PHILED OF THE CITY OF OAKLAND 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.

Item:	
Community and Economic Development Co	mmittee
December 14	, 2010

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

• <u>Jack London Gateway Shopping Center</u>: 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.

	Item:
Community and Economic	Development Committee
	December 14, 2010

- <u>Commercial Façade and Tenant Improvement Programs</u>: 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.
- 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.
- <u>Broadway/Valdez Specific Plan</u>: 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.
- <u>Streetscapes Improvement Program (SIP)</u>: \$14.1 million in bond funds is targeted to fund the design and construction of streetscape projects. There are currently 8 major streetscape

	Item:	
Community and Economic I	Development Com	mittee
	December 14.	2010

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.
- <u>Commercial Façade Improvement Program</u>: 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.
- <u>Tenant Improvement Program</u>: Multiple projects were in various stages of development but none were completed in FY 2009-10.
- <u>Homeownership Rehabilitation Projects</u>: 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.

	Item:
Community and Econon	nic Development Committee
	December 14, 2010

- 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.
- <u>Downtown Façade and Tenant Improvement Program</u>: 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.
- <u>City Center Site Preparation</u>: 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.

	Item:	
Community and Economic Devel	opment Comm	ittee
1	December 14, 2	2010

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.
- <u>Oakland Airport Connector Project:</u> 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.
- <u>Lion Creek Crossings Mixed Income Housing Development:</u> 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.
- <u>Coliseum BART Station Transit Village:</u> 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.
- <u>Coliseum Tough on Blight Operation:</u> 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

Item:
Community and Economic Development Committee
December 14, 2010

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.
- <u>Green Works Development Program</u>: 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.
- <u>Improvements to Neighborhood Parks</u>: 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.
- <u>Infill Development Incentives Program:</u> Nine projects have been completed with \$60,000 in Agency funds.
- <u>Coliseum Revolving Loan Program</u>: 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

	Item:
Community and Economic I	Development Committee
	December 14 2010

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.
- <u>Central Gateway Area Development</u>: 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 a12-acre maritime-related truck depot

	Item:	
Community and Economic I	Development Comm	nittee
	December 14.	2010

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

- <u>Streetscape Projects</u>: 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.
- <u>Commercial Façade Improvement and Tenant Improvement Programs</u>: 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.
- <u>Fitzgerald Community Farm</u>: 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.

Item:
Community and Economic Development Committee
December 14, 2010

- <u>Grid Alternatives</u>: 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.
- <u>Automatic Gas Shut-Off Valve Program</u>: 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 <u>outside</u> 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.

	Item:
Community and Econom	ic Development Committee
• .	December 14, 2010

CEDA: FY 09-10 Annual ORA Reports

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:
 - o 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 lowand low-income senior citizens
 - o 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
 - o Pacific Cannery Lofts, 163 units of new construction ownership condominiums
 - o 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:
 - o Drachma, Inc., rehabilitation of 14 scattered-site units for very low income family rental households
 - o 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 affo	ordable units compl	leted or under o	ontract using Lo	w and Moderate	Income H	lousing
Funds.	Units completed or un	derway using other	r funding sourc	es are not includ	ed in this report.		

Item:
Community and Economic Development Committee
December 14, 2010

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

The **Loan Report** (*Attachment C and Table 1*) 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	Jı	ıly 1, 2009 -	June 30, 2010		June 30, 2010
					Reserved	
	Net	New Loans	Payments	Adjustments	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	44.545.453	2 422 005	(240.410)		12 122 025	CO OC 4 OFF
-	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
-	95,700,313	8,329,0/5	(384,743)	(1,/33)	33,330,6//	137,193,366
OAKLAND ARMY BASE	84,516	257,382	0	0	. 0	341,899
NON-MAJOR GOVT. FUNDS	04,310	237,362	<u> </u>	· · ·	. U	341,699
NON-MAJOR GOVI. 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		
_	203,056,629			•		
	59,232,424	Net Increase (De	crease) Per G	eneral Ledger		
	13,355,204	New Loans				
	(848,909)) Payments Received				
	, , ,	3) Adjustments				
_	46,727,861					
-	59,232,424	Net Increase (De	crease)			

Item:
Community and Economic Development Committee
December 14, 2010

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

	Item:
Community and Economic	Development Committee
	December 14, 2010

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	ADOPTIO N DATE	+	PLAN TERMINATIO	TI RECEIPT	EMINENT DOMAIN	IMPLEMENTATION PLAN PERIOD
	NDATE	CE LIMIT	N DATE	LIMIT	LIMIT	TEANTERIOD
		DATE	1, 0,1,1	DATE		
		DILLE		D.1.1.	P.***2(2)	
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 -	6/12/1969			6/12/2022	6/12/2009	12/7/2004-12/7/2009
original project area	<u> </u>	1/6/2004				
Central District -	7/24/2001	7/24/2021	7/24/2032	7/24/2047	7/24/2013	12/7/2004-12/7/2009
Brush & MLK amendment area						
Coliseum –	7/25/1995	7/25/2015	7/25/2027	7/25/2042	7/25/2019	12/7/2004-12/7/2009
original project area						
Coliseum -	7/29/1997	7/28/2017	7/29/2028	7/29/2043	7/25/2019	12/7/2004-12/7/2009
Kennedy/					•	
Fruitvale amendment area	_					
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	4/10/1973	1/1/2004 ²	4/10/2016	4/10/2026	12/16/1998	12/7/2004-12/7/2009
/Adeline	<u> </u>					
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.

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

^[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,
War & Fen
Walter S. Cohen, Director
Community and Economic Development Agency
Reviewed by: Gregory Hunter, Deputy Director Economic Development and Redevelopment
Prepared by: Donna Howell, Administrative Services Manager II Redevelopment Division, CEDA
•
· · · · · · · · · · · · · · · · · · ·

FORWARDED TO THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE:

Office of the Agency Administrator

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 2009-10include:

1. <u>Jack London Gateway Shopping Center</u>: 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 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 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. <u>Broadway/Valdez Specific Plan:</u> 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. <u>Streetscapes and Infrastructure Improvement Projects</u>: 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 (73rdAvenue 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. <u>Foothill/Fruitvale between Rutherford and High Street</u>: 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. <u>5th Avenue</u>: 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:

- 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. <u>Citywalk.</u> (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. <u>Uptown Parcel 4</u>. 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.
- Streetscape Improvements: The Old Oakland (Washington 7th to 9th Streets) 2. 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. <u>Downtown Tenant Improvement Program</u>: 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 forsale 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
 - 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 competed 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.

<u>Coliseum Tough on Blight Operation:</u> 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.

<u>Graffiti Abatement Programs:</u> 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

<u>Façade and Tenant Improvement Programs</u>: 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.

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. <u>Master Development of 118-acre site</u>: 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. <u>Central Gateway Area Development</u>: 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. <u>Maritime/Industrial Development:</u> The Agency is exploring use of the Baldwin Yard and under freeway acreage in the North Gateway Area for a12-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. <u>Peralta and MLK Streetscape Project</u>: 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. <u>Commercial Façade Improvement and Tenant Improvement Programs</u>: 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 atrisk 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. <u>Fitzgerald Community Farm</u>: 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. <u>PS Print Tenant Improvement Grant</u>: 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. <u>Grid Alternatives:</u> 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. <u>Purchase of LISC Note on 7th and Campbell Properties:</u> 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. <u>Automatic Gas Shut-Off Valve Program:</u> 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

V	A tee a set	Redevo	lopmen	Agency Of The		and the same of th		
Redevelopment Agendes (Abandal Transactions Report)								
	General Information							
Fiscal Year 2010								
Members of the Governing Body			Middle	Agency Officials	Last Name	First Name Middle Phone		
1	Last Name	First Name	Initial		<i>></i>	Initial		
Chairperso		Jane		Executive Director	Lindheim	Dany (510) 238-3301		
Member	Brooks	Desley		Fiscal Officer	Yew, Jr	Joseph T (510) 238-6471		
Member	Quan	Jean		Secretary	Simmons	LaTonda (510) 238-3611		
Member	Kernighan	Patricia			Report Prepared By	Independent Auditor		
Member	Kaplan	Rebecca		Firm Name		Macias Gini & O'Connell LLP		
Member	De La Fuente	Ignacio		Last	Solitei	Bullock		
Member	Nadel	Nancy		First	Osborn V	David		
Member	Reid	Larry		Middle Initial	K/J			
Member				Street	150 Frank H. Ogawa Plaza	505 14th Street, 5th Floor		
Member			`. ,	(Oakland	Oakland		
The second secon			City	CA	CA			
Mailing Address			Zip Code	94612-	94612-			
Street 1 150 Frank H. Ogawa Plaza, Suite 6353			Phone	(510) 238-3809	(510) 273-8974			
Street 2			1					
City Oakland State CA Zip 94612-								
Phone (510) 238-3809 Is Address Changed?			a man the goal state.	a constant sold in				
			-	Los emencia	Prince Contract			

