
- j. Other Revenue(s) [Explain and identify amount(s)]:

Agency approved 5% voluntary housing set-aside	\$ 2,888,512	
	\$	\$ 2,881,512
- k. **Total Project Area Receipts Deposited to Housing Fund (add lines 3a(7) and 3b - 3j.):** \$ 14,560,890

Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit

4. Check box below and provide information only if the agency, between July 1, 2009 and June 30, 2010, exercised suspension option (Sch A, page 2, Line 3a(3)(A) and did not make the required minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the Fiscal Year 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

- SERAF [H&SC Section 33334.2(k)]. In FY2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for ALL fiscal years between FY2009-10 and FY2014-15 (in addition to the current reporting fiscal year) to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

Also report the cumulative total suspended and repaid amounts (from all project areas) in Schedule 'C', page 9, box 23.

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify SERAF Amount <u>Suspended</u> FY 2009-2010	Col 2 Identify any SERAF Repayment (Deposit) Made in Fiscal Year	Col 3 * Remaining SERAF Balance (Prior year Col 3 minus Current year Repayment Col 2)
2009 - 2010	\$		\$
2010 - 2011		\$	\$
2011 - 2012		\$	\$
2012 - 2013		\$	\$
2013 - 2014	All suspended funds	\$	\$
2014 - 2015	must be repaid by 6/30/2015	\$	\$

Exemption(s) and Deferral(s)

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

- Other: Specify code section and reason(s): _____

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1st) finding was adopted: ___/___/___ Resolution # _____ Date sent to HCD: ___/___/___
mo day yr mo day yr

Adoption date of reporting year finding: ___/___/___ Resolution # _____ Date sent to HCD: ___/___/___
mo day yr mo day yr

Exemptions and Deferrals continued

BOX #5
 Identification of Project area and explanation if set-aside deposit is LESS THAN the required minimum
 Refer to Sch A, page 2, Line 3(a)(4):

Deferral(s)

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information:
Check only one of the Health and Safety Code Sections below

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- Other Health & Safety Code Section here: _____

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date that initial (1st) finding was adopted: / / Resolution # Date sent to HCD: / /
 mo / day / yr

Adoption date of reporting year finding: / / Resolution # Date sent to HCD: / /
 mo / day / yr

(3) A deferred set-aside per to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

REPAYMENTS Fiscal Year	Amount <u>Deferred</u> <u>This Reporting FY</u>	REPAYMENTS of Deferrals <u>During</u> <u>Reporting FY</u>	<u>Cumulative Amount</u> <u>Deferred (Net of Any</u> <u>Amount(s) Repaid *)</u>
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

** The cumulative amount of deferred set-aside should also be shown on HCD-C, page 3, Line 8a.*

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: \$ _____ Reason(s): _____

Deferral(s) continued

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes No

If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
 mo day yr

If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
 mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
 mo day yr

When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
 mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
 mo day yr

Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0
Units Lost (Removed or Destroyed) and Required to be Replaced					0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					0
Above Moderate Units Lost That Agency is Not Required to Replace					0
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					0

b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0

c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date _____ / _____ / _____ Name of Agency Custodian _____
 mo day yr

Date _____ / _____ / _____ Name of Agency Custodian _____
 mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

No

Yes

\$	← Total Proceeds From Sales Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Sold Over Reporting Year					

b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

Yes

\$	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

Affordable Units to be Constructed Inside the Project Area Within Two Years

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.

<u>Col A</u> Name of Project and/or Contractor	<u>Col B</u> Agreement Execution Date	<u>Col C</u> Estimated Completion Date (w/in 2 yrs of Col B)	<u>Col D</u> Sch C Amount Encumbered [Line 6a]	<u>Col E</u> Sch C Amount Designated [Line 7a]	VL	L	M	Total
No scheduled units.								

Please attach a separate sheet of paper to list additional information.

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2010

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Coliseum

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 1995
- 2. Year that plan was last amended (if applicable): 2010
- 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes No
- 4. Current expiration of plan: 07 / 25 / 2027
mo day yr

b. If project area name has changed, give previous name(s) or number: N/A

c. Year(s) of any mergers of the project area: 1995, _____, _____

Identify former project areas that merged: Elmhurst Redevelopment Area

d. Year(s) project area plan was amended involving real property that either:

(1) Added property to plan: 1997, _____, _____

(2) Removed property from plan: N/A, _____, _____

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date: / / Resolution Scope (applicable Section 33413 requirements): _____
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:

Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

Project Area Housing Fund Revenues and Other Sources

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. Tax Increment:

(1) 100% of <u>Gross Allocation</u> :	\$	<u>26,918,746</u>	
(2) <u>Calculate only 1</u> set-aside amount: either (A) or (B) below:			
(A) 20% required by 33334.2 (Line 3a(1) x 20%):	\$	<u>5,383,749</u>	
(B) 30% required by 33333.10(g) (Line 3a(1) x 30%):	\$	<u> </u>	
(Senate Bill 211, Chapter 741, Statutes of 2001)			
(3) <u>Supplemental Education Revenue Augmentation Fund (SERAF):</u>			
(A) <u>SUSPENSION</u> : Only allowed in FY2009-10.	(\$	<u> </u>)	
H&SC Section 33334.2(k) allows agencies to suspend all or part of the set-aside allocation on line 3a(2) to pay FY2009-10 SERAF (complete Sch A, page 3, #4 and Sch-C, page 9)			
(B) <u>SERAF REPAYMENT of FY2009-10 SUSPENDED amount</u>	\$	<u> </u>	
(complete Sch A, page 3, #4 and Sch-C, page 3, 8e and page 9).			
(4) <u>Net amount of tax increment allocated to Housing Fund</u>	\$	<u>5,383,749</u>	
If the net amount of set-aside allocated is less than the required minimum, identify the project area(s) making up any difference and explain on page 4, box #5 [per 33334.3(i)].			
(5) Amount Exempted (H&SC Section 33334.2)	(\$	<u> </u>)	
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:			
(6) Amount Deferred (H&SC Section 33334.6)	(\$	<u> </u>)	
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:			
(7) <u>Total deposit to the Housing Fund [Net result of Line 3a(4) through 3a(6)]:</u>	\$	<u>5,383,749</u>	
b. Interest Income:	\$	<u> </u>	
c. Rental/Lease Income (<i>combine amounts separately reported to the SCO</i>):	\$	<u> </u>	
d. Sale of Real Estate:	\$	<u> </u>	
e. Grants (<i>combine amounts separately reported to the SCO</i>):	\$	<u> </u>	
f. Bond Administrative Fees:	\$	<u> </u>	
g. Deferral Repayments [also complete, page 4, Line 5b(3)]:	\$	<u> </u>	
h. (1) Loan Repayments (other than SERAF):	\$	<u> </u>	
(2) <u>SERAF LOAN Repayments</u> (also complete Sch-C, page 3, 8e and page 9)	\$	<u> </u>	
i. Debt Proceeds:	\$	<u> </u>	
j. Other Revenue(s) [Explain and identify amount(s)]:			
<u>Agency approved 5% voluntary housing set-aside</u>	\$	<u>1,345,937</u>	
	\$	<u> </u>	\$ 1,345,937
k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(7) and 3b - 3j.):	\$	<u>7,117,186</u>	

Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit

4. Check box below and provide information only if the agency, between July 1, 2009 and June 30, 2010, exercised suspension option (Sch A, page 2, Line 3a(3)(A) and did not make the required minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the Fiscal Year 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

- SERAF [H&SC Section 33334.2(k)]. In FY2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for ALL fiscal years between FY2009-10 and FY2014-15 (in addition to the current reporting fiscal year) to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

Also report the cumulative total suspended and repaid amounts (from all project areas) in Schedule 'C', page 9, box 23.

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify SERAF Amount <u>Suspended</u> FY 2009-2010	Col 2 Identify any SERAF Repayment (Deposit) Made in Fiscal Year	Col 3 * Remaining SERAF Balance (Prior year Col 3 minus Current year Repayment Col 2)
2009 - 2010	\$		\$
2010 - 2011		\$	\$
2011 - 2012		\$	\$
2012 - 2013		\$	\$
2013 - 2014	All suspended funds	\$	\$
2014 - 2015	must be repaid by 6/30/2015	\$	\$

Exemption(s) and Deferral(s)

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

- Other: Specify code section and reason(s): _____

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1st) finding was adopted: ____/____/____ Resolution # _____ Date sent to HCD: ____/____/____
mo day yr mo day yr

Adoption date of reporting year finding: ____/____/____ Resolution # _____ Date sent to HCD: ____/____/____
mo day yr mc day yr

Exemptions and Deferrals continued

BOX #5
 Identification of Project area and explanation if set-aside deposit is LESS THAN the required minimum
 Refer to Sch A, page 2, Line 3(a)(4):

Deferral(s)

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information:
Check only one of the Health and Safety Code Sections below

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- Other Health & Safety Code Section here: _____

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date that initial (1st) finding was adopted: / / Resolution # Date sent to HCD: / /
mo day yr mo day yr

Adoption date of reporting year finding: / / Resolution # Date sent to HCD: / /
mo day yr mo day yr

(3) A deferred set-aside per to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

REPAYMENTS Fiscal Year	Amount <u>Deferred</u> <u>This Reporting FY</u>	REPAYMENTS of Deferrals <u>During</u> <u>Reporting FY</u>	Cumulative Amount Deferred (Net of Any Amount(s) Repaid *)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

* The cumulative amount of deferred set-aside should also be shown on HCD-C, page 3, Line 8a.

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: \$ _____ Reason(s): _____

Deferral(s) continued

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes No

If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
 mo day yr

If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
 mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
 mo day yr

When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
 mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
 mo day yr

Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced –Total					0
Units Lost (Removed or Destroyed) and Required to be Replaced					0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					0
Above Moderate Units Lost That Agency is Not Required to Replace					0
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					0

b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0

c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date _____ / _____ / _____ Name of Agency Custodian _____
 mo day yr

Date _____ / _____ / _____ Name of Agency Custodian _____
 mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. **Sales.** Did the agency permit the sale of any owner-occupied units during the reporting year?

No

Yes

\$	← Total Proceeds From Sales Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Sold Over Reporting Year					

b. **Equal Units.** Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

Yes

\$	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

Affordable Units to be Constructed Inside the Project Area Within Two Years

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
Edes Ave., Ph. B	10/1/08	10/1/10	\$3,601,000			17	11	28
St. Joseph's Senior	6/12/09	7/5/11	\$4,639,000		35	48		84
Tassafaronga Ownership	8/6/09	1/31/12	\$1,868,000			17	5	22

Please attach a separate sheet of paper to list additional information.