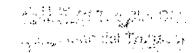
,					
1	,				•
Command Information		•	D 4		1111010010
General Information			Page 1	,	11/19/2010
	. 1		· ugo i		 1 17 TO/EO TO
		•			
i .	,	•			
		Constitution and the African Constitution of the Constitution of t			

The Control of the Co

ATTACHMENT A

Company of the experience of the company

			Of The City Of Oakland				
Achievement Information (Unaudited)							
lscal Year	2010		. ,				
	Indicate Only Those Achievemen	ts Completed During the Fiscal Ye	ear of this Report as a Direct Result,				
	of th	ne Activities of the Redevelopment	Agency.				
Please provide a description of the agency's activities/accomplishments during the past year.			Enter the amount of square, footage completed this year by	Square Footage	Completed		
(Please be specific, as this information will be the basis for possible inclusion in the publication.)		building type and segregated by new or rehabilitated construction	New Construction	Rehabilitated			
		Activity Report	Commercial Buildings	502,592	626,248		
BLIGHT ALL	EVIATING ACTIVITIES IN FY 2009		Îndustrial Buildings	200	1,500		
1. Jack Lond	reduce blight with in the Acorn Projection Gateway Shopping Center: In Note that the Corporation (EBALDC) obtains	March of 2006, the East-Bay Asian	Public Buildings Other Buildings Total Square Footage	980,018 1,482,810	205,103		
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,			Enter the Number of Jobs Created from the Activities of the Agency				
2008, and celebrated its grand opening on September 2, 2009 Jack London Gateway Associates ("JLG Assoc.") also worked diligently on reftenanting the			Types Completed				
smaller 13,0 Agency agre	ice", but after many tries they have a 00 sqft "grocery space" and an 11,0 ed to allow the non-grocery use as ocery use as required in the Disposi	000 sqft general retail space. The long as the remaining space was	A=Utilities B=Recreation C=Landscaping D=Sewer/ Storm E=Streets/ Roads F=Bus/Transit				
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 is the opened in October 2009. JLG Assoc. continued to market the remaining "grocery"			Mine Buy City and				
space".			bootal Transport				
Activities to in FY 2009-		Macarthur/San Pablo Project/Area	And Andrew Comment Workship (1997)				
1. MacArthu	r Transit Village: The Redevelopme	ent Agency is working jointly with			•		



1.13 - 1711.44

Timbert to sometiment

and the first of t

Redevelopment/Agency/OfeThe City/Of/Oakland

Redevelopment Agencies Financial Transactions Report

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

Achievement Information (Unaudited)

Page 1

Redevelopment Agencies Financial Transactions Report

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 tights 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 Pian: 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 Agencies Financial Transactions Report.

Achlevement Information (Unaudited)

below

a. MacArthur Boulevard (73rdAvenue 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

Achievement Information (Unaudited)

·Page 6

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 1

Achievement Information (Unaudited)

Page !

Redevelopment Agencies Financial Transactions Report

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-

Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

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

Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

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 properly 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)

. Page 8

1. 1. 1. 1. 1.

ハ 打切 tay しんよう

.11/19/2010

A CONTRACT AND A CONTRACT

Redevelopment Agencies Financial Transactions Report

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 another 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 forsale 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

Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

Carlow.

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

Achievement Information (Unaudited)

Page 10

Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

Section 1

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 contents. The blocks between E. 15th Street and E. 12 Street adjacent to the content of th

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

Achievement Information (Unaudited)

Page 11

~ . 10 4

Redevelopment Agencles Financial Transactions Report

Achievement Information (Unaudited)

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

Achievement Information (Unaudited)

Page 12

Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

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:

- 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:
- SunCal demolished more than 90 structures that had been abated of hazardous materials in 2007-2008:
- 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
- The Agency performed vegetation management work on its parcel.

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

Achievement Information (Unaudited)

Page 13

e, 🚎 មានជាមែលជាមើរបានចុះនេះ,

,11/19/2010

Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

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-

- 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

Achievement Information (Unaudited)

Page 14

kai sa Kila wake e

11/19/2010

e i i je se galije Po i i je se galije

ودكا كوشي محسوه

Secretary of great control of the test and

Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

N. 34 1 49 15

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 a12-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

Achievement Information (Unaudited)

Page 15

29 1 2 3 5 17

Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

was adopted to consolidate the application and review period for communityinitiated 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:

- E1. 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 districts a local streets. 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)

Page 16

11/19/2010

المراجعة والمعاومة

Redevelopment Agencles (financial) Transactions Report

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, paying. 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.

- Commercial Facade Improvement and Tenant Improvement Programs: WOPAC approved additional funding of \$300,000 for the West Oakland Facade and Tenant Improvement Programs. The programs offer matching grant funds for improvements and architectural assistance. Staff worked with over 13 projects of the the table and 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; the street is the sach 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 facade improvements to the intersection eni apouskiau (Unacaitea) bounded by Hollis, 34th Street and Louise Street.

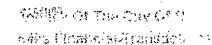
Staff worked to complete 6 projects from the first round of the NPI Program.

Achievement Information (Unaudited)

والترويحرات المرتج الجعمة سرمتان

and a second of the

di Tie City Of C



M 1508 1301 2

WALKER . . .

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

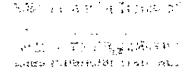
These projects include: 2 security cameras (completed); a dog park at Grove Shafter Park (completed: hard grand opening November 2010); landscaping of the West MacArthur median (in process); and facility upgrades for City Slicker Farms (completed); seismic retrofitting of Black New World Community Center (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 and lighting. improvements. Staff is working on implementation of this grant. The design plans are completed. Staff secured an encroachment permit for the grantee and is a secured as it is a secured as 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 facade 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.

Achievement Information (Unaudited)

Page 18

. 11/19/2010



Redevelopment Agencies Financial Transactions Report

Achlevement 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,

Achievement Information (Unaudited)

* Page 19

网络维女性工作 抗二进

LES MITTER STATE CARREST

Redevelopment Agencles Fluctiolal Vicinsactions 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.

প্রতিষ্ঠিত এর সভা প্রস্তুত এই কুর ১৯৯৮ সভালের স্ক্রিন এবনক

ware with the tody of a was Meanwich Transach

and the estresional distress of the co-

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

	Audit Information ·	
Fiscal Year 2010		
Was the Report Prepared from Audited Financial Data, and Did You Submit a Copy of the Audit?	Yes	If compliance opinion includes exceptions, state the areas of non-compliance, and describe the agency's efforts to correct.
Indicate Financial Audit Opinion	Unqualified	
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?	Yes	
Indicate Compliance Audit Opinion	Unqualified	
If Compliance Audit is not yet Completed, What is the Expected Completion Date?		
		·
		-
	ease the floor of	ि र भवादे । इस्तर
	···· •	• · · · · · · · · · · · · · · · · · · ·
	Carried States	••
Audit Information	Page 1	11/19/2010

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.	Forwarded from Prior Year ?		Yes Yes		
During the Neporting Tear.	Enter Code for Type of Project A	rea Report	Р		
Activity Report	P = Standard Project Area	•	trative Fund		
	L = Low and Moderate Inco	•	ge Revenue Bond Program		
	O = Other Miscellaneous F		ed (Survey) Project Area		
	Does the Plan Include Tax Increi	ment Provisions?	Yes		
	Date Project Area was Establishe	ed (MM-DD-YY)	11/30/1961		
	Most Recent Date Project Area v	vas Amended	2/7/2006		
	Did this Amendment Add New To	erritory?	No		
	Most Recent Date Project Area v	was Merged			
	Will this Project Area be Carried	Forward to Next Year?	Yes		
	Established Time Limit :	,	•		
	Repayment of Indebtedness (Year Only)	2022		
	Effectiveness of Plan (Year Or	nly)	2012		
	New Indebtedness (Year Only,	,	2004		
	Size of Project Area in Acres		196		
	Percentage of Land Vacant at th	e Inception of the Project Area			
•	Health and Safety Code Section	on 33320:1 * (xx.x%) *** * * *			
	'	it the Inception of the Project Area	100.0		
	Health and Safety Code Section	on 33320.1 (xx.x%)			
	Objectives of the Project Area as (Enter the Appropriate Code(s	s Set Forth in the Project Area Plan i) in Sequence as Shown)	. RICP		
	ــا R = Residential I = Indus		O = Other		

Project Area Report Page 1 11/19/2010

Redevelopment Agency Of The Ofty Of Oakland

Company Lawrence Commence

Redevelopment Agencles 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.	Forwarded from Prior Year ? Enter Code for Type of Project Area Report P = Standard Project Area Report A = Administrative	Yes P	
	•	venue Bond Program	
	Does the Plan Include Tax Increment Provisions?	Yes	
	Date Project Area was Established (MM-DD-YY)	7/25/2000	
	Most Recent Date Project Area was Amended	3/6/2007	
	Did this Amendment Add New Territory?	No	
	Most Recent Date Project Area was Merged		
	Will this Project Area be Carried Forward to Next(Year(?) (%) 1000	Yes	
	Established Time Limit :		
	Repayment of Indebtedness (Year Only)	2045	
	Effectiveness of Plan (Year Only)	2030	
	New Indebtedness (Year Only)	2020	
	Size of Project Area in Acres	519	
	Percentage of Land Vacant at the Inception of the Project Area Health and Safety Code Section 33320 1 (xx. x%) (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)	RICP	
	ાં ભાગવામાં ઉપયોગ કરો લાગો છે. R ≃ Residential I = Industrial C ≃ Commercial P = Public O = 0	Other	

Project Area Report Page 2- 11/19/2010

Redevelopment Agency Of The Oty Of Oakland

The state of the s

Redevelopment Agendes Financial Transactions Report

Project Area Report 👶 👢

Fiscal Year 2010	Project Area Name	Central City East	
Please Provide a Brief Description of	P		. A MAN IN THE STATE OF THE STA
the Activities for this Project Area During the Reporting Year.	Forwarded from Prior Year ?		Yes
butting the responding real.	Enter Code for Type of Project Ar	ea Report	Р
Activity Report	P = Standard Project Area	Report A = Administrative F	und
	L = Low and Moderate Inco	•	nue Bond Program
	O = Other Miscellaneous Fi	inds or Programs S = Proposed (Surve	ey) Project Area
	Does the Plan Include Tax Incren	ent Provisions?	Yes
	Date Project Area was Establishe	d (MM-DD-YY)	7/29/2003
	Most Recent Date Project Area w		6/20/2006
	Did this Amendment Add New Te	rritory?	No
	Most Recent Date Project Area w	as Merged	12/19/2006
	Will this Project Area be Carried	Forward to Next Year?	Yes
	Established Time Limit :	But the second of the second	
	Repayment of Indebtedness ('ear Only)	2048
	Effectiveness of Plan (Year On	(y)	- 2033
	New Indebtedness (Year Only)	garage and garage architecture	2023
Ì	Size of Project Area in Acres	organic and the property filtration of the	3,339
	Percentage of Land Vacant at the	Inception of the Project Area	
	Health and Safety Code Section	n 33320.1 (xx.x%)	
	Percentage of Land Developed a	وتعرف المسترمين	
	Health and Safety Code Section	n 33320.1 (xx.x%)	
		Set Forth in the Project Area Plan	RCPO
	(Enter the Appropriate Code(s)	in Sequence as Shown)	

Project Area Report Page 3 11/19/2010

Redevelopment Agency Of The Offy Of Oakland

Redevelopment Agencles Financial Transactions Report

Project Area Report

iscal Year 2010	Project Area Name	Central District Project Area	•
Please Provide a Brief Description of			
he Activities for this Project Area During the Reporting Year.	Forwarded from Prior Year?		Çeş
	Enter Code for Type of Project A	rea Report	P
Activity Report	P = Standard Project Area	Report A = Administrative I	Fund
	L = Low and Moderate Inco	ome Housing Fund M = Mortgage Reve	nue Bond Program
•	O = Other Miscellaneous F	unds or Programs · · · S = Proposed (Surv	ey) Project Area
	Does the Plan Include Tax Increr	nent Provisions? *** ** * * * * * * * * * * * * * * *	Yes
	Date Project Area was Establishe	ed (MM-DD-YY)	6/12/1969
	Most Recent Date Project Area v		7/18/2006
	Did this Amendment Add New Te	erritory?	No
ļ	Most Recent Date Project Area v	vas Merged	
	Will this Project Area be Carried	Forward to Next Year?	Yes
`	Established Time Limit:	e live in a contract of the co	•
1	Repayment of Indebtedness (Year Only)	2022
1	Effectiveness of Plan (Year Only)	ly)	2012
1	New Indebtedness (Year Only)		2004
	Size of Project Area in Acres		800
	Percentage of Land Vacant at the Health and Safety Code Section		
		t the Inception of the Project Area	100.0
	Health and Safety Code Section	on 33320.1 (xx.x%)	
	Objectives of the Project Area as	Set Forth in the Project Area Plan	RCP
	(Enter the Appropriate Code(s) in Sequence as Shown)	
	R = Residential I = Indus	trial · C = Commercial P = Public O = C	Other

Project Area Report

Page 4

11/19/2010

Redevelopment Agency Of The Otty Of Oakland

Redevelopment Agendles Financial Transactions Report

Project Area Report						
iscal Year 2010	Project Area Name	Coliseum Project Area				
Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.	Forwarded from Prior Year ?	and the second second	Yes			
	Enter Code for Type of Project Area	Report	Р			
Activity Report	P = Standard Project Area Rep	port A = Administrativ	e Fund			
	L = Low and Moderate Income O = Other Miscellaneous Fund	• • •	evenue Bond Program urvey) Project Area			
	Does the Plan Include Tax Incremer	nt Provisions?	Yes			
	Date Project Area was Established	(MM-DD-YY) : ";	6/23/1995			
	Most Recent Date Project Area was	Amended	11/5/200			
	Did this Amendment Add New Territ		No			
į	Most Recent Date Project Area was	Merged	3/17/2009			
	Will this Project Area be Carried For	ward to Next Year?	Yes			
į	Established Time Limit :	graph Art Water Conce.				
	Repayment of Indebtedness (Yea	ar Only)	2040			
	Effectiveness of Plan (Year Only)	na - Tay St. Man (A St. Man) A St. Man (A St. Man	2028			
	New Indebtedness (Year Only)		2015			
	Size of Project Area in Acres		6,785			
	Percentage of Land Vacant at the In Health and Safety Code Section 3		13.0			
	Percentage of Land Developed at the Health and Safety Code Section 3	e Inception of the Project Area	87.0			
	Objectives of the Project Area as Se (Enter the Appropriate Code(s) in	et Forth in the Project Area Plan	RICF			
		C = Commercial P = Public O	= Other			

in companies and a control of all

Project Area Report Page 5 11/19/2010

Acres on the state of the state of the

of the migration applying the Redevelopment Agency Of The Oily Of Oakland Redevelopment Agencles Financial Transactions Report Project Area Report at the Project Area Report Area Repor **Project Area Name** Fiscal Year 2010 Oak Center Project Area Please Provide a Brief Description of the Activities for this Project Area Forwarded from Prior Year ? During the Reporting Year. Enter Code for Type of Project Area Report Activity 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 S = Proposed (Survey) Project Area Does the Plan Include Tax Increment Provisions?