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2010

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Oak Center

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 1965
2. Year that plan was last amended (if applicable): 2004
3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes No
4. Current expiration of plan: 01 / 01 / 2012
mo day yr

b. If project area name has changed, give previous name(s) or number: N/A

c. Year(s) of any mergers of the project area: N/A, _____, _____, _____

Identify former project areas that merged: N/A

d. Year(s) project area plan was amended involving real property that either:

(1) Added property to plan: N/A, _____, _____, _____

(2) Removed property from plan: N/A, _____, _____, _____

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date: / / Resolution Scope (applicable Section 33413 requirements): _____
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:

Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

Project Area Housing Fund Revenues and Other Sources

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. Tax Increment:

- (1) 100% of Gross Allocation: (\$ 2,545,164)
- (2) Calculate only 1 set-aside amount: either (A) or (B) below:
 - (A) 20% required by 33334.2 (Line 3a(1) x 20%): (\$ 490,833)
 - (B) 30% required by 33333.10(g) (Line 3a(1) x 30%): \$ _____
(Senate Bill 211, Chapter 741, Statutes of 2001)
- (3) **Supplemental Education Revenue Augmentation Fund (SERAF):**
 - (A) SUSPENSION: Only allowed in FY2009-10. (\$ _____)
H&SC Section 33334.2(k) allows agencies to suspend all or part of the set-aside allocation on line 3a(2) to pay FY2009-10 SERAF (complete Sch A, page 3, #4 and Sch-C, page 9)
 - (B) SERAF REPAYMENT of FY2009-10 SUSPENDED amount \$ _____
(complete Sch A, page 3, #4 and Sch-C, page 3, 8e and page 9).
- (4) **Net amount of tax increment allocated to Housing Fund** (\$ 490,833)
If the net amount of set-aside allocated is less than the required minimum, identify the project area(s) making up any difference and explain on page 4, box #5 [per 33334.3(i)].
- (5) Amount Exempted (H&SC Section 33334.2) (\$ _____)
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:
- (6) Amount Deferred (H&SC Section 33334.6) (\$ _____)
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:
- (7) **Total deposit to the Housing Fund [Net result of Line 3a(4) through 3a(6)]:** (\$ 490,833)

- b. Interest Income: \$ 5,567
- c. Rental/Lease Income (*combine amounts separately reported to the SCO*): \$ _____
- d. Sale of Real Estate: \$ _____
- e. Grants (*combine amounts separately reported to the SCO*): \$ _____
- f. Bond Administrative Fees: \$ _____
- g. Deferral Repayments [also complete, page 4, Line 5b(3)]: \$ _____
- h. (1) Loan Repayments (other than SERAF): \$ _____
- (2) SERAF LOAN Repayments (also complete Sch-C, page 3, 8e and page 9) \$ _____
- i. Debt Proceeds: \$ _____
- j. Other Revenue(s) [Explain and identify amount(s)]:

Agency approved 5% voluntary housing set-aside	(\$ <u>122,708</u>)	
	\$ _____	(\$ <u>122,708</u>)
- k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(7) and 3b - 3j.): (\$ 607,974)

Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit

4. Check box below and provide information only if the agency, between July 1, 2009 and June 30, 2010, exercised suspension option (Sch A, page 2, Line 3a(3)(A) and did not make the required minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the Fiscal Year 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

SERAF [H&SC Section 33334.2(k)]. In FY2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for ALL fiscal years between FY2009-10 and FY2014-15 (in addition to the current reporting fiscal year) to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

Also report the cumulative total suspended and repaid amounts (from all project areas) in Schedule 'C', page 9, box 23.

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify SERAF Amount <u>Suspended</u> FY 2009-2010	Col 2 Identify any SERAF Repayment (Deposit) Made in Fiscal Year	Col 3 * Remaining SERAF Balance (Prior year Col 3 minus Current year Repayment Col 2)
2009 - 2010	\$		\$
2010 - 2011		\$	\$
2011 - 2012		\$	\$
2012 - 2013		\$	\$
2013 - 2014	All suspended funds	\$	\$
2014 - 2015	must be repaid by 6/30/2015	\$	\$

Exemption(s) and Deferral(s)

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): _____

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1st) finding was adopted: ____ / ____ / ____ Resolution # _____ Date sent to HCD: ____ / ____ / ____
 mo day yr mo day yr

Adoption date of reporting year finding: ____ / ____ / ____ Resolution # _____ Date sent to HCD: ____ / ____ / ____
 mo day yr mo day yr

Exemptions and Deferrals continued

BOX #5
 Identification of Project area and explanation if set-aside deposit is LESS THAN the required minimum
 Refer to Sch A, page 2, Line 3(a)(4):

Deferral(s)

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information:
Check only one of the Health and Safety Code Sections below

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- Other Health & Safety Code Section here: _____

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date that initial (1st) finding was adopted: / / Resolution # Date sent to HCD: / /
mo day yr mo day yr

Adoption date of reporting year finding: / / Resolution # Date sent to HCD: / /
mo day yr mo day yr

(3) A deferred set-aside per to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

REPAYMENTS Fiscal Year	Amount <u>Deferred</u> <u>This Reporting FY</u>	REPAYMENTS of Deferrals <u>During</u> <u>Reporting FY</u>	<u>Cumulative Amount</u> Deferred (Net of Any Amount(s) Repaid *)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

* The cumulative amount of deferred set-aside should also be shown on HCD-C, page 3, Line 8a.

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: \$ _____ Reason(s): _____

Deferral(s) continued

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes No

If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
mo day yr

If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced –Total					0
Units Lost (Removed or Destroyed) and Required to be Replaced					0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					0
Above Moderate Units Lost That Agency is Not Required to Replace					0
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					0

b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0

c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

No

Yes

\$	← Total Proceeds From Sales Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Sold Over Reporting Year					

b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

Yes

\$	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

Affordable Units to be Constructed Inside the Project Area Within Two Years

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.

<u>Col A</u> Name of Project and/or Contractor	<u>Col B</u> Agreement Execution Date	<u>Col C</u> Estimated Completion Date (w/in 2 yrs of Col B)	<u>Col D</u> Sch C Amount Encumbered [Line 6a]	<u>Col E</u> Sch C Amount Designated [Line 7a]	VL	L	M	Total
No scheduled units.								

Please attach a separate sheet of paper to list additional information.

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2010

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Oak Knoll

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 1998
- 2. Year that plan was last amended (if applicable): 2006
- 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes No
- 4. Current expiration of plan: 01 / 21 / 2040
mo day yr

b. If project area name has changed, give previous name(s) or number: N/A

c. Year(s) of any mergers of the project area: 2006, _____, _____, _____

Identify former project areas that merged: N/A

d. Year(s) project area plan was amended involving real property that either:

(1) Added property to plan: N/A, _____, _____, _____

(2) Removed property from plan: 2006, _____, _____, _____

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date: / / Resolution Scope (applicable Section 33413 requirements): _____
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:

Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

Project Area Housing Fund Revenues and Other Sources

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. Tax Increment:

- (1) 100% of Gross Allocation: \$ 1,351,316
- (2) Calculate only 1 set-aside amount: either (A) or (B) below:
 - (A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 270,263
 - (B) 30% required by 33333.10(g) (Line 3a(1) x 30%): \$ _____
(Senate Bill 211, Chapter 741, Statutes of 2001)
- (3) **Supplemental Education Revenue Augmentation Fund (SERAF):**
 - (A) SUSPENSION: Only allowed in FY2009-10. (\$ _____)
H&SC Section 33334.2(k) allows agencies to suspend all or part of the set-aside allocation on line 3a(2) to pay FY2009-10 SERAF (complete Sch A, page 3, #4 and Sch-C, page 9)
 - (B) SERAF REPAYMENT of FY2009-10 SUSPENDED amount (\$ _____)
(complete Sch A, page 3, #4 and Sch-C, page 3, 8e and page 9).
- (4) **Net amount of tax increment allocated to Housing Fund** \$ 270,263
If the net amount of set-aside allocated is less than the required minimum, identify the project area(s) making up any difference and explain on page 4, box #5 [per 33334.3(i)].
- (5) Amount Exempted (H&SC Section 33334.2) (\$ _____)
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:
- (6) Amount Deferred (H&SC Section 33334.6) (\$ _____)
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:
- (7) **Total deposit to the Housing Fund [Net result of Line 3a(4) through 3a(6)]:** \$ 270,263

- b. Interest Income: \$ 5,827
- c. Rental/Lease Income (*combine amounts separately reported to the SCO*): \$ _____
- d. Sale of Real Estate: \$ _____
- e. Grants (*combine amounts separately reported to the SCO*): \$ _____
- f. Bond Administrative Fees: \$ _____
- g. Deferral Repayments [also complete, page 4, Line 5b(3)]: \$ _____
- h. (1) Loan Repayments (other than SERAF): \$ _____
- (2) SERAF LOAN Repayments (also complete Sch-C, page 3, 8e and page 9) \$ _____
- i. Debt Proceeds: \$ _____
- j. Other Revenue(s) [Explain and identify amount(s)]:

Agency approved 5% voluntary housing set-aside	\$ 67,566	
	\$	\$ 67,566
- k. **Total Project Area Receipts Deposited to Housing Fund (add lines 3a(7) and 3b - 3j.):** \$ 343,656

Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit

4. Check box below and provide information only if the agency, between July 1, 2009 and June 30, 2010, exercised suspension option (Sch A, page 2, Line 3a(3)(A) and did not make the required minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the Fiscal Year 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

SERAF [H&SC Section 33334.2(k)]. In FY2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for ALL fiscal years between FY2009-10 and FY2014-15 (in addition to the current reporting fiscal year) to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

Also report the cumulative total suspended and repaid amounts (from all project areas) in Schedule 'C', page 9, box 23.

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify SERAF Amount <u>Suspended</u> <u>FY 2009-2010</u>	Col 2 Identify any SERAF Repayment (Deposit) Made in Fiscal Year	Col 3 * Remaining SERAF Balance (Prior year Col 3 minus Current year Repayment Col 2)
2009 - 2010	\$		\$
2010 - 2011	All suspended funds must be repaid by 6/30/2015	\$	\$
2011 - 2012		\$	\$
2012 - 2013		\$	\$
2013 - 2014		\$	\$
2014 - 2015		\$	\$

Exemption(s) and Deferral(s)

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (*Note: An Annual Finding is required to be submitted to HCD*)

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): _____

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1st) finding was adopted: ____/____/____ Resolution # _____ Date sent to HCD: ____/____/____
mo day yr mo day yr

Adoption date of reporting year finding: ____/____/____ Resolution # _____ Date sent to HCD: ____/____/____
mo day yr mo day yr

Exemptions and Deferrals continued

BOX #5
 Identification of Project area and explanation if set-aside deposit is LESS THAN the required minimum
 Refer to Sch A, page 2, Line 3(a)(4):

Deferral(s)

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information:
Check only one of the Health and Safety Code Sections below

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- Other Health & Safety Code Section here: _____

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date that initial (1st) finding was adopted: / / Resolution # Date sent to HCD: / /
mo day yr mo day yr

Adoption date of reporting year finding: / / Resolution # Date sent to HCD: / /
mo day yr mo day yr

(3) A deferred set-aside per to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

REPAYMENTS	Amount Deferred This Reporting FY	REPAYMENTS of Deferrals During Reporting FY	Cumulative Amount Deferred (Net of Any Amount(s) Repaid *)
Fiscal Year			
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

** The cumulative amount of deferred set-aside should also be shown on HCD-C, page 3, Line 8a.*

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: \$ _____ Reason(s): _____

Deferral(s) continued

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes No

If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
 mo day yr

If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
 mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
 mo day yr

When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
 mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
 mo day yr

Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced –Total					0
Units Lost (Removed or Destroyed) and Required to be Replaced					0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					0
Above Moderate Units Lost That Agency is Not Required to Replace					0
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					0

b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0

c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date _____ / _____ / _____ Name of Agency Custodian _____
 mo day yr

Date _____ / _____ / _____ Name of Agency Custodian _____
 mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

No

Yes

\$	← Total Proceeds From Sales Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Sold Over Reporting Year					

b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

Yes

\$	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

Affordable Units to be Constructed Inside the Project Area Within Two Years

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.

<u>Col A</u> Name of Project and/or Contractor	<u>Col B</u> Agreement Execution Date	<u>Col C</u> Estimated Completion Date (w/in 2 yrs of Col B)	<u>Col D</u> Sch C Amount Encumbered [Line 6a]	<u>Col E</u> Sch C Amount Designated [Line 7a]	VL	L	M	Total
No scheduled units.								

Please attach a separate sheet of paper to list additional information.