11/30/1965 Date Project Area was Established 12/21/2004 Most Recent Date Project Area was Amended Did this Amendment Add New Territory? No Most Recent Date Project Area was Merged, 122 122 123 153 Yes Will this Project Area be Carried Forward to Next Year? **Established Time Limit:** 2016 Repayment of Indebtedness (Year Only) 2009 Effectiveness of Plan (Year Only) New Indebtedness (Year Only) 2004 Size of Project Area in Acres 203 Percentage of Land Vacant at the Inception of the Project Area 2.0 Health and Safety Code Section 33320.1 (xx.x%) Percentage of Land Developed at the Inception of the Project Area 98.0 Health and Safety Code Section 33320.1 (xx.x%) Objectives of the Project Area as Set Forth in the Project Area Plan RICP (Enter the Appropriate Code(s) in Sequence as Shown)

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

.

Project Area Report Page 6 11/19/2010

Redevelopment Agency Of The Otty Of Oakland &

Redevelopment Agencles Financial Transactions Report

	Project Area Report	
Fiscal Year 2010	Project Area Name Oak Knoll	
Please Provide a Brief Description of	of	and the second s
he Activities for this Project Area During the Reporting Year.	Forwarded from Prior Year ?	. Y es
	Enter Code for Type of Project Area Report	Р
Activity Report	P = Standard Project Area Report	A = Administrative Fund
		M = Mortgage Revenue Bond Program S = Proposed (Survey) Project Area
	Does the Plan Include Tax Increment Provisions?	Yes
	Date Project Area was Established (MM-DD-YY)	7/14/1998
	Most Recent Date Project Area was Amended	12/21/2004
,	Did this Amendment Add New Territory?	No
	Most Recent Date Project Area was Merged	12/19/2008
	Will this Project Area be Carried Forward to Next Year?	Yes
	Established Time Limit :	. •
	Repayment of Indebtedness (Year Only)	2044
	Effectiveness of Plan (Year Only)	2029
	New Indebtedness (Year Only)	2018
	Size of Project Area in Acres	183
	Percentage of Land Vacant at the Inception of the Project Health and Safety Code Section 33320.1 (xx.x%)	it Area
	Percentage of Land Developed at the Inception of the Pro	oject Area
	Health and Safety Code Section 33320.1 (xx.x%)	
	Objectives of the Project Area as Set Forth in the Project	
	(Enter the Appropriate Code(s) in Sequence as Showr	
	R = Residential I = Industrial C = Commercial	P ≃ Public O = Other

Project Area Report Page 7 1.1/19/2010

Land to the state of the state of the

...

Redevelopment Agency Of The Offy Of Oakland Redevelopment Agencles (Amencla) Transactions Report Project Area Report **Project Area Name** Oakland Army Base **Fiscal Year** 2010 Please Provide a Brief Description of the Activities for this Project Area Forwarded from Prior Year? Yes During the Reporting Year. Enter Code for Type of Project Area Report Activity Report A = Administrative Fund P = Standard Project Area Report L = Low and Moderate Income Housing Fund :: :: M = Mortgage Revenue Bond Program O = Other Miscellaneous Funds or Programs S = Proposed (Survey) Project Area Yes Does the Plan Include Tax Increment Provisions? 7/1/2000 Date Project Area was Established 3/7/2006 Most Recent Date Project Area was Amended Did this Amendment Add New Territory? No Most Recent Date Project Area was Merged Yes Will this Project Area be Carried Forward to Next Year? **Established Time Limit:** 2046 Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only) Size of Project Area in Acres

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

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

2031

2020

IÇ

1,200

and the second s

Project Area Report Page 8 11/19/2010

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

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

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

Redevelopment Agency of The City of Oakland Redevelopment Agencies Figure dell Transpollors Report

and the second s

Project Area Report

iscal Year 2010	Project Area Name Other Project Areas	
		a war of the second of the sec
Please Provide a Brief Description of		
the Activities for this Project Area During the Reporting Year.	Forwarded from Prior Year ?	√Yes
	Enter Code for Type of Project Area Report	Р
Activity Report	P = Standard Project Area Report A = Administrative F	und ^r
	L = Low and Moderate Income Housing Fund M = Mortgage Rever	nue Bond Program
	O = Other Miscellaneous Funds or Programs S = Proposed (Surve	ey) Project Area
	Does the Plan Include Tax Increment Provisions?	Yes
T. C.	Date Project Area was Established (MM-DD-YY)	4/10/1973
	Most Recent Date Project Area was Amended	12/21/2004
	Did this Amendment Add New Territory?	No
	Most Recent Date Project Area was Merged	
	Will this Project Area be Carried Forward to Next Year?	Yes
	Established Time Limit :	
	Repayment of Indebtedness (Year Only)	2023
	Effectiveness of Plan (Year Only)	2013
	New Indebtedness (Year Only)	2004
	Size of Project Area in Acres	17
	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	100.0
	Health and Safety Code Section 33320.1 (xx.x%)	
	Objectives of the Project Area as Set-Forth in the Project Area Plan	RICP
	(Enter the Appropriate Code(s) in Sequence as Shown)	
	R = Residential I = Industrial C = Commercial P = Public O = O	ther
	* 2 - 4 - 4 - 4	
	では、発験があった。 The Company of the Comp	
	ख्यासम्बद्धाः १८८७ मा १८८८ । १८८८ होत्सः । स्थानसम्बद्धाः	
	eg e bet i stjere ₹ i kulti i ege e \$Aster.	
Project Area Report	Page 9	11/19/2010

The first of the second

Reclevelopment Agency Of The Offry Of Oakland Redevelopment Agencies Financial Thansactions Report Project Area Report

Project Area Name Fiscal Year 2010 West Oakland Please Provide a Brief Description of the Activities for this Project Area Forwarded from Prior Year? During the Reporting Year. Enter Code for Type of Project Area Report Activity 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? Yes Date Project Area was Established (MM-DD-YY) 11/18/2003 Most Recent Date Project Area was Amended Did this Amendment Add New Territory? Most Recent Date Project Area was Merged Yes Will this Project Area be Carried Forward to Next Year? Established Time Limit: Repayment of Indebtedness (Year Only) 2048 Effectiveness of Plan (Year Only) 2033 2023 New Indebtedness (Year Only) Size of Project Area in Acres 1,565 Percentage of Land Vacant at the Inception of the Project Area 10.5 Health and Safety Code Section 33320.1. (xx.x%) Percentage of Land Developed at the Inception of the Project Area 89.5 Health and Safety Code Section 33320.1 (xx.x%) Objectives of the Project Area as Set Forth in the Project Area Plan RCO (Enter the Appropriate Code(s) in Sequence as Shown) R = Residential I = Industrial C = Commercial P = Public O = Other

Project Area Report 11/19/2010

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 Increment Assessed Valuation

Assessed Valuation Data

Page 1

Lar W. Wallen !

The second of the second of the second

1,000

11/19/2010



Redevelopment/Agencles Fluendel Transcottons 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

Company and the second second

Fully Or Oakland

TICLEDITORNAL ..

· ... ·

Assessed Valuation Data

. Page 2

11/19/2010

a marketing

J. T. Target

Redevelopment Agency Of The City Of Oakland

Redevelopment Agendes 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

4 - 117 - 31 1301 1941

Committee to the committee of the

11/19/2010

Assessed Valuation Data

Page 3



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

Thy fit Dwiloud Transpacifons Report

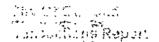
وخودي سيسانة الترسلسة لإسراسطان الراايا

And the second second second

Assessed Valuation Data

Page 4

11/19/2010



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

The Modern During Reports

A City Of Cakledd (1977)

Transactions Report (1977)

in the Mark and the

Assessed Valuation Date

Page 5

ζ...

11/19/2010

A COM Of PRELIGIO 文OM Of PRELIGIO - Online to 特別を持たる

Redevelopmer	nt Agency Of The City Of Oakland
Redevelopment Ag	encies Financial Transactions Report
A	ssessed Valuation Data
Fiscal Year 2010	the first section of the contract and th
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

te do sar fuerda.

Armonis per fuerda.

Armonis per fueraria.

Assessed Valuation Data . Page 6

BORNE IN MANY HAR CONTINUES IN CONTINUE TO A STATE OF THE STATE OF THE

100

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

Assessed Valuation Data

Fiscal Year 2010

Oak Knoll

Frozen Base Assessed Valuation

0)

Increment Assessed Valuation

114,971,396

Total Assessed Valuation

Project Area Name

114,971,396

ang 20 ganuan Antononumb wapers

Assessed Valuation Data

Page 7

11/19/2010

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

- Proceedings and the second

and the second of the second o

I am non modificación. Placement

40.00

Assessed Valuation Data

Page 8

-वण्यसम्बद्धाः स्था करोहे भेरो 1

11/19/2010

عدوده در ۲[™] این و ۱۵ م در

Redevelopment/Agency Of The Oity Of Oakland Redevelopment/Agencles 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

Committee of the second of

Utty Of Galdano

in the an in the

Assessed Valuation Data

Page 9

11/19/2010

server e. Paragrafia

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

Assessed Valuation Data

Fiscal Year

2010

Project Area Name

West Oakland

Frozen Base Assessed Valuation

898,196,581

1

Increment Assessed Valuation

540,842,412

Total Assessed Valuation

1,439,038,993

tog Of Goldski

. State we die

. .

.

James Way graffly with

profession of the same

Assessed Valuation Data

Page 10

11/19/2010

- 1000 (100) (1000 (1000 (1000 (1000 (1000 (1000 (1000 (100) (1000 (100) (1000 (100) (1000 (100) (1000 (100) (1000 (100) (1000 (100) (1000 (100) (1000 (100) (1000 (100) (1000 (100) (1000 (100) (1000 (100) (1000 (100) (1000 (100) (1000 (100) (1000 (100) (1000 (100) (100) (100) (1000 (100) (100) (100) (1000 (100) (10

Redevelopment Agency Of The City Of Oakland Redevelopment Agencles Financial Transactions Report Pass-Through / School District Assistance 2010 Fiscal Year **Acorn Project Area Project Area Name** Tax Increment Pass Through Detail Other Payments Amounts Paid To Taxing H & S Code H & S Code H & S Code Total H & S Code H & S Code Agencies Pursuant To: Section 33607 Section 33445 Section 33445.5 Section 33401 Section 33676 The Control of the Control of the Control County \$0 Cities School Districts \$0 Community College District \$0 Special Districts \$0 Total Paid to Taxing \$0 \$0 \$0 Agencies **Net Amount to Agency** \$1,417,000 **Gross Tax Increment** 1,417,000 Generated

with the talk Greakla

LA LIBERRY ASSESSMENCE

Pass-Through / School District Assistance	Page ·	•	11/19/2010
	•		

e and a the

والمراجع المراجع المرا

*

Redevelopment/Agency/Of The City/Of Oakland Redevelopment Agencies Financial Transactions Report Pass-Through / School District Assistance Fiscal Year 2010 **Project Area Name** Broadway/MacArthur Tax Increment Pass Through Detail Other Payments Total Amounts Paid To Taxing H & S Code Agencies Pursuant To: Section 33401 Section 33445 Section 33445.5 Section 33676 Section 33607 162,000 \$162,000 County Cities 382,000 \$382,000 School Districts 312,000 \$312,000 44.000 Community College District \$44,000 Special Districts \$118,000 118,000 \$1,018,000 **Total Paid to Taxing** \$1,018,000 Agencies **Net Amount to Agency** \$4.034.000 Gross Tax Increment 5.052.000 Generated

Pass-Through / School District Assistance

Page 2

Construction of the State of the State of the second

11/19/2010

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance 2010 Fiscal Year Central City East **Project Area Name** Tax Increment Pass Through Detail Other Payments Total H & S Code H & S Code H & S Code Amounts Paid To Taxing H & S Code H & S Code Section 33445 Section 33445.5 Agencies Pursuant To: Section 33401 Section 33676 Section 33607 540,000 County \$540,000 1,077,000 \$1,077,000 Cities School Districts 661.000 \$661,000 Community College District 93,000 \$93,000 Special Districts 319,000 \$319,000 **Total Paid to Taxing** \$0 \$0 \$2,690,000 \$2,690,000 \$0 Agencies 24 July 24 10 10 10 10 **Net Amount to Agency** \$8,940,000 Gross Tax Increment 11,630,000 Generated

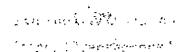
STATE OF VERY SECTION OF

Johnson Tomosadelman

Pass-Through / School District Assistance

11/19/2010

Seattle of the same services



Redevelopment Agency Of The Oily Of Oct land Redevelopment Agencies (Financial) Transactions Report Pass-Through / School District Assistance 2010 Fiscal Year Central District Project Area Project Area Name Tax Increment Pass Through Detail Other Payments H & S Code Amounts Paid To Taxing H & S Code H & S Code H & S Code Total* H & S Code Agencies Pursuant To: Section 33401 Section 33676 Section 33607 Section 33445.5 Section 33445 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** \$0 \$0 \$5,083,000 \$0 \$0 \$5,083,000 Agencies **Net Amount to Agency** \$52,547,000 Gross Tax Increment 57,630,000 Generated 医氯化物物 医洗涤 化二苯 ومعامل والإعطاء فالمهالة Pass-Through / School District Assistance 11/19/2010

And the second s

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

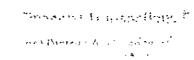
Fiscal Year	2010					
Project Area Name	Coliseum Proje	ct Area		*		
	- 40	Tax Increment Pa	ss Through Detail		Other P	ayments
Amounts Paid To Taxing Agencies Pursuant To:	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County	,		998,000	\$998,000	tour milit	
Cities			2,197,000	\$2,197,000	1 132	17
School Districts			2,262,000	\$2,262,000		
Community College District			320,000	\$320,000		
Special Districts			793,000	\$793,000) 36°	
Total Paid to Taxing Agencies	\$0	\$0	\$6,570,000	\$ 6,570,000	\$0	\$0
Net Amount to Agency				\$20,349,000	j	•
Gross Tax Increment Generated			- 1	26,919,000]	

Hanneral Transpirations of an October Anthropia

stance Page 5

S 15 47

ASSESSED FOR STRUCTURE



Redevelopment Agency Of The City Of Oakland Redevelopment Agencies Financial Transactions Report Pass-Through / School District Assistance 2010 Fiscal Year **Project Area Name** Oak Center Project Area Tax Increment Pass Through Detail **Other Payments** Amounts Paid To Taxing H & S Code H & S Code H & S Code H & S Code Total H & S Code Agencies Pursuant To: Section 33401 Section 33676 Section 33607 Section 33445 Section 33445.5 County Cities \$0 School Districts Community College District \$0 Special Districts Total Paid to Taxing \$0 \$0 \$0 \$0 \$0 Agencies **Net Amount to Agency** (\$1,342,000) Gross Tax Increment -1.342.000 Generated as John Blood Barrett & Bridging There was been The man march file at a 22

Pass-Through / School District Assistance

11/19/2010

والساء مساء الرميجاري مافقة

Redevelopment: Agency Of The Oily Of Oakland

Fiscal Year	2010		entre de la companya	and the control of th	California () on the freeze, in a debase to the despectation	The stands of th
Project Area Name	Oak Knoll					
		Tax Increment Pa	ss Through Detail		Other P	ayments
Amounts Paid To Taxing Agencies Pursuant To:	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			21. 38,000	\$38,000		
Cities			. 100,000	. \$100,000		
School Districts			89,000	. \$89,000		<u> </u>
Community College District			13,000	\$13,000		
Special Districts			31,000	\$31,000		100000000000000000000000000000000000000
Total Paid to Taxing Agencies	\$0	\$0	\$271,000	\$271,000	\$0	\$0
Net Amount to Agency	Marchaeller - Leann	Programme and Company		\$1,081,000		

ANNERS OF THE STATE OF THE STAT

a war a garage way garage and a say

Pass-Through / School District Assistance

Page 1

11/19/2010

righton and the second

لينفه والشاري والمأس أأناء الإلواق مع ووي بالراب

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year	2010		La Santage	. The fi		
Project Area Name	Oakland Army	Base	. 4.	ve visk and the second		
		Tax Increment Pas	ss Through Detail	Section Consider the Section 1	Other P	ayments
Amounts Paid To Taxing Agencies Pursuant To:	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
			riginal de la companya de la company			
County			180,000	\$180,000	They was the same	**************************************
Cities			444,000	\$444,000	The state of the s	BOOK TO THE STREET
School Districts			398,000	\$398,000		
Community College District			56,000	\$56,000	***	
Special Districts			140,000	\$140,000	4400	· · · · · · · · · · · · · · · · · · ·
Total Paid to Taxing	\$0	\$0	\$1,218,000	\$1,218,000	\$0	\$0
Agencies			. with from the er	rest of the second		
Net Amount to Agency		g proces	ine :	\$4,880,000		
Gross Tax Increment Generated			Plan	6,098,00	0	

A term of the control o

Hamitiac Transactions F

agi Maidht dashirinna

4.000 3000000

Pass-Through / School District Assistance

Page 8

11/19/2010

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance 2010 **Fiscal Year Project Area Name** Other Project Areas **Other Payments** Tax Increment Pass Through Detail Amounts Paid To Taxing H & S Code Total Agencies Pursuant To: Section 33401 Section 33676 Section 33607 Section 33445 Section 33445.5 County Cities School Districts Community College District Special Districts Total Paid to Taxing Agencies 数据者的数据 化初光点层 类的形态 **Net Amount to Agency** (\$9,000) Gross Tax Increment -9,000 Generated

as the time their the final lands

La representation and

Pass-Through / School District Assistance Page 9 11/19/2010

with the state of the state of the state of

. .