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2010

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Oakland Army Base

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 2000
- 2. Year that plan was last amended (if applicable): 2006
- 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes No
- 4. Current expiration of plan: 06 / 30 / 2033
mo day yr

b. If project area name has changed, give previous name(s) or number: N/A

c. Year(s) of any mergers of the project area: N/A

Identify former project areas that merged: N/A

d. Year(s) project area plan was amended involving real property that either:

(1) Added property to plan: N/A

(2) Removed property from plan: N/A

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date: / / Resolution Scope (applicable Section 33413 requirements): _____
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:

Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

Project Area Housing Fund Revenues and Other Sources

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. Tax Increment:

(1) 100% of <u>Gross Allocation</u> :	\$ <u>6,097,510</u>
(2) Calculate only 1 set-aside amount: either (A) or (B) below:	
(A) 20% required by 33334.2 (Line 3a(1) x 20%):	\$ <u>1,219,502</u>
(B) 30% required by 33333.10(g) (Line 3a(1) x 30%): (Senate Bill 211, Chapter 741, Statutes of 2001)	\$ _____
(3) <u>Supplemental Education Revenue Augmentation Fund (SERAF):</u>	
(A) <u>SUSPENSION</u> : Only allowed in FY2009-10. H&SC Section 33334.2(k) allows agencies to suspend all or part of the set-aside allocation on line 3a(2) to pay FY2009-10 SERAF (complete Sch A, page 3, #4 and Sch-C, page 9)	(\$ _____)
(B) <u>SERAF REPAYMENT of FY2009-10 SUSPENDED</u> amount (complete Sch A, page 3, #4 and Sch-C, page 3, 8e and page 9).	\$ _____
(4) <u>Net amount of tax increment allocated to Housing Fund</u>	\$ <u>1,219,502</u>
If the net amount of set-aside allocated is less than the required minimum, identify the project area(s) making up any difference and explain on page 4, box #5 [per 33334.3(i)].	
(5) Amount Exempted (H&SC Section 33334.2) [if there is an amount exempted, also complete page 3, #5a(1) - (2)]:	(\$ _____)
(6) Amount Deferred (H&SC Section 33334.6) [if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:	(\$ _____)
(7) <u>Total deposit to the Housing Fund [Net result of Line 3a(4) through 3a(6)]:</u>	\$ <u>1,219,502</u>
b. Interest Income:	\$ <u>116,239</u>
c. Rental/Lease Income (<i>combine amounts separately reported to the SCO</i>):	\$ _____
d. Sale of Real Estate:	\$ _____
e. Grants (<i>combine amounts separately reported to the SCO</i>):	\$ _____
f. Bond Administrative Fees:	\$ _____
g. Deferral Repayments [also complete, page 4, Line 5b(3)]:	\$ _____
h. (1) Loan Repayments (other than SERAF):	\$ _____
(2) <u>SERAF LOAN Repayments</u> (also complete Sch-C, page 3, 8e and page 9)	\$ _____
i. Debt Proceeds:	\$ _____
j. Other Revenue(s) [Explain and identify amount(s)]:	
Agency approved 5% voluntary housing set-aside	\$ <u>304,876</u>
	\$ _____
	\$ <u>304,876</u>
k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(7) and 3b - 3j.):	\$ <u>1,640,617</u>

Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit

4. Check box below and provide information only if the agency, between July 1, 2009 and June 30, 2010, exercised suspension option (Sch A, page 2, Line 3a(3)(A) and did not make the required minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the Fiscal Year 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

- SERAF [H&SC Section 33334.2(k)]. In FY2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for ALL fiscal years between FY2009-10 and FY2014-15 (in addition to the current reporting fiscal year) to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

Also report the cumulative total suspended and repaid amounts (from all project areas) in Schedule 'C', page 9, box 23.

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify SERAF Amount <u>Suspended</u> FY 2009-2010	Col 2 Identify any SERAF Repayment (Deposit) Made in Fiscal Year	Col 3 * Remaining SERAF Balance (Prior year Col 3 minus Current year Repayment Col 2)
2009 - 2010	\$		\$
2010 - 2011		\$	\$
2011 - 2012		\$	\$
2012 - 2013		\$	\$
2013 - 2014	All suspended funds	\$	\$
2014 - 2015	must be repaid by 6/30/2015	\$	\$

Exemption(s) and Deferral(s)

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

- Other: Specify code section and reason(s): _____

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1st) finding was adopted: ____/____/____ Resolution # _____ Date sent to HCD: ____/____/____
mo day yr mo day yr

Adoption date of reporting year finding: ____/____/____ Resolution # _____ Date sent to HCD: ____/____/____
mo day yr mo day yr

Exemptions and Deferrals continued

BOX #5
 Identification of Project area and explanation if set-aside deposit is LESS THAN the required minimum
 Refer to Sch A, page 2, Line 3(a)(4):

Deferral(s)

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information:
Check only one of the Health and Safety Code Sections below

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- Other Health & Safety Code Section here: _____

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date that initial (1st) finding was adopted: / / Resolution # Date sent to HCD: / /
 mo day yr mo day yr

Adoption date of reporting year finding: / / Resolution # Date sent to HCD: / /
 mo day yr mo day yr

(3) A deferred set-aside per to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

REPAYMENTS Fiscal Year	Amount <u>Deferred</u> <u>This Reporting FY</u>	REPAYMENTS of Deferrals <u>During</u> <u>Reporting FY</u>	Cumulative Amount Deferred (Net of Any Amount(s) Repaid *)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

** The cumulative amount of deferred set-aside should also be shown on HCD-C, page 3, Line 8a.*

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: \$ _____ Reason(s): _____

Deferral(s) continued

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes No

If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
mo day yr

If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced –Total					0
Units Lost (Removed or Destroyed) and Required to be Replaced					0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					0
Above Moderate Units Lost That Agency is Not Required to Replace					0
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					0

b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0

c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

No

Yes

\$	← Total Proceeds From Sales Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Sold Over Reporting Year					

b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

Yes

\$	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

Affordable Units to be Constructed Inside the Project Area Within Two Years

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.

<u>Col A</u> Name of Project and/or Contractor	<u>Col B</u> Agreement Execution Date	<u>Col C</u> Estimated Completion Date (w/in 2 yrs of Col B)	<u>Col D</u> Sch C Amount Encumbered [Line 6a]	<u>Col E</u> Sch C Amount Designated [Line 7a]	VL	L	M	Total
No scheduled units.								

Please attach a separate sheet of paper to list additional information.

SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2010

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Stanford/Adeline

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 1973
- 2. Year that plan was last amended (if applicable): 2004
- 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes No
- 4. Current expiration of plan: 04 / 10 / 2016
mo day yr

b. If project area name has changed, give previous name(s) or number: N/A

c. Year(s) of any mergers of the project area: N/A, _____, _____, _____

Identify former project areas that merged: N/A

d. Year(s) project area plan was amended involving real property that either:

(1) Added property to plan: N/A, _____, _____, _____

(2) Removed property from plan: N/A, _____, _____, _____

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date: / / Resolution Scope (applicable Section 33413 requirements): _____
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:

Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

Project Area Housing Fund Revenues and Other Sources

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. Tax Increment:

- (1) 100% of Gross Allocation: (\$ 9,436)
- (2) Calculate only 1 set-aside amount: either (A) or (B) below:
 - (A) 20% required by 33334.2 (Line 3a(1) x 20%): (\$ 1,887)
 - (B) 30% required by 33333.10(g) (Line 3a(1) x 30%): \$ _____
(Senate Bill 211, Chapter 741, Statutes of 2001)
- (3) **Supplemental Education Revenue Augmentation Fund (SERAF):**
 - (A) SUSPENSION: Only allowed in FY2009-10. (\$ _____)
H&SC Section 33334.2(k) allows agencies to suspend all or part of the set-aside allocation on line 3a(2) to pay FY2009-10 SERAF (complete Sch A, page 3, #4 and Sch-C, page 9)
 - (B) SERAF REPAYMENT of FY2009-10 SUSPENDED amount \$ _____
(complete Sch A, page 3, #4 and Sch-C, page 3, 8e and page 9).
- (4) **Net amount of tax increment allocated to Housing Fund** (\$ 1,887)
If the net amount of set-aside allocated is less than the required minimum, identify the project area(s) making up any difference and explain on page 4, box #5 [per 33334.3(i)].
- (5) Amount Exempted (H&SC Section 33334.2) (\$ _____)
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:
- (6) Amount Deferred (H&SC Section 33334.6) (\$ _____)
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:
- (7) **Total deposit to the Housing Fund [Net result of Line 3a(4) through 3a(6)]:** (\$ 1,887)

- b. Interest Income: \$ 6,702
- c. Rental/Lease Income (*combine amounts separately reported to the SCO*): \$ _____
- d. Sale of Real Estate: \$ _____
- e. Grants (*combine amounts separately reported to the SCO*): \$ _____
- f. Bond Administrative Fees: \$ _____
- g. Deferral Repayments [also complete, page 4, Line 5b(3)]: \$ _____
- h. (1) Loan Repayments (other than SERAF): \$ _____
- (2) SERAF LOAN Repayments (also complete Sch-C, page 3, 8e and page 9) \$ _____
- i. Debt Proceeds: \$ _____
- j. Other Revenue(s) [Explain and identify amount(s)]:

Agency approved 5% voluntary housing set-aside	(\$	<u>472</u>)		
	\$	_____	(\$	<u>472</u>)
- k. **Total Project Area Receipts Deposited to Housing Fund (add lines 3a(7) and 3b - 3j.):** \$ 4,343

Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit

4. Check box below and provide information only if the agency, between July 1, 2009 and June 30, 2010, exercised suspension option (Sch A, page 2, Line 3a(3)(A) and did not make the required minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the Fiscal Year 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

SERAF [H&SC Section 33334.2(k)]. In FY2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for ALL fiscal years between FY2009-10 and FY2014-15 (in addition to the current reporting fiscal year) to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

Also report the cumulative total suspended and repaid amounts (from all project areas) in Schedule 'C', page 9, box 23.

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify SERAF Amount <u>Suspended</u> FY 2009-2010	Col 2 Identify any SERAF Repayment (Deposit) Made in Fiscal Year	Col 3 * Remaining SERAF Balance (Prior year Col 3 minus Current year Repayment Col 2)
2009 - 2010	\$		\$
2010 - 2011		\$	\$
2011 - 2012		\$	\$
2012 - 2013		\$	\$
2013 - 2014	All suspended funds	\$	\$
2014 - 2015	must be repaid by 6/30/2015	\$	\$

Exemption(s) and Deferral(s)

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (*Note: An Annual Finding is required to be submitted to HCD*)

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): _____

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1st) finding was adopted: ____/____/____ Resolution # _____ Date sent to HCD: ____/____/____
mo day yr mo day yr

Adoption date of reporting year finding: ____/____/____ Resolution # _____ Date sent to HCD: ____/____/____
mo day yr mo day yr

Exemptions and Deferrals continued

BOX #5
 Identification of Project area and explanation if set-aside deposit is LESS THAN the required minimum
 Refer to Sch A, page 2, Line 3(a)(4):

Deferral(s)

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information:
Check only one of the Health and Safety Code Sections below

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- Other Health & Safety Code Section here: _____

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date that initial (1st) finding was adopted: / / Resolution # Date sent to HCD: / /
 mo day yr mo day yr

Adoption date of reporting year finding: / / Resolution # Date sent to HCD: / /
 mo day yr mo day yr

(3) A deferred set-aside per to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

REPAYMENTS Fiscal Year	Amount Deferred This Reporting FY	REPAYMENTS of Deferrals During Reporting FY	Cumulative Amount Deferred (Net of Any Amount(s) Repaid *)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

** The cumulative amount of deferred set-aside should also be shown on HCD-C, page 3, Line 8a.*

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: \$ _____ Reason(s): _____

Deferral(s) continued

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes No

If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
mo day yr

If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0
Units Lost (Removed or Destroyed) and Required to be Replaced					0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					0
Above Moderate Units Lost That Agency is Not Required to Replace					0
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					0

b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0

c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

No

Yes

\$	← Total Proceeds From Sales Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Sold Over Reporting Year					

b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

Yes

\$	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

Affordable Units to be Constructed Inside the Project Area Within Two Years

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
No scheduled units.								

Please attach a separate sheet of paper to list additional information.