Land Committee . .

	Redevelopm	ent Agencies	Financial Tran	sactions Rep	ort		
	P	ass-Through / So	chool District Ass	istance			
Fiscal Year	2010						
Project Area Name	West Oakland	nd					
	Tax Increment Pass Through Detail '				Other Payments		
Amounts Paid To Taxing Agencies Pursuant To:	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	1.00		
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	1 p = 19			\$4,485,000	j		
Gross Tax Increment Generated			.1	5,721,000]		

Acceptat Patracoposis 5

عصر المحقيق فيرجيني بجهرت وتوا

Pass-Through / School District Assistance

Page 10

11/19/2010

And the second of the second o

Redevelopment/Agency Of The City Of Oakland

Redevelopment Agendes Financial Transactions Report

Summary of the Statement of Indebtodness - Project Area

Juliana y of the Statement of Indebtedness - Project Alea				
Fiscal Year 2010				
Project Area Name	. Accom Project Area			
Tax Allocation Bond Debt				
Revenue Bonds	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1			
Other Long Term Debt				
City/County Debt	479,296			
Low and Moderate Income Housing Fund	5,316,977			
Other	1,228,962			
Total	\$7,025,235			
Available Revenues	2,698,298			
Net Tax Increment Requirements	\$4.326.937.			

ASSESSED 17 1997年6月45

Property and allegations of the

and the property will be

the second of the second of the second

Summary of the Statement of Indebtedness - Project Area

Page 1 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 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 ternite weeks as

ransactions deport

A Company of the Care

Summary of the Statement of Indebtedness - Project Area

Page 2

11/19/2010

أفاع في والوجعي تراجي

Redevelopment Agency Of The City Of Oakland Redevelopment Agencies Financial Transactions Report Summary of the Statement of Indebtedness - Project Area Fiscal Year 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 \$1,373,299,743 Total Available Revenues 10,662,185 **Net Tax Increment Requirements** \$1,362,637,558

CHARLESTER HE MANTER

Summary of the Statement of Indebtedness - Project Area

والتعمل فالثلاث والطراب للعاملين

Redevelopment Agency Of Tihe City Of Oakland Redevelopment Ageneles Financial Transactions Report Summary of the Statement of Indebtedness - Project Area Fiscal Year CentraliDistrict Project Area Project Area Name 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

Total

Available Revenues

Net Tax Increment Requirements

123,135,208 \$664,478,297 \$647,947,341

Summary of the Statement of Indebtedness - Project Area

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

Summary of the Statement of Indebtedness - Project Area

	 		٠		-	٠
Fiscal Year		2	0	1	0	l

Project Area Name

Tax Allocation Bond Debt 183,392,766

Revenue Bonds

Other Long Term Debt 51,298,128 City/County Debt

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

Summary of the Statement of Indebtedness - Project Area

Charles And But has been

Philadelphia C

willy like to the light megiting in a light registration

Redevelopment Agency Of	The City Of Oakland			
Redevelopment Agencies Finan	cial 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	, J-1			
Low and Moderate Income Housing Fund				
Other				
Total	\$0			
Available Revenues				
Net Tax Increment Requirements	\$0			
	Appear of a principal of the principal o			
Summary of the Statement of Indebtedness - Project Area	Page 6 11/19/2010			

Of The City Of Oakland									
Redevelopment Agencies Financial Transactions Report									
Indebtedness - Project Area									
Oak Knoll									
351,597									
100,083,330									
132,310,990									
\$232,745,917									
705,697									
\$232,040,220									

Thy Oil Oakland

A THE WALL WAS TO THE

. . .

19 m 110 1

The state of the state of

Summary of the Statement of Indebtedness - Project Area

Page 7

Redevelopment Agency Of The City Of Oakland Redevelopment Agencies Financial Transactions Report Summary of the Statement of Indebtedness - Project Area **Fiscal Year** Oakland Army Base Project Area Name Tax Allocation Bond Debt Revenue Bonds Other Long Term Debt City/County Debt 1,613,547 Low and Moderate Income Housing Fund 191,527,261 Other 259,502,122 Total \$452,642,930 Available Revenues 8,669,557 **Net Tax Increment Requirements** £\$443;973;373

in Congressives.

July O. Cakland Tunsacuons Negati

Acres Granner Bran

Summary of the Statement of Indebtedness - Project Area Page 8 11/19/2010

الوازر أنواع معالا

Redevelopment Agency	Of The City Of Oakland	
Redevelopment Agencles Fl	nancial iransactions Report	
Summary of the Statement of	f Indebtedness - Project Area	
Fiscal Year 2010		
Project Area Name	Other (Project Areas)	
Tax Allocation Bond Debt		
Revenue Bonds .		
Other Long Term Debt	The many grant to the manners	
City/County Debt		
Low and Moderate Income Housing Fund		
Other		
Total	\$0	
Available Revenues		
Net Tax Increment Requirements	\$0	

A CARE SOURCE

I.

E SAMPLE

LESSON LIGHT CONTRA

Carles A.

Summary of the Statement of Indebtedness - Project Area

Paάe 9

11/19/2010

Superior Statement

· 学 学 5% LEADING SOLE & MICHAEL S

Redevelopment Agencies Fina	f The City Of Oakland ncial Transactions Report						
Summary of the Statement of Indebtedness - Project Area							
Fiscal Year	and the second s						
Project Area Name	West Oakland						
Tax Allocation Bond Debt							
Revenue Bonds							
Other Long Term Debt							
City/County Debt	1,818,075						
Low and Moderate Income Housing Fund	114,469,586						
Other	139,567,876						
Total	\$255,855,537						
Available Revenues	7,670,472						
Net Tax Increment Requirements	\$248,185,065						
	16 1 1 5 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1						
	and the same						
	Company on contrast of the second section						
	e de Grand y Arad .						
	and France (1984)						
	NY ST CHAMBE						
Summary of the Statement of Indebtedness - Project Area	Page 10						
n nether than the three	and and the second second second						

11... 200 553

Redevelopment Agency Of The City Of Oakland **Redevelopment Agencies Financial Transactions Report** Agency Long-Term Debt 2010 Fiscal Year Oak Center Project Area **Project Area Name** Forward from Prior Year Yes Bond Type City/County Debt Year of Authorization 15,947,153 Principal Amount Authorized Principal Amount Issued 15,947,153 Purpose of Issue Operations Maturity Date Beginning Year 1965 2015 Maturity Date Ending Year Principal Amount Unmatured Beginning of Fiscal Year \$13,853,404 Adjustment Made During Year Adjustment Explanation Interest Added to Principal Principal Amount Issued During Fiscal Year Principal Amount Matured During Fiscal Year 582,546 Principal Amount Defeased During Fiscal Year Principal Amount Unmatured End of Fiscal Year \$13,270,858 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

Agency Long-Term Debt

· Page 1

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

ı

2010

Project Area Name

Other Project Areas

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

Yes a

City/County Debt

200

1,658,729

1,658,729

Recorded as Due to Primary Government

Auggraph (

2002

2023

\$134,751

64,618

\$70,133

- Like Co. Gebinan

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 Agencies Financial Transactions Report

Agency Long-Term Debt

		Yea	

2010

Project Area Name

West Oakland

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

Yes

City/County Debt

. 2004

200,000

200,000

Recorded as Due to Primary Government

2004

2024

\$165,895

8,378

\$157,517

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

A CONTRACTOR

Agency Long-Term Debt

Page 3.

-11/19/2016

Fiscal Year

Project Area

Forward from Price

Bond Type

Year of Authoriza

Principal Amount

Principal Amount

Purpose of Issue

Maturity Date Be

Maturity Date En

Principal Am

Adjustment Mad

Adjustment Expl

Interest Added to

Principal Amoun

Principal Amoun

Principal Amoun

Principal Am

Principal Amoun

Interest In Defau

Bond Types All

Tax Allocation B Loans; Lease O

Agency Long-Ter

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2010

Project Area Name

Central District 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

Yes

Other-

600,000

Restoration

1998

2011

\$170,000

La Comercia (Secondo de Caresta de Caresta Caresta Caresta Caresta Caresta Caresta Caresta Caresta Caresta Care

55,000

\$115,000

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

Agency Long-Term Debt

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

	Fi	sca	IY	ear
--	----	-----	----	-----

2010

Project Area Name

Other Project Areas

Forward from Prior Year	Yes
Bond Type	Revenue Bonds
Year of Authorization	200
Principal Amount Authorized	82,645,000
Principal Amount Issued	82,645,000
Purpose of Issue	Improve Housing
Maturity Date Beginning Year	200
Maturity Date Ending Year	202
Principal Amount Unmatured Beginning of Fiscal Year	\$80,590,000
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

Principal Amount In Default

Interest In Default

and the second of the second o

Supply

			 	_				_
		~					_	7
_	_			_	_	٠.	_	
		_	50	n	7	าก	ñ	٦

\$80,0	90,000

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

	-	-3'	-	34	1.0	2113	233		нτ.	115	201	× -	~	124	17.75	7	7	41.					- 1			1.7	46	 	. 12	100	0.44		- 7		1500		7		120	O.	
10	łе			-		-	12	- 7	-	-			- 1		-	-		_	-		1	ъ.	40		: Ц		· 1	ж	٠.	- 3	•	١.	10	•	-	112		-	_	-	211
	•	·r	11	-	v	-		ы	O۱	т	16	26	41	100		16	31	п		₩.	ã.	- 2	T۱	ť	58	16	т.			- 55		8 1	."	LV.		ιк	ш	~		E 1	64

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year	2010	
Project Area Name	Other Project Areas	
Forward from Prior Year		Yes
Bond Type		Revenue Bonds
Year of Authorization		2006
Principal Amount Authorized		2,195,000
Principal Amount Issued		2,195,000
Purpose of Issue		Improve Housing Supply and Refund Bonds
Maturity Date Beginning Year		2006
Maturity Date Ending Year		2018
Principal Amount Unmature	d Beginning of Fiscal Year	\$2,195,000
Adjustment Made During Year		
Adjustment Explanation		3 2 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3
Interest Added to Principal		
Principal Amount Issued During	Fiscal Year	
Principal Amount Matured During	g Fiscal Year	
Principal Amount Defeased Durin	ng Fiscal Year	
Principal Amount Unmature	d End of Fiscal Year	\$2,195,000
Principal Amount In Default		The Brown Carry State Of the State of the
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

and the second section of the second

Redevelopment Agencies Financial Transactions Report

		Agency Long-Term Debt
Fiscal Year	2010	
Project Area Name	Central District Pro	oject Area
•		
Forward from Prior Year		Yes
Bond Type		Tax Allocation Bonds
Year of Authorization		1992
Principal Amount Authorized		97,655,000
Principal Amount Issued		97,655,000
Purpose of Issue		Refunding
Maturity Date Beginning Year		1995
Maturity Date Ending Year		2014
Principal Amount Unmatured	Beginning of Fiscal Year	r \$29,720,000c 0 1000
Adjustment Made During Year		
Adjustment Explanation		
Interest Added to Principal		
Principal Amount Issued During F	iscal Year	
Principal Amount Matured During	Fiscal Year	5,255,000
Principal Amount Defeased During	g Fiscal Year	
' Principal Amount Unmatured	End of Fiscal Year	\$24,465,000
Principal Amount In Default		Programme Programme

Bond Types Allowed:

Interest In Default

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

Agency Long-Term Debt

Page

11/19/2010

11-178 1 3

Redevelopment Agency Of The City Of Oakland Redevelopment Agencies Financial Transactions Report **Agency Long-Term Debt** 2010 Fiscal Year Central District Project Area **Project Area Name** Forward from Prior Year íYes Bond Type Tax Allocation Bonds 1 18 pt - x 2 2003 Year of Authorization Principal Amount Authorized 120,605,000 Principal Amount Issued 120,605,000 Refunding Bonds Purpose of Issue Maturity Date Beginning Year 2003 Maturity Date Ending Year 2019 **Principal Amount Unmatured Beginning of Fiscal Year** \$100,835,000 Adjustment Made During Year Adjustment Explanation Interest Added to Principal Principal Amount Issued During Fiscal Year . . . Principal Amount Matured During Fiscal Year 3,305,000 Principal Amount Defeased During Fiscal Year Principal Amount Unmatured End of Fiscal Year \$97,530,000 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 Agencies Financial Transactions Report

	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		2005
Principal Amount Authorized		44,360,000
Principal Amount Issued		44,360,000
Purpose of Issue		Refunding
Maturity Date Beginning Year		2005
Maturity Date Ending Year	•	2022
Principal Amount Unmatured	d Beginning of Fiscal Year	\$31,970,000
Adjustment Made During Year		Land the state of
Adjustment Explanation		
Interest Added to Principal	•	
Principal Amount Issued During F	Fiscal Year	
Principal Amount Matured During	Fiscal Year	
Principal Amount Defeased Durin	ng Fiscal Year	
Principal Amount Unmatured	l End of Fiscal Year	\$31,970,000
Principal Amount In Default		
Interest In Default		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

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

Agency Long-Term Debt

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fisca	l Year
-------	--------

2010

Project Area Name

Central City East

Forward from Prior Year

Yes

Bond Type

Tax Allocation Bonds

Year of Authorization

2006

Principal Amount Authorized

13,780,000

Principal Amount Issued

13,780,000

Purpose of Issue

2034

Maturity Date Beginning Year Maturity Date Ending Year

2036

Finance of Redevelopment Activities

Principal Amount Unmatured Beginning of Fiscal Year

\$13,780,000

Adjustment Made During Year

\$13,760,0

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

\$13,780,000

Principal Amount In Default

•

Interest In Default

or Tim Greenst Sektano

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

		es Financial Transactions Report cy Long-Term Debt	<u>, , , , , , , , , , , , , , , , , , , </u>
Fiscal Year	2010	,	
Project Area Name	Coliseum Project Area		
Forward from Prior Year		Yes	
Bond Type		Tax Allocation Bonds	
Year of Authorization		2006	
Principal Amount Authorized		73,820,000	
Principal Amount Issued		73,820,000	
Purpose of Issue		Finance of Redevelopment Activities	
Maturity Date Beginning Year		2007	
Maturity Date Ending Year		2035	
Principal Amount Unmatured	Beginning of Fiscal Year	\$71,160,000	
Adjustment Made During Year			
Adjustment Explanation			
Interest Added to Principal			
Principal Amount Issued During Fi	scal Year		
Principal Amount Matured During	Fiscal Year	1,180,000	
Principal Amount Defeased During	g Fiscal Year	OH Town Coloured Developed	
Principal Amount Unmatured	End of Fiscal Year	\$69,980,000	

Bond Types Allowed:

Interest in Default

Principal Amount In Default

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

Agency Long-Term Debt

यस्यक्षा अस्तर्भनायोग्यक्षेत्र सन्द

Redevelopment Agencies Financial Transactions Report

	Ag	gency Long-Term Debt
Fiscal Year	2010	
Project Area Name	Broadway/MacArthu	ır
•		•
Forward from Prior Year		Yes
Bond Type		Tax Allocation Bonds
Year of Authorization		2006
Principal Amount Authorized		4,945,000
Principal Amount Issued		4,945,000
Purpose of Issue		Finance Redevelopment Activities
Maturity Date Beginning Year		2033
Maturity Date Ending Year		2037
Principal Amount Unmatured E	Beginning of Fiscal Year	\$4,945,000
Adjustment Made During Year		•
Adjustment Explanation	•	
Interest Added to Principal		
Principal Amount Issued During Fis	cal Year	F1. (1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.
Principal Amount Matured During F	iscal Year	
Principal Amount Defeased During	Fiscal Year	
Principal Amount Unmatured E	End of Fiscal Year	\$4,945,000