SCHEDULE HCD-A

Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2010

Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: West Oakland

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

GENERAL INFORMATION

1. Project Area Information

- a. 1. Year 1st plan for project area was adopted: 2003
- 2. Year that plan was last amended (if applicable): N/A
- 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes No
- 4. Current expiration of plan: 11 / 18 / 2033
mo day yr

b. If project area name has changed, give previous name(s) or number: N/A

c. Year(s) of any mergers of the project area: N/A, _____, _____

Identify former project areas that merged: N/A

d. Year(s) project area plan was amended involving real property that either:

(1) Added property to plan: N/A, _____, _____

(2) Removed property from plan: N/A, _____, _____

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date: / / Resolution Scope (applicable Section 33413 requirements): _____
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:

Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

Project Area Housing Fund Revenues and Other Sources

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. Tax Increment:

- (1) 100% of Gross Allocation: \$ 5,720,660
- (2) Calculate only 1 set-aside amount: either (A) or (B) below:
 - (A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 1,144,132
 - (B) 30% required by 33333.10(g) (Line 3a(1) x 30%): \$ _____
(Senate Bill 211, Chapter 741, Statutes of 2001)
- (3) **Supplemental Education Revenue Augmentation Fund (SERAF):**
 - (A) SUSPENSION: Only allowed in FY2009-10. (\$ _____)
H&SC Section 33334.2(k) allows agencies to suspend all or part of the set-aside allocation on line 3a(2) to pay FY2009-10 SERAF (complete Sch A, page 3, #4 and Sch-C, page 9)
 - (B) SERAF REPAYMENT of FY2009-10 SUSPENDED amount \$ _____
(complete Sch A, page 3, #4 and Sch-C, page 3, 8e and page 9).
- (4) **Net amount of tax increment allocated to Housing Fund** \$ 1,144,132
If the net amount of set-aside allocated is less than the required minimum, identify the project area(s) making up any difference and explain on page 4, box #5 [per 33334.3(i)].
- (5) Amount Exempted (H&SC Section 33334.2) (\$ _____)
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:
- (6) Amount Deferred (H&SC Section 33334.6) (\$ _____)
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:
- (7) **Total deposit to the Housing Fund [Net result of Line 3a(4) through 3a(6)]:** \$ 1,144,132

- b. Interest Income: \$ 120,923
- c. Rental/Lease Income (*combine amounts separately reported to the SCO*): \$ _____
- d. Sale of Real Estate: \$ _____
- e. Grants (*combine amounts separately reported to the SCO*): \$ _____
- f. Bond Administrative Fees: \$ _____
- g. Deferral Repayments [also complete, page 4, Line 5b(3)]: \$ _____
- h. (1) Loan Repayments (other than SERAF): \$ _____
- (2) SERAF LOAN Repayments (also complete Sch-C, page 3, 8e and page 9) \$ _____
- i. Debt Proceeds: \$ _____
- j. Other Revenue(s) [Explain and identify amount(s)]:

Agency approved 5% voluntary housing set-aside	\$ 286,033	
	\$	286,033
- k. **Total Project Area Receipts Deposited to Housing Fund (add lines 3a(7) and 3b - 3j.):** \$ 1,551,088

Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit

4. Check box below and provide information only if the agency, between July 1, 2009 and June 30, 2010, exercised suspension option (Sch A, page 2, Line 3a(3)(A) and did not make the required minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the Fiscal Year 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

SERAF [H&SC Section 33334.2(k)]. In FY2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for ALL fiscal years between FY2009-10 and FY2014-15 (in addition to the current reporting fiscal year) to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

Also report the cumulative total suspended and repaid amounts (from all project areas) in Schedule 'C', page 9, box 23.

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify SERAF Amount <u>Suspended</u> <u>FY 2009-2010</u>	Col 2 Identify any SERAF Repayment (Deposit) Made in Fiscal Year	Col 3 * Remaining SERAF Balance (Prior year Col 3 minus Current year Repayment Col 2)
2009 - 2010	\$		\$
2010 - 2011	All suspended funds must be repaid by 6/30/2015	\$	\$
2011 - 2012		\$	\$
2012 - 2013		\$	\$
2013 - 2014		\$	\$
2014 - 2015		\$	\$

Exemption(s) and Deferral(s)

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be submitted to HCD)

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

Other: Specify code section and reason(s): _____

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1st) finding was adopted: ____/____/____ Resolution # _____ Date sent to HCD: ____/____/____
mo day yr mo day yr

Adoption date of reporting year finding: ____/____/____ Resolution # _____ Date sent to HCD: ____/____/____
mo day yr mo day yr

Exemptions and Deferrals continued

BOX #5
 Identification of Project area and explanation if set-aside deposit is LESS THAN the required minimum
 Refer to Sch A, page 2, Line 3(a)(4):

Deferral(s)

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information:
Check only one of the Health and Safety Code Sections below

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- Other Health & Safety Code Section here: _____

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date that initial (1st) finding was adopted: / / Resolution # Date sent to HCD: / /
 mo day yr mo day yr

Adoption date of reporting year finding: / / Resolution # Date sent to HCD: / /
 mo day yr mo day yr

(3) A deferred set-aside per to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

REPAYMENTS Fiscal Year	Amount Deferred This Reporting FY	REPAYMENTS of Deferrals During Reporting FY	Cumulative Amount Deferred (Net of Any Amount(s) Repaid *)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

** The cumulative amount of deferred set-aside should also be shown on HCD-C, page 3, Line 8a.*

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: \$ _____ Reason(s): _____

Deferral(s) continued

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes No

If yes, by what date is the deficit to be eliminated? _____ / _____ / _____
mo day yr

If yes, when was the original plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

When was the last amended plan adopted for the claimed deferral? _____ / _____ / _____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____ / _____ / _____
mo day yr

Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced –Total					0
Units Lost (Removed or Destroyed) and Required to be Replaced					0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					0
Above Moderate Units Lost That Agency is Not Required to Replace					0
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					0

b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced – Total					0

c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

Date _____ / _____ / _____ Name of Agency Custodian _____
mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. **Sales.** Did the agency permit the sale of any owner-occupied units during the reporting year?

No

Yes

\$	← Total Proceeds From Sales Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Sold Over Reporting Year					

b. **Equal Units.** Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

Yes

\$	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

Affordable Units to be Constructed Inside the Project Area Within Two Years

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
Drachma, Inc.	2/28/10	12/31/10	\$840,000		14			14
Project Pride	11/12/09	3/31/12	\$1,600,000		20			20

Please attach a separate sheet of paper to list additional information.

SCHEDULE HCD-C

Agency-wide Activity

for Fiscal Year that Ended 06 / 30 / 2010

Agency Name: Redevelopment Agency of the City of Oakland County: Alameda

Preparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com

Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691

Low & Moderate Income Housing Funds

Report on the "status and use of the agency's Low and Moderate Income Housing Fund." Most information reported here should be based on information reported to the State Controller.

Table with 3 main rows: 1. Beginning Balance (\$ 102,965,707), 2. Project Area(s) Receipts and Housing Fund Revenues (Total \$ 29,544,017), 3. Total Resources (\$ 132,509,724). Includes sub-rows for adjustments and resources.

NOTES:

Many amounts to report as Expenditures and Other Uses (beginning on the next page) should be taken from amounts reported to the State Controller's Office (SCO). Review the SCO's Redevelopment Agencies Financial Transactions Report.

Housing Fund "transfers-out" to other internal Agency funds: Report the specific use of all transferred funds on applicable lines 4a.-k of Schedule C. For example, transfers from the Housing Fund to the Debt Service Fund for the repayment of principal and interest of debt proceeds deposited to the Housing Fund should be reported on the applicable item comprising HCD-C Line 4c, providing tax increment (gross and deposit amounts) were reported on Sch-As. External transfers out of the Agency should be reported on HCD-C Line 4j (e.g.: transfer of excess surplus to the County Housing Authority).

Other Uses: Non-GAAP (Generally Accepted Accounting Principles) recording of expenditures such as land purchases for agencies using the Land Held for Resale method to record land purchases should be reported on HCD-C Line 4a(1). Funds spent resulting in loans to the Housing Fund should be included in HCD-C lines 4b., 4f., 4g., 4h., and 4i as appropriate.

The statutory cite pertaining to Community Redevelopment Law (CRL) is provided for preparers to review to determine the appropriateness of Low and Moderate Income Housing Fund (LMIHF) expenditures and other uses. HCD does not represent that line items identifying any expenditures and other uses are allowable. CRL is accessible on the Internet [website: http://www.leginfo.ca.gov/ (California Law)] beginning with Section 33000 of the Health and Safety Code.

4. Expenditures, Loans, and Other Uses

a. Acquisition of Property & Building Sites [33334.2(e)(1)] & Housing [33334.2(e)(6)]:			
(1) Land Purchases (<i>Investment – Land Held for Resale</i>) *		\$	_____
(2) Housing Assets (<i>Fixed Asset</i>) *		\$	_____
(3) Acquisition Expense		\$	_____
(4) Operation of Acquired Property		\$	_____
(5) Relocation Costs		\$	_____
(6) Relocation Payments		\$	_____
(7) Site Clearance Costs		\$	_____
(8) Disposal Costs		\$	_____
(9) Other [Explain and identify amount(s)]:		\$	_____
		\$	_____
		\$	_____
		\$	_____
<i>* Reported to SCO as part of Assets and Other Debts</i>			
(10) Subtotal Property/Building Sites/Housing Acquisition (Sum of Lines 1 – 9)		\$	_____
b. Subsidies from Low and Moderate Income Housing Fund (LMIHF):			
(1) 1 st Time Homebuyer Down Payment Assistance		\$	2,436,383
(2) Rental Subsidies		\$	_____
(3) Purchase of Affordability Covenants [33413(b)2(B)]		\$	_____
(4) Other [Explain and identify amount(s)]:		\$	_____
		\$	_____
		\$	_____
(5) Subtotal Subsidies from LMIHF (Sum of Lines 1 – 4)		\$	2,436,383
c. Debt Service [33334.2(e)(9)]. If paid from LMIHF, report LMIHF's share of debt service. If paid from Debt Service Fund, ensure "gross" tax increment is reported on HCD-A(s) Line 3a(1).			
(1) Debt Principal Payments			
(a) Tax Allocation, Bonds & Notes		\$	_____
(b) Revenue Bonds & Certificates of Participation		\$	2,565,000
(c) City/County Advances & Loans		\$	_____
(d) U. S. State & Other Long-Term Debt		\$	_____
(2) Interest Expense		\$	4,941,111
(3) Debt Issuance Costs		\$	_____
(4) Other [Explain and identify amount(s)]:			
Repayment to Central District for the Henry	\$	350,000	
J. Robinson Multi-service center	\$		
	\$		
	\$	350,000	
(5) Subtotal Debt Service (Sum of Lines 1 – 4)		\$	7,856,111
d. Planning and Administration Costs [33334.3(e)(1)]:			
(1) Administration Costs		\$	6,266,148
(2) Professional Services (<i>non project specific</i>)		\$	19,251
(3) Planning/Survey/Design (<i>non project specific</i>)		\$	_____
(4) Indirect Nonprofit Costs [33334.3(e)(1)(B)]		\$	_____
(5) Other [Explain and identify amount(s)]:			
	\$		
	\$		
	\$		
(6) Subtotal Planning and Administration (Sum of Lines 1 – 5)		\$	6,285,399

Agency Name: _____

4. **Expenditures, Loans, and Other Uses** (continued)
- e. On/Off-Site Improvements [33334.2(e)(2)] *Complete item 13* \$ _____
 - f. Housing Construction [33334.2(e)(5)] \$ _____
 - g. Housing Rehabilitation [33334.2(e)(7)] \$ _____
 - h. Maintain Supply of Mobilehome Parks [33334.2(e)(10)] \$ _____
 - i. Preservation of At-Risk Units [33334.2(e)(11)] \$ _____
 - j. Transfers Out of Agency
 - (1) For Transit village Development Plan (33334.19) \$ _____
 - (2) Excess Surplus [33334.12(a)(1)(A)] \$ _____
 - (3) Other (specify code section authorizing transfer and amount)
 - A. Section _____ \$ _____
 - B. Section _____ \$ _____
 - Other Transfers Subtotal \$ _____
 - (4) **Subtotal Transfers Out of Agency** (Sum of j(1) through j(3)) \$ _____
 - k. SERAF loan [33334.2 (k)] Also complete Line 8e (below) and Box 23, pg 9. \$ _____
 - l. Other Expenditures, Loans, and Uses [Explain and identify amount(s)]:
 - \$ _____
 - Grants and loans to developers and homeowners \$ 8,766,895
 - Subtotal Other Expenditures, Loans, and Uses** \$ 8,766,895
 - m. **Total Expenditures, Loans, and Other Uses** (Sum of lines 4a.-l.) \$ 25,344,788
5. **Net Resources Available** [End of Reporting Fiscal Year] \$ 107,164,936
 [Page 1, Line 3, Total Resources minus Total Expenditures, Loans, and Other Uses on Line 4.l.]
6. **Encumbrances and Unencumbered Balance**
- a. **Encumbrances.** Amount of Line 5 reserved for future payment of legal contract(s) or agreement(s). See H&SC Section 33334.12(g)(2) for definition. \$ 90,674,986
Refer to item 10 on Sch-A(s) and item 4 on Sch-B.
 - b. **Unencumbered Balance** (Line 5 minus Line 6a). Also enter on Page 4, Line 11a. \$ 16,489,950
7. **Designated/Undesignated Amount of Available Funds**
- a. **Designated** From Line 6b- Budgeted/planned to use near-term \$ 12,548,000
Refer to item 10 on Sch-A(s) and item 4 on Sch-B
 - b. **Undesignated** From Line 6b- Portion not yet budgeted/planned to use \$ 3,941,950
8. **Other Housing Fund Assets** (non recurrent receivables) not included as part of Line 5
- a. Indebtedness from Deferrals of Tax Increment (33334.6) \$ _____
 [refer to Sch-A(s), Line 5c (2)].
 - b. Value of Land Purchased with Housing Funds and Held for Development of Affordable Housing. *Complete Sch-C item 14.* \$ _____
 - c. Loans Receivable for Housing Activities \$ _____
 - d. Residual Receipt Loans (periodic/fluctuating payments) \$ _____
 - e. SERAF Total Receivable [Sec 33334.2 (k)] \$ _____
 (Also report in Sch C, Box 23, pg 9.)
 - f. ERAF Loans Receivable (all years) (33681) \$ _____
 - g. Other Assets [Explain and identify amount(s)]: \$ _____
 - h. **Total Other Housing Fund Assets** (Sum of lines 8a.-g.) \$ _____
9. **TOTAL FUND EQUITY** \$ 107,164,936
 [Line 5 (Net Resources Available) +8g (Total Other Housing Fund Assets)]

Compare Line 9 to the below amount reported to the SCO (Balance Sheet of Redevelopment Agencies Financial Transactions Report. [Explain differences and identify amount(s)]:		
	\$ _____	
	\$ _____	\$ _____
ENTER LOW-MOD FUND TOTAL EQUITIES (BALANCE SHEET) REPORTED TO SCO		<u>\$ _____</u>

Agency Name: _____

Excess Surplus Information

Pursuant to Section 33080.7 and Section 33334.12(g)(1), report on Excess Surplus that is required to be determined on the first day of a fiscal year. Excess Surplus exists when the Adjusted Balance exceeds the greater of: (1) \$1,000,000 or (2) the aggregate amount of tax increment deposited to the Housing Fund during the prior four fiscal years. Section 33334.12(g)(3)(A) and (B) provide that the Unencumbered Balance can be adjusted for: (1) any remaining revenue generated in the reporting year from unspent debt proceeds and (2) if the land was disposed of during the reporting year to develop affordable housing, the difference between the fair market value of land and the value received.

The Unencumbered Balance is calculated by subtracting encumbrances from Net Resources Available. "Encumbrances" are funds reserved and committed pursuant to a legally enforceable contract or agreement for expenditure for authorized redevelopment housing activities [Section 33334.12(g)(2)].

For Excess Surplus calculation purposes, carry over the prior year's HCD Schedule C Adjusted Balance as the Adjusted Balance on the first day of the reporting fiscal year. Determine which is larger: (1) \$1 million or (2) the total of tax increment deposited over the prior four years. Subtract the largest amount from the Adjusted Balance and, if positive, report the amount as Excess Surplus.

10. Excess Surplus:

Complete Columns 2, 3, 4, & 5 to calculate Excess Surplus for the reporting year. Columns 6 and 7 track prior years' Excess Surplus.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
4 Prior and Current Reporting Years	Total Tax Increment Deposits to Housing Fund	Sum of Tax Increment Deposits Over Prior Four FYs	Current Reporting Year 1 st Day Adjusted Balance	Current Reporting Year 1 st Day Excess Surplus Balances	Amount Expended/Encumbered Against FY Balance of Excess Surplus as of End of Reporting Year	Remaining Excess Surplus for Each Fiscal Year as of End of Reporting Year
4 Rpt Yrs Ago FY 2006	\$ 22,334,220			\$	\$	\$
3 Rpt Yrs Ago FY 2007	\$ 27,403,203			\$	\$	\$
2 Rpt Yrs Ago FY 2008	\$ 30,446,167			\$	\$	\$
1 Rpt Yr Ago FY 2009	\$ 22,670,656			\$	\$	\$
CURRENT Reporting Year FY _____		Sum of Column 2 \$ 102,854,246	Last Year's Sch C Adjusted Balance \$ 0	Col 4 minus: larger of Col 3 or \$1mm (report positive \$) \$ 0	\$	\$

11. Reporting Year Ending Unencumbered Balance and Adjusted Balance:

a. Unencumbered Balance (End of Year) [Page 3, Line 6b] \$ 16,489,950

b. If eligible, adjust the Unencumbered Balance for:

(1) Debt Proceeds [33334.12(g)(3)(B)]:

Identify unspent debt proceeds and related income remaining at end of reporting year \$ 30,187,257

(2) Land Conveyance Losses [(33334.12(g)(3)(A))]:

Identify reporting year losses from sales/grants/leases of land acquired with low-mod funds, if 49% or more of new or rehabilitated units will be affordable to lower-income households \$

12. Adjusted Balance (next year's determination of Excess Surplus) [Line 11a minus sum of 11b(1) & 11b(2)] (\$ 13,697,307)

Note: Do not enter Adjusted Balance in Col 4. It is to be reported as next year's 1st day amount to determine Excess Surplus

a. If there is remaining Excess Surplus from what was determined on the first day of the reporting year, describe the agency's plan (as specified in Section 33334.10) for transferring, encumbering, or expending excess surplus:

b. If the plan described in 12a. was adopted, enter the plan adoption date: _____ / _____ / _____
mo day yr

Agency Name: _____

Miscellaneous Uses of Funds

13. If an amount is reported in 4e., pursuant to Section 33080.4(a)(6), report the total number of very low-, low-, and moderate-income households that directly benefited from expenditures for onsite/offsite improvements which resulted in either new construction, rehabilitation, or the elimination of health and safety hazards. (Note: If Line 4e of this schedule does not show expenditures for improvements, no units should be reported here.)

Income Level	Households Constructed	Households Rehabilitated	Households Benefiting from Elimination of Health and Safety Hazard	Duration of Deed Restriction
Very Low				
Low				
Moderate				

14. If the agency is holding land for future housing development (refer to Line 8b), summarize the acreage (round to tenths, do not report square footage), zoning, date of purchase, and the anticipated start date for the housing development.

Site Name/Location*	No. of Acres	Zoning	Purchase Date	Estimated Date Available	Comments

Please attach a separate sheet of paper listing any additional sites not reported above.

15. Section 33334.13 requires agencies which have used the Housing Fund to assist mortgagors in a homeownership mortgage revenue bond program, or home financing program described in that Section, to provide the following information:

a. Has your agency used the authority related to definitions of income or family size adjustment factors provided in Section 33334.13(a)?

Yes No Not Applicable

b. Has the agency complied with requirements in Section 33334.13(b) related to assistance for very low-income households equal to twice that provided for above moderate-income households?

Yes No Not Applicable

Agency Name: _____

16. Did the Agency use non-LMIHF funds as matching funds for the Federal HOME or HOPE program during the reporting period?

YES NO

If yes, please indicate the amount of non-LMIHF funds that were used for either HOME or HOPE program support.

HOME \$ _____ HOPE \$ _____

17. Pursuant to Section 33080.4(a)(11), the agency shall maintain adequate records to identify the date and amount of all LMIHF deposits and withdrawals during the reporting period. To satisfy this requirement, the Agency should keep and make available upon request any and all deposit and withdrawal information. **DO NOT SUBMIT ANY DOCUMENTS/RECORDS.**

Has your agency made any deposits to or withdrawals from the LMIHF? Yes No

If yes, identify the document(s) describing the agency's deposits and withdrawals by listing for each document, the following (attach additional pages of similar information below as necessary):

Name of document (e.g. ledger, journal, etc.):	<u>Cash & Disbursement Journal</u>
Name of Agency Custodian (person):	_____
Custodian's telephone number:	<u>510-238-3916</u>
Place where record can be accessed:	<u>150 Frank H. Ogawa Plaza, Suite 6353</u> <u>Oakland, CA 94612-2093</u>

Name of document (e.g. ledger, journal, etc.):	<u>General Ledger</u>
Name of Agency Custodian (person):	_____
Custodian's telephone number:	<u>510-238-3916</u>
Place where record can be accessed:	<u>150 Frank H. Ogawa Plaza, Suite 6353</u> <u>Oakland, CA 94612-2093</u>

18. **Use of Other (non Low-Mod Funds) Redevelopment Funds for Housing**

Please briefly describe the use of any non-LMIHF redevelopment funds (i.e., contributions from the other 80% of tax increment revenue or other non Low-Mod funds) to construct, improve, assist, or preserve housing in the community.

19. **Suggestions/Resource Needs**

Please provide suggestions to simplify and improve future agency reporting and identify any training, information, and/or other resources, etc. that would help your agency to more quickly and effectively use its housing or other funds to increase, improve, and preserve affordable housing?

20. **Annual Monitoring Reports of Previously Completed Affordable Housing Projects/Programs (H&SC 33418)**

Were all Annual Monitoring Reports received for all prior years' affordable housing projects/programs? Yes No

Agency Name: _____

21. **Excess Surplus Expenditure Plan (H&SC 33334.10(a))**

Agency Name: _____

22. Footnote area to provide additional information.

23. Accounting for SERAF REPAYMENTS - AGENCY WIDE, ALL YEARS

Instructions: • **For FY2009-10:** Add amounts suspended & loaned then enter total in Col 4. • **For FY2010-11:** Add the amount loaned (for SERAF payment only) to the remaining balance in Col 4 from FY2009-10., then subtract any amount repaid, and enter the net total in Col 4. • **For all other fiscal years (up to June 30, 2016):** subtract the amount of SERAF repaid during each fiscal year from the prior year's remaining balance in Col 4. Continue repaying the Low Mod Fund until the entire amount of any SERAF suspended and/or loaned has been repaid in full, pursuant to the repayment timeframes listed in the Health and Safety Code Sections cited below.

Specify Fiscal Year of any repayment	Col 1 Amount Suspended ONLY in FY 2009-10	Col 2 Amount Loaned for SERAF payment In FY2009-10 or In FY2010-11	Col 3 Amount SERAF REPAID in each Reporting Fiscal Year	Col 4 * SERAF Balance Remaining
2009 - 2010				
2010 - 2011				
2011 - 2012				
2012 - 2013				
2013 - 2014				
2014 - 2015	<i>Funds suspended & loaned in FY2009-10 must be repaid by 6/30/2015</i>			
2015 - 2016	<i>Funds loaned in FY2010-11 must be repaid by 6/30/2016</i>			

Suspending Funds to pay SERAF in FY2009-10 : - H&SC Section 33334.2(k)(1)(2)(3)

Pursuant to the H&SC Section 33334.2 (k)(1)(2)(3) agencies are authorized to make SERAF payments by suspending tax increment revenue from being deposited into the Low Mod Funds. Any suspension of funds is limited to Fiscal Year 2009-10 and must be paid back in full to the Low Mod Fund no later than **June 30, 2015**.

Borrowing Funds to pay SERAF in FY2009-10 : - H&SC Section 33690(c)(1)(2)

Pursuant to H&SC Section 33690(c)(1)(2), For Fiscal Year 2009-10, agencies can pay the SERAF by borrowing funds from the Low Mod Housing Fund, but must pay back all of the borrowed funds no later than **June 30, 2015**.

Borrowing Funds to pay SERAF in FY2010-11 : - H&SC Section 33690.5(c)(1)(2)

Pursuant to H&SC Section 33690.5(c)(1)(2), For Fiscal Year 2010-11, agencies can pay the SERAF by borrowing funds from the Low Mod Housing Fund, but must pay back all of the borrowed funds no later than **June 30, 2016**.

**Penalties exist for not repaying SERAF to Low Mod Fund:
Refer to H&SC Sections 33020.5, 33331.5, 33334.2, 33688, 33690, 33690.5, 33691 and 33692.**

24 . Project Achievement and HCD Director's Award for Housing Excellence

Project achievement information is optional but can serve important purposes: Agencies' achievements can inform others of successful redevelopment projects and provide instructive information for additional successful projects. Achievements may be included in HCD's Annual Report of Housing Activities of California Redevelopment Agencies to assist other local agencies in developing effective and efficient programs to address local housing needs.

In addition, HCD may select various projects to receive the Director's Award for Housing Excellence. Projects may be selected based on criteria such as local affordable housing need(s) met, resources utilized, barriers overcome, and project innovation/complexity, etc.

Project achievement information should only be submitted for one affordable residential project that was completed within the reporting year as evidenced by a Certificate of Occupancy. The project must not have been previously reported as an achievement.

To publish agencies' achievements in a standard format, please complete information for each underlined category below addressing suggested topics in a narrative format that does not exceed two pages (see example, next page). In addition to submitting information with other HCD forms to the State Controller, please submit achievement information on a 3.5 inch diskette and identify the software type and version. For convenience, the diskette can be separately mailed to: HCD Policy Division, 1800 3rd Street, Sacramento, CA 95811 or data can be attached to an email and sent to appropriate staff by inquiring of appropriate staff's name and email address by calling 916.445-4728.

AGENCY INFORMATION

- Project Type (Choose one of the categories below and one kind of assistance representing the primary project type):

New/Additional Units (Previously Unoccupied/Uninhabitable):

- New Construction to own
- New Construction to rent
- Rehabilitation to own
- Rehabilitation to rent
- Adaptive Re-use
- Mixed Use Infill
- Mobilehomes/Manufactured Homes
- Mortgage Assistance
- Transitional Housing
- Other (describe)

Existing Units (Previously Occupied)

- Rehabilitation of Owner-Occupied
- Rehabilitation of Tenant-Occupied
- Acquisition and Rehabilitation to Own
- Acquisition and Rehabilitation to Rent
- Mobilehomes/Manufactured Homes
- Payment Assistance for Owner or Renter
- Transitional Housing
- Other (describe)

- Agency Name:
- Agency Contact and Telephone Number for the Project:

DESCRIPTION

- Project Name
- Clientele served [owner, renter, income group, special need (e.g. large family or disabled), etc.]
- Number and type of units and location, density, and size of project relative to other projects, etc.
- Degree of affordability/assistance rendered to families by project, etc.
- Uniqueness (land use, design features, additional services/amenities provided, funding sources/collaboration, before/after project conversion such as re-use, mixed use, etc.)
- Cost (acquisition, clean-up, infrastructure, conversion, development, etc.)

HISTORY

- Timeframe from planning to opening
- Barriers/resistance (legal/financial/community, etc.) that were overcome
- Problems and creative solutions found
- Lessons learned and/or recommendations for undertaking a similar project

AGENCY ROLE AND ACHIEVEMENT

- Degree of involvement with concept, design, approval, financing, construction, operation, and cost, etc.
- Specific agency and/or community goals and objectives met, etc.

ACHIEVEMENT EXAMPLE

Project Type: NEW CONSTRUCTION- OWNER OCCUPIED

_____ **Redevelopment Agency**
Contact: Name (Area Code) Telephone #

Project/Program Name: _____ Project or Program

Description

During the reporting year, construction of 12 homes was completed. _____ Enterprises, which specializes in community self-help projects, was the developer, assisting 12 families in the construction of their new homes. The homes took 10 months to build. The families' work on the homes was converted into "sweat equity" valued at \$15,000. The first mortgage was from CHFA. Families were also given an affordable second mortgage. The second and third mortgage loans were funded by LMIHF and HOME funds.

History

The _____ (City or County) of _____ struggled for several years over what to do about the _____ area. The _____ tried to encourage development in the area by rezoning a large portion of the area for multi-family use, and twice attempted to create improvement districts. None of these efforts were successful and the area continued to deteriorate, sparking growing concern among city officials and residents. At the point that the Redevelopment Agency became involved, there was significant ill will between the residents of the _____ and the (City or County). The _____ introduced the project in _____ with discussions of how the Agency could become involved in improving the blighted residential neighborhood centering on _____. This area is in the core area of town and was developed with disproportionately narrow, deep lots, based on a subdivision plat laid in 1950. Residents built their homes on the street frontages of _____ and _____ leaving large back-lot areas that were landlocked and unsuitable for development, having no access to either avenue. The Agency worked with 24 property owners to purchase portions of their properties. Over several years, the Agency purchased enough property to complete a tract map creating access and lots for building. Other non-profits have created an additional twelve affordable homes.

Agency Role

The Agency played the central role. The _____ Project is a classic example of successful redevelopment. All elements of blight were present: irregular, land-locked parcels without access; numerous property owners; development that lagged behind that of the surrounding municipal property; high development cost due to need for installation of street improvements, utilities, a storm drain system, and undergrounding of a flood control creek; and a low-income neighborhood in which property sale prices would not support high development costs. The Agency determined that the best development for the area would be single-family owner-occupied homes. The Agency bonded its tax increment to fund the off-site improvements. A tract map was completed providing for the installation of the street improvements, utilities, storm drainage, and the undergrounding of _____ Creek. These improvements cost the Agency approximately \$1.5 million. In lieu of using the eminent domain process, the Agency negotiated with 22 property owners to purchase portions of their property, allowing for access to the landlocked parcels. This helped foster trust and good will during the course of the negotiations. The Project got underway once sufficient property was purchased.

ATTACHMENT C

OAKLAND REDEVELOPMENT AGENCY
LOAN REPORT
As of June 30, 2010

FUND#	CUSTOMER NAME	June 30, 2009		July 1, 2009 - June 30, 2010			June 30, 2010		
		Net	New Loans	Payments	Adjustments	Reserved Loan Amounts	Ending Balance	Allowance for Doubtful Accts	Net
COLISEUM									
9450	Subtotal	1,082,927.54	774,000.00	(65,000.08)	-	-	1,791,927.46	-	1,791,927.46
	Total Coliseum	1,082,927.54	774,000.00	(65,000.08)	-	-	1,791,927.46	-	1,791,927.46
BROADWAY/MACARTHUR									
9529	Noha Aboleta	-	6,243.70	-	-	-	6,243.70	-	6,243.70
9450	Subtotal	-	6,243.70	-	-	-	6,243.70	-	6,243.70
	Total Broadway/MacArthur	-	6,243.70	-	-	-	6,243.70	-	6,243.70
CENTRAL DISTRICT									
9504	Rotunda Partners	3,033,000.00	-	-	-	-	3,033,000.00	-	3,033,000.00
9504	Subtotal	3,033,000.00	-	-	-	-	3,033,000.00	-	3,033,000.00
9510	Various borrowers	-	-	-	-	2,754,701.70	2,754,701.70	(2,754,701.70)	-
9510	Fox Oakland Theater, Inc.	7,450,000.00	2,000,000.00	-	-	-	9,450,000.00	-	9,450,000.00
9510	Subtotal	7,450,000.00	2,000,000.00	-	-	2,754,701.70	12,204,701.70	(2,754,701.70)	9,450,000.00
9511	S.F. Fortune Property	-	-	-	-	127,641.38	127,641.38	(127,641.38)	-
9511	Friends of the Oakland Fox, Corp	1,150,931.14	1,400,000.00	-	-	-	2,550,931.14	-	2,550,931.14
9511	Grace Skye LLC	24,156.16	-	-	-	-	24,156.16	-	24,156.16
9511	Subtotal	1,175,087.30	1,400,000.00	-	-	127,641.38	2,702,728.68	(127,641.38)	2,575,087.30
9512	Oakland School of the Arts	666,229.20	-	(77,319.49)	-	-	588,909.71	-	588,909.71
9512	Subtotal	666,229.20	-	(77,319.49)	-	-	588,909.71	-	588,909.71
9513	Rotunda Partners	1,600,000.00	-	-	-	-	1,600,000.00	-	1,600,000.00
9513	Subtotal	1,600,000.00	-	-	-	-	1,600,000.00	-	1,600,000.00
9526	Rotunda Partners	3,367,000.00	-	-	-	-	3,367,000.00	-	3,367,000.00
9526	Subtotal	3,367,000.00	-	-	-	-	3,367,000.00	-	3,367,000.00
9535	Fox Oakland Theater Inc	25,500,000.00	-	-	-	-	25,500,000.00	-	25,500,000.00
9535	Fox Oakland Theater Inc (ground lease & i	-	-	-	-	9,251,483.82	9,251,483.82	(9,251,483.82)	-
9535	Oakland School of the Arts	367,294.46	14,148.24	(42,400.99)	-	-	339,041.71	-	339,041.71
9535	Subtotal	25,867,294.46	14,148.24	(42,400.99)	-	9,251,483.82	35,090,525.53	(9,251,483.82)	25,839,041.71
9562	Resources for Community Development (F	454,992.35	9,407.65	-	-	-	464,400.00	-	464,400.00
9562	Oakland School of the Arts	1,017,041.00	-	(129,697.22)	-	-	887,343.78	-	887,343.78
9562	Fox Theater Landlord LLC/Oakland Sch of	116,828.29	9,439.60	-	-	-	126,267.89	-	126,267.89
9562	Subtotal	1,588,861.64	18,847.25	(129,697.22)	-	-	1,478,011.67	-	1,478,011.67
	Total Central District	44,747,472.60	3,432,995.49	(249,417.70)	-	12,133,826.90	60,064,877.29	(12,133,826.90)	47,931,050.39
LOW & MODERATE HOUSING									
9580	26th Ave. Housing Assn.-Oak Park Apt.	1,188,000.00	-	-	-	-	1,188,000.00	-	1,188,000.00
9580	Abram Housing Corp.	457,915.95	-	-	-	-	457,915.95	-	457,915.95
9580	Allen Temple Housing	48,536.00	-	-	-	-	48,536.00	-	48,536.00
9580	Altenheim Senior Residential Housing	2,306,100.00	-	-	-	-	2,306,100.00	-	2,306,100.00
9580	Altenheim Senior Residential Housing	414,291.00	-	-	-	-	414,291.00	-	414,291.00
9580	Altenheim Senior Residential Housing	1,338,709.00	-	-	-	-	1,338,709.00	-	1,338,709.00
9580	Beth Flores	26,715.00	-	-	-	-	26,715.00	-	26,715.00
9580	Barbara Bragg	27,094.00	47,506.00	-	-	-	74,600.00	-	74,600.00
9580	Bridge Economic Devt Corp	723,536.00	-	-	-	-	723,536.00	-	723,536.00
9580	Cahon, Inc.	408,685.28	-	-	-	-	408,685.28	-	408,685.28
9580	Chestnut Linden Court	322,300.00	-	-	-	-	322,300.00	-	322,300.00
9580	Clovese Hughes	-	13,854.00	-	-	-	13,854.00	-	13,854.00
9580	Oakland Coliseum Housing	600,000.00	-	-	-	-	600,000.00	-	600,000.00
9580	Creekside Housing Partners, LP-Coliseum	3,000,000.00	-	-	-	-	3,000,000.00	-	3,000,000.00
9580	Bridge Oakland Mutual Housing (Courtyarc	13,036.91	-	-	-	-	13,036.91	-	13,036.91
9580	Drachma Housing, LP	100,000.00	-	-	-	-	100,000.00	-	100,000.00
9580	David Wellington	64,350.00	-	-	-	-	64,350.00	-	64,350.00
9580	Dolores Germaine	56,020.00	-	-	-	-	56,020.00	-	56,020.00
9580	Drachma Housing, LP	229,000.00	-	-	-	-	229,000.00	-	229,000.00

ATTACHMENT C

OAKLAND REDEVELOPMENT AGENCY LOAN REPORT As of June 30, 2010									
FUND#	CUSTOMER NAME	June 30, 2009		July 1, 2009 - June 30, 2010			June 30, 2010		Net
		Net	New Loans	Payments	Adjustments	Reserved Loan Amounts	Ending Balance	Allowance for Doubtful Accts	
9584	Marcella Jonas / Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Montero/Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Nicholas Garcia / Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Nueva Vista	77,937.96					77,937.96		77,937.96
9584	Oaks Associates	38,869.47					38,869.47		38,869.47
9584	Sara Tadase / Wood St Loan		100,000.00				100,000.00		100,000.00
9584	Nancy Chen / Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Octavio Gutierrez / Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Christine Tran / Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Carolyn Gayden / Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Gregg Rosen / Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Violet Henderson / Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Brian Mason / Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Paul Wang Enterprises		366,891.75				366,891.75		366,891.75
9584	S. Soares Jr. Wood St Loan		125,000.00				125,000.00		125,000.00
9584	San Antonio Commons Inc.	15,000.00					15,000.00		15,000.00
9584	San Antonio Terrace Associates	68,263.18					68,263.18		68,263.18
9584	Shannon Smith / Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Sharron Wong/Wood St Loan	125,000.00					125,000.00		125,000.00
9584	Slim Jenkins Court Assoc	22,734.00					22,734.00		22,734.00
9584	T. Smith/Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Spanish Speaking Unity Council	147,209.97					147,209.97		147,209.97
9584	Yoo / Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Theard / Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Tondeau / Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Tassafaronga Partners LP	2,700,000.00					2,700,000.00		2,700,000.00
9584	Subtotal	20,810,504.50	6,142,090.92	(114,015.00)	-	-	26,838,580.42	-	26,838,580.42
	Total Low & Moderate Housing	95,700,312.97	8,329,075.34	(384,944.56)	(1,732.56)	33,550,876.60	137,193,587.79	(33,720,876.60)	103,472,711.19
OAKLAND ARMY BASE									
9570	Bridge Housing Corp	84,516.39	54,707.14				139,223.53		139,223.53
9570	Bridge Housing Corp	-	202,675.25				202,675.25		202,675.25
9570	Subtotal	84,516.39	257,382.39	-	-	-	341,898.78	-	341,898.78
	Total Oakland Army Base	84,516.39	257,382.39	-	-	-	341,898.78	-	341,898.78
NON-MAJOR GOVERNMENTAL FUNDS									
Acorn									
9503	Slim Jenkins	90,189.20	23,680.00				113,869.20		113,869.20
9503	Jack London Gateway	419,286.07					419,286.07		419,286.07
9503	Subtotal	509,475.27	23,680.00	-	-	-	533,155.27	-	533,155.27
9501	Bridge West - from Memo Fund(ORA0612)	-	-			1,043,157.81	1,043,157.81	(1,043,157.81)	-
9501	Subtotal	-	-	-	-	1,043,157.81	1,043,157.81	(1,043,157.81)	-
	Subtotal Acorn	509,475.27	23,680.00	-	-	1,043,157.81	1,576,313.08	(1,043,157.81)	533,155.27
Planning									
9103	Affordable Housing Associates		70,496.69				70,496.69		70,496.69
9103	Subtotal	-	70,496.69	-	-	-	70,496.69	-	70,496.69
	Subtotal Planning	-	70,496.69	-	-	-	70,496.69	-	70,496.69
Other Projects									
9553	Frankie's Corp (It's A Grind")	43,377.18		(16,064.35)			27,312.83		27,312.83
9553	Moler Barber College	51,280.07		(51,242.82)			37.25		37.25
9553	Gill Electric	176,417.76		(23,343.96)			153,073.80		153,073.80
9553	Just Pet me	46,277.82		(9,820.20)			36,457.62		36,457.62
9553	Luka's	118,955.67		(24,728.27)			94,227.40		94,227.40
9553	Catered To You	20,570.78		(5,939.58)			14,631.20		14,631.20
9553	Bakesale Betty		241,000.00				241,000.00		241,000.00

ATTACHMENT C

OAKLAND REDEVELOPMENT AGENCY LOAN REPORT As of June 30, 2010									
FUND#	CUSTOMER NAME	June 30, 2009	July 1, 2009 - June 30, 2010				June 30, 2010		Net
		Net	New Loans	Payments	Adjustments	Reserved Loan Amounts	Ending Balance	Allowance for Doubtful Accts	
9553	Shashamane Restaurant	60,000.00		(730.24)			59,269.76		59,269.76
9553	Rocsil's Shoe Co. Inc	34,777.34		(5,959.28)			28,818.06		28,818.06
9553	Grace Skye LLC/Farley's East	75,843.84		(11,717.79)			64,126.05		64,126.05
9553	Casa Velasco Associates	442,000.00					442,000.00		442,000.00
9553	Subtotal	1,069,500.46	241,000.00	(149,546.49)	-	-	1,160,953.97	-	1,160,953.97
9558	Grove Park, Llc	630,000.00					630,000.00		630,000.00
9558	Subtotal	630,000.00	-	-	-	-	630,000.00	-	630,000.00
	Subtotal Other project	1,699,500.46	241,000.00	(149,546.49)	-	-	1,790,953.97	-	1,790,953.97
<i>West Oakland</i>									
9590	Oakland Coliseum Housing		220,330.00				220,330.00	(120,330.00)	100,000.00
9590	Subtotal	-	220,330.00	-	-	-	220,330.00	(120,330.00)	100,000.00
	Subtotal West Oakland	1,382,147.63	220,330.00	-	-	-	220,330.00	(120,330.00)	100,000.00
	Total Nonmajor	2,208,975.73	555,506.69	(149,546.49)	-	1,043,157.81	3,658,093.74	(1,163,487.81)	2,494,605.93
GRAND TOTAL - ALL FUNDS		143,824,205.23	13,355,203.61	(848,908.83)	(1,732.56)	46,727,861.31	203,056,628.76	(47,018,191.31)	156,038,437.45

ATTACHMENT C

OAKLAND REDEVELOPMENT AGENCY LOAN REPORT As of June 30, 2010									
FUND#	CUSTOMER NAME	June 30, 2009	July 1, 2009 - June 30, 2010				June 30, 2010		
		Net	New Loans	Payments	Adjustments	Reserved Loan Amounts	Ending Balance	Allowance for Doubtful Accts	Net
9580	Drachma Scattered Sites	99,999.00					99,999.00		99,999.00
9580	Drachma Housing, LP		72,337.54				72,337.54		72,337.54
9580	Eastside Arts & Hsng-VHARP(Affordable H	1,130,000.00					1,130,000.00		1,130,000.00
9580	Habitat For Humanity East Bay-Edes Aven	1,758,397.13					1,758,397.13		1,758,397.13
9580	East Bay Community Recovery Fund		777,423.73		(1,732.56)		775,691.17		775,691.17
9580	Fairmount, LP	3,060,000.00	339,806.23				3,399,806.23		3,399,806.23
9580	Grove Parks Homes-L/M	170,000.00					170,000.00		170,000.00
9580	Jonelle A. Humprey	42,825.00					42,825.00		42,825.00
9580	Jose Esteva & N. Lopez Whitaker	25,000.00					25,000.00		25,000.00
9580	Janet Esposito	52,050.00					52,050.00		52,050.00
9580	Lake Merrit Preservation Ltd. Partnership	1,728,000.00		(185,000.00)			1,543,000.00		1,543,000.00
9580	Lai Ha Lee	70,833.00					70,833.00		70,833.00
9580	Lincoln Court	828,560.00					828,560.00		828,560.00
9580	Lita Medrano	43,380.00					43,380.00		43,380.00
9580	Marian Barfield	8,476.00		(73.00)			8,403.00		8,403.00
9580	MADISON & 14TH ST	3,024,915.00					3,024,915.00		3,024,915.00
9580	Mandela Gateway Associates	2,500,000.00					2,500,000.00		2,500,000.00
9580	Mandela Gateway Owne	1,146,099.93					1,146,099.93		1,146,099.93
9580	Marion Gerlind	23,620.00		(219.00)			23,401.00		23,401.00
9580	Minni Wilson	41,500.00					41,500.00		41,500.00
9580	Seven Directions, Inc.	2,211,000.00					2,211,000.00		2,211,000.00
9580	Oak Street Terrace 95	1,046,000.00					1,046,000.00		1,046,000.00
9580	Oaks Associates, Inc.	50,000.39					50,000.39		50,000.39
9580	QISC SAFE HAVEN	10,000.00					10,000.00		10,000.00
9580	Percy Lumpkin	59,000.00					59,000.00		59,000.00
9580	Rebuild Together Oakland		50,000.00				50,000.00		50,000.00
9580	Ruby Latigue		14,175.00				14,175.00		14,175.00
9580	Beverly Williams		11,017.00				11,017.00		11,017.00
9580	San Antonio Commons Inc.		175,000.00				175,000.00	(170,000.00)	5,000.00
9580	Resources for Community Development	362,375.00					362,375.00		362,375.00
9580	Resources for Community Development (F	4,564,079.57	385,920.43				4,950,000.00		4,950,000.00
9580	Salvin Bershell	74,813.00					74,813.00		74,813.00
9580	Sausal Creek Townhomes	1,328,900.38					1,328,900.38		1,328,900.38
9580	Sherry Wilkins	35,872.00					35,872.00		35,872.00
9580	Shirley Rodgers-Jones	74,800.00					74,800.00		74,800.00
9580	Sister Thea Bowman Manor	987,084.05					987,084.05		987,084.05
9580	South Lake Apartments Prjt./Christian Chr	445,300.00					445,300.00		445,300.00
9580	Sonia Rubalcava		14,445.00				14,445.00		14,445.00
9580	Spanish Speaking Unity Council-Las Boug	77,022.00					77,022.00		77,022.00
9580	Susan Stowers	38,970.00					38,970.00		38,970.00
9580	Thana Christian	74,450.00					74,450.00		74,450.00
9580	From Memo Fund					33,550,876.60	33,550,876.60	(33,550,876.60)	
9580	Subtotal	38,517,610.59	1,901,484.93	(185,292.00)	(1,732.56)	33,550,876.60	73,782,947.56	(33,720,876.60)	40,062,070.96
2000K HOUSING BONDS									
9583	10211 Byron	386,550.00					386,550.00		386,550.00
9583	Com. Dev. Corp. of OakLAND - 1574-179C	118,776.99					118,776.99		118,776.99
9583	160 14th Street Acquisition	1,498,000.00					1,498,000.00		1,498,000.00
9583	1672 - 7th Street Acquisition	166,927.66					166,927.66		166,927.66
9583	26th Ave. Hsng. Assoc.- Oak Park Homes	2,226,853.53					2,226,853.53		2,226,853.53
9583	Seven Directions Inc. - 2946 International I	1,043,453.56					1,043,453.56		1,043,453.56
9583	14Th Street Associates	1,627,533.21	262,322.79				1,889,856.00		1,889,856.00
9583	Com. Dev. Corp. of OakLand - 3701 MLK	104,268.05					104,268.05		104,268.05
9583	4858 Calaveras	650,000.00					650,000.00		650,000.00
9583	5800 Foothill Blvd.	4,458.50					4,458.50		4,458.50
9583	715 Campbell Street	74,730.08					74,730.08		74,730.08

ATTACHMENT C

OAKLAND REDEVELOPMENT AGENCY									
LOAN REPORT									
As of June 30, 2010									
FUND#	CUSTOMER NAME	June 30, 2009	July 1, 2009 - June 30, 2010				June 30, 2010		
		Net	New Loans	Payments	Adjustments	Reserved Loan Amounts	Ending Balance	Allowance for Doubtful Accts	Net
9583	Affordable Hsng. Associates-1109 Oak St.	788,533.17					788,533.17		788,533.17
9583	Allen Temple Housing & EDC	37,404.00					37,404.00		37,404.00
9583	Altenheim Senior Housing	1,775,560.70					1,775,560.70		1,775,560.70
9583	Calaveras Housing Partners	655,821.06					655,821.06		655,821.06
9583	Community Assets Inc. - Calaveras Townh	880,346.89	23,176.70				903,523.59		903,523.59
9583	Community Assets Inc.	6,804.40					6,804.40		6,804.40
9583	Casa de las Flores (Casa Velasco Associa	908,000.00					908,000.00		908,000.00
9583	Chestnut Homeownership Project (Chestn	1,709,724.54					1,709,724.54		1,709,724.54
9583	Chestnut Linden Associates	5,313,143.99			(85,637.56)		5,227,506.43		5,227,506.43
9583	Coliseum Gardens Phase I	900,000.00					900,000.00		900,000.00
9583	Com. Dev. Corp. of Oak.-MLK MacArthur F	44,142.46					44,142.46		44,142.46
9583	East Bay Habitat Humanity-10900 Edes Av	375,000.00					375,000.00		375,000.00
9583	East Bay Habitat for Humanity-Mandela	333,000.00					333,000.00		333,000.00
9583	Resources for Community Development (E	1,066,000.00					1,066,000.00		1,066,000.00
9583	East Bay Habitat for Humanity-10800 Edes	2,812,000.00					2,812,000.00		2,812,000.00
9583	Fruitvale Avenue Home	112,000.00					112,000.00		112,000.00
9583	Lincoln Court	1,171,440.00					1,171,440.00		1,171,440.00
9583	North Oakland Senior Homes	2,551,750.00					2,551,750.00		2,551,750.00
9583	Resources for Community Development (P	349,229.00					349,229.00		349,229.00
9583	Oak Street Terrace 95	237,466.83					237,466.83		237,466.83
9583	Oakland Com. Housing, Inc- 1666 7th St. /	156,767.11					156,767.11		156,767.11
9583	Oakland Point Limited Partnership-West O	1,646,605.80					1,646,605.80		1,646,605.80
9583	OCHI & Westside EDC- Faith Hsng.-7th St	269,583.52					269,583.52		269,583.52
9583	East Bay habitat for Humanity- Palm Court	855,400.00					855,400.00		855,400.00
9583	Resources for Community Development (E	361,000.00					361,000.00		361,000.00
9583	Resource for Com. Hsng - DRACHMA HSI	1,482,999.83					1,482,999.83		1,482,999.83
9583	2220 10TH Ave Associates - Santana Reh	670,923.00					670,923.00		670,923.00
9583	Sausal Creek Townhome	1,000,000.00					1,000,000.00		1,000,000.00
9583	Subtotal	36,372,197.88	285,499.49		(85,637.56)		36,572,059.81		36,572,059.81
9584	14Th Street Associates	6,489,144.00					6,489,144.00		6,489,144.00
9584	2530 Associates	32,890.87					32,890.87		32,890.87
9584	2719 Foothill, L.P.	1,025,000.00					1,025,000.00		1,025,000.00
9584	A. Cornman/Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Bridge Economic Devt Corp	3,065,464.00					3,152,464.00		3,152,464.00
9584	Brown/Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Cahon Associates/California Hotel	661,040.30					661,040.30		661,040.30
9584	Cleary / Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Dignity Housing West	21,871.00					21,871.00		21,871.00
9584	East Bay habitat for Humanity	393,763.40					393,763.40		393,763.40
9584	East Bay habitat for Humanity-Tassa Homes		1,133,855.25				1,133,855.25		1,133,855.25
9584	FHP Housing Associates LP	61,393.22					61,393.22		61,393.22
9584	Ghilazghi/Wood St Loan	125,000.00					125,000.00		125,000.00
9584	Gloria Olachea / Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Hanna Gallup/Wood St Loan	125,000.00					125,000.00		125,000.00
9584	Harold Gayden /Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Haven Rocha / Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Home Place Initiatives Corp.	661,000.00	633,267.05				1,294,267.05		1,294,267.05
9584	Hy H Truong	125,000.00					125,000.00		125,000.00
9584	D. J. Harper / Wood St Loan	125,000.00					125,000.00		125,000.00
9584	J. Otis/Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Jaime Kwan / Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Janelle Murakana		125,000.00				125,000.00		125,000.00
9584	JLG Senior Housing LP	4,703,923.13	196,076.87		(114,015.00)		4,785,985.00		4,785,985.00
9584	K. Mailane/Wood St Loan		125,000.00				125,000.00		125,000.00
9584	Luis Mauricio		125,000.00				125,000.00		125,000.00
9584	H. Lang/Wood St Loan		125,000.00				125,000.00		125,000.00
9584	M. Lewis/Wood St Loan		125,000.00				125,000.00		125,000.00

ATTACHMENT D

Oakland Redevelopment Agency
Property Report
Fiscal Year 2010

Fund No.	Description	Balance	July 1, 2009 to June 30, 2010 transactions		Balance
		07/01/09 Amount	Reference #	Acquisition/ Other Debits	Sales/ Other Credits
Central District					
9504	574 William St.	196,382			196,382
9504	Cal 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
9512	SNK 9th and Franklin	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.	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 Berkeley Way Res	150,000			150,000
9516	571 Thomas Berkeley way	283,375			283,375
9516	610 William Street 1920 San Pablo	184,440			184,440
9516	2330 Webster, 2315 Valdez Sts		b TP12APR2010	5,000	5,000
9516	Total	13,015,923		5,000	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	6,932,892			6,932,892
9532	490 Thomas Berkeley way	1,600,000			1,600,000
9532	610 William Street 1920 San Pablo	1,956,170			1,956,170
9532	570 William Street	408,000			408,000
9532	571 Thomas Berkeley way	331,625			331,625
9532	1972 San Pablo	475,000			475,000
9532	Total	11,703,687		-	11,703,687
9533	Sears Auto Site	2,800,000			2,800,000
9533	610 William Street 1920 San Pablo	640,000			640,000
9533	2330 Webster, 2315 Valdez Sts		b TP12APR2010	2,037,500	2,037,500
9533	Total	3,440,000		2,037,500	5,477,500
9536	Telegraph Parking Garage	781,911			781,911
9536	2330 Webster, 2315 Valdez Sts		b TP12APR2010	2,037,500	(7,197)
9536	Total	781,911		2,037,500	2,812,214

ATTACHMENT D

Oakland Redevelopment Agency
Property Report
Fiscal Year 2010

Fund No.	Description	Balance	July 1, 2009 to June 30, 2010 transactions		Balance	
		07/01/09 Amount	Reference #	Acquisition/ Other Debits	Sales/ Other Credits	06/30/10 Amount
Total Central District		57,772,594		4,080,000	(7,197)	61,845,397
Coliseum						
9450	7001 OakPart Street	1,710,652				1,710,652
9450	9418 Edes Avenue APN # 44-5014-5	603,001				603,001
9450	Total	2,313,653		-	-	2,313,653
9456	646 Clara Street	281,201				281,201
9456	710 73rd Avenue	337,332				337,332
9456	73 Avenue west San Leandro Blvd	332,403				332,403
9456	73 Avenue Intercity Rail Platform	474,168				474,168
9456	3050 International Boulevard		TP18MAY10 REQ#11	2,816,754	(887)	2,815,867
9456	633 Hegenberger Rd		TP28OCT09 REQ#5	13,740,608		13,740,608
9456	8000 Joe Morgan Way		TP18MAY10/ORA10AA15	1,400,000		1,400,000
9456	66th Ave at Joe Morgan Way		TP18MAY10/ORA10AA15	1		1
9456	3229, 3301 San Leandro St.		TP04DEC09 REQ#6	1,203,404	(621)	1,202,783
9456	905 66th Avenue		TP11DEC09 REQ#7,9	7,821,455	(1,598)	7,819,857
9456	Total	1,425,104		26,982,221	(3,106)	28,404,219
Total Coliseum		3,738,757		26,982,221	(3,106)	30,717,872
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	10,434				10,434
9540	5847-5841 Foothill Blvd.		a JV#09AA04	5,000		5,000
9540	Total	10,434		-	-	10,434
9543	2777 Foothill	1,058,303				1,058,303
9543	5847-5841 Foothill Blvd.		a JV#09AA04	690,000		690,000
9543	2521 and 2529 Seminary Avenue	1,376,241				1,376,241
9543	73 Avenue and Foothill	2,218,233				2,218,233
9543	10451 MacArthur Blvd	743,829				743,829
9543	5859 Foothill Blvd.	472,929				472,929
9543	5803-5833 Foothill Blvd.	1,115,000				1,115,000
9543	lot on Derby Avenue		TP06MAY10 REQ#43	392,400		392,400
9543	2759 Foothill Blvd.		TP18DEC09 REQ#34B	241,000		241,000
9543	5835 Foothill Blvd.		TP25AUG25 REQ#28	445,000	(3,648)	441,352

ATTACHMENT D

Oakland Redevelopment Agency
Property Report
Fiscal Year 2010

Fund No.	Description	Balance	July 1, 2009 to June 30, 2010 transactions		Balance	
		07/01/09 Amount	Reference #	Acquisition/ Other Debits	Sales/ Other Credits	06/30/10 Amount
9543	3600 & 3566 Foothill Blvd.		TP25AUG25 REQ#27	1,029,455	(6,406)	1,023,049
9543	8296 McArthur Blvd		TP16APR2010	206,067	(1,411)	204,656
9543	Total	6,984,535		3,003,922	(11,465)	9,976,992
Total Central City East		6,994,969		3,008,922	(11,465)	9,992,426
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	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
Low-Moderate						
9584		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		129,869,690		34,071,144	(21,769)	163,919,065

ATTACHMENT E

Table 3
Plan Limit Termination Dates
Fiscal Year: 2009-2010

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]	1/1/2012	1/1/2022	12/16/1998	12/7/2004-12/7/2009	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	12/7/2004-12/7/2009	\$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	Eliminated on 1/6/2004	6/12/2012	6/12/2022	6/12/2009	12/7/2004-12/7/2009	N/A[4]	\$1,348,862,000[5]	NO
Central District – Brush & MLK amendment area	7/24/2001	7/24/2021	7/24/2032	7/24/2047	7/24/2013	12/7/2004-12/7/2009	N/A	N/A	YES
Coliseum – original project area	7/25/1995	7/25/2015	7/25/2027	7/25/2042	7/25/2019	12/7/2004-12/7/2009	\$300M[6]	N/A	YES
Coliseum – Kennedy/ Fruitvale amendment area	7/29/1997	7/28/2017	7/29/2028	7/29/2043	7/25/2019	12/7/2004-12/7/2009	Same as above	N/A	YES
Oak Center	11/30/1965	1/1/2004 ²	1/1/2012	1/1/2022	12/16/1998	12/7/2004-12/7/2009	N/A	\$12,572,000	NO
Oak Knoll	7/14/1998	1/21/2026	1/21/2037	1/21/2052	1/21/2018	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	7/11/2005-7/11/2010	N/A	\$506,400,000	YES
Stanford /Adeline	4/10/1973	1/1/2004 ²	4/10/2016	4/10/2026	12/16/1998	12/7/2004-12/7/2009	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 year for 03-04 ERAF payments made.

[4] There is a bonded indebtedness limit of \$100M for the Central District 1982 amendment area.

[5] There is a tax increment limit of \$75M for the Central District 1982 amendment area.