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

Agency Long-Term Debt 7

~Page 13

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt "						
Fiscal Year	2010	M4.				
Project Area Name	Broadway/MacArthur					
Project Area Name	Di Oduwa y/MacAi tilui					
Forward from Prior Year		Yes				
Bond Type		Tax Allocation Bonds				
Year of Authorization						
Principal Amount Authorized		12,325,000				
Principal Amount Issued		12,325,000				
Purpose of Issue		Funding for Redevelopment Activities				
Maturity Date Beginning Year		2007				
Maturity Date Ending Year		2033				
Principal Amount Unmatured	Beginning of Fiscal Year	\$11,730,000				
Adjustment Made During Year		, ,				
Adjustment Explanation						
Interest Added to Principal		1 3 1 - 2 24 10 25 16 1.000				
Principal Amount Issued During F	iscal Year	·				
Principal Amount Matured During	Fiscal Year	265,000				
Principal Amount Defeased Durin	g Fiscal Year					
Principal Amount Unmatured	l End of Fiscal Year	\$11,465,000				
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

Agency Long-Term Debt

Page 14

م المحمل المالية

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

	F	is	c	а	1	Υ	ρ	a	r
--	---	----	---	---	---	---	---	---	---

2010

Project Area Name

Central City East

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

Yes

Tax Allocation Bonds

2006

62,520,000

62,520,000

Funding for Redevelopment Activities

2007

2034

\$59,885,000

1,180,000

\$58,705,000

- Harriston Hobblero

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

	Agency	cy Long-Term Debt	
Fiscal Year	2010		
Project Area Name	Coliseum Project Area		_
Forward from Prior Year		Yes	
Bond Type		Tax Allocation Bonds)
Year of Authorization		2006	
Principal Amount Authorized		28,770,000	
Principal Amount Issued		28,770,000	
Purpose of Issue		Funding for Redevelopment Activities	
Maturity Date Beginning Year		2007	
Maturity Date Ending Year		2036	
Principal Amount Unmature	ed Beginning of Fiscal Year	\$27,765,000	
Adjustment Made During Year			
Adjustment Explanation .	•		
Interest Added to Principal			
Principal Amount Issued During	g Fiscal Year		
Principal Amount Matured Durin	ng Fiscal Year	470,000	
Principal Amount Defeased Dur	ring Fiscal Year	The Years 1999 Of God and	
Principal Amount Unmatur	ed End of Fiscal Year	\$27,295,000	
Principal Amount In Default			

Bond Types Allowed:

Interest In Default

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

Agency Long-Term Debt

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

isca	l Year

2010

Project Area Name

Central District Project Area

	•
Forward from Prior Year	Yes
Bond Type	Tax Allocation Bonds
Year of Authorization	2006
Principal Amount Authorized	33,135,000
Principal Amount Issued	33,135,000
Purpose of Issue	√ Refunding (1, m m/m m m m m m m m m m m m m m m m m
Maturity Date Beginning Year	. 2007
Maturity Date Ending Year	2022
Principal Amount Unmatured Beginning of Fiscal Year	\$27,975,000
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	130 <u></u>
Principal Amount Issued During Fiscal Year	1
Principal Amount Matured During Fiscal Year	2,590,000
Principal Amount Defeased During Fiscal Year	, e e e e e e e e e e e e e e e e e e e
Principal Amount Unmatured End of Fiscal Year	\$25,385,000
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

Agency Long-Term Debt

with the entitled designs Redevelopment Agency Of The City Of Oakland **Redevelopment Agencies Financial Transactions Report** Agency Long-Term Debt Fiscal Year 2010 Central District Project Area **Project Area Name** 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 2021 Maturity Date Ending Year 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 Unmatured End of Fiscal Year

Principal Amount Defeased During 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

Agency Long-Term Debt

. Page:18

\$38,755,000

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2010

Project Area Name

Acorn Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross	1,417,000				\$1,417,000
(Include All Apportionments)			- 1		
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			<u> </u>	\$33,000
Lease Income					\$0
Sale of Real Estate		- July II.			\$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

ter Terrockholmann Render

Statement of Income and Expenditures - Revenues

Page

11/19/201

was by meters

~

网络 对心感动性性病

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report.

Statement of Income and Expenditures - Revenues

2010 Fiscal Year Broadway/MacArthur **Project Area Name**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross	5,052,000				\$5,052,000
(Include All Apportionments)					60
Special Supplemental Subvention			ļ		\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	85,000	27,000			\$112,000
Rental Income			- 1		\$0
Lease Income					\$0
Sale of Real Estate				The second section 1	\$0
Gain on Land Held for Resale			l		\$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	77 80 4 7 Dec. \$0-2	3445.55. , \$0	\$5,242,000

Hall Translation and Hall hat

Statement of Income and Expenditures - Revenues

Page 2

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal	Year	
--------	------	--

2010

Project Area Name

Central City East

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross	11,630,000	·			\$11,630,000
(Include All Apportionments)	· / <u>-</u> -				
Special Supplemental Subvention	<u> </u>		•		\$0
Property Assessments			· ·		\$0
Sales and Use Tax					\$0
Transient Occupancy Tax		•			\$0
Interest Income	280,000	122,000	ور معکم و سدوموسرد برد	,	\$402,000
Rental Income					\$0
Lease Income			5-3 1 12 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	र्वस्य के अस्ति । 	\$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

tal Transactions Resort

Character and Secenture

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	Income Housing Funds		Total
Tax Increment Gross	57,630,000		7 Fee	kv grit	\$57,630,000
(Include All Apportionments)					
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				212-2124 1452	\$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

अ इंडिंग्सिक्षित्रकार हिन्तुकार

Low/Moderate

Special

Statement of Income and Expenditures - Revenues

Page

11/19/201

The control throughton by the second

er en en en en en en en en en

the two states with

Redevelopment Agencies Financial Transactions Report :

Statement of Income and Expenditures - Revenues .

Fiscal Year 2010

Project Area Name Coliseum Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross	26,919,000				\$26,919,000
(Include All Apportionments)			1 13 1 1		
Special Supplemental Subvention			<u></u>		\$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			A Company of	i i i karanti e	\$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

ł	Statement of Income and Expenditures - Revenues	Page 5		÷		11/19/2010
!	an am in abilitari fin dhibbi, amada in danami, kusu ugi muha sunna suntada mabbasan pa i phaga sughi kusuk (kambabasan pa punk kambbasah pa		 ·*. 1961	710	 	

Anna Language

residence of the second

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year	2010					
Project Area Name	Oak Center Proj	ect Area	,			
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total	
Tax Increment Gross	-1,342,000				(\$1,342,000)	
(Include All Apportionments)		·····	1			
Special Supplemental Subvention					\$0_	
Property Assessments			1		\$0	
Sales and Use Tax					\$0	
Transient Occupancy Tax		1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2			\$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			1		\$0	
Other Payagues			1		£0	

tal Laneacuons rieporc

\$3,000

(\$1,336,000)

Little Houses Edwards

و د خونوري

Total Revenues

PERSON OF THE MODULE.

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year	2010	to any and the second to	<u> </u>	
Project Area Name	Oak Knoll		***	

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross	1,352,000				\$1,352,000
(Include All Apportionments) Special Supplemental Subvention		 			\$0
Property Assessments					\$0
Sales and Use Tax		<u> </u>			\$0
Transient Occupancy Tax				<u></u>	\$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

Page 7 Statement of Income and Expenditures - Revenues

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	Income Housing Funds	Revenue/Other Funds	Total
Tax Increment Gross	6,098,000			TTRUE	\$6,098,000
(Include All Apportionments)	,				
Special Supplemental Subvention				<u> </u>	\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax	·		we have the various		\$0
Interest Income	435,000				\$435,000
Rental Income	1,960,000				\$1,960,000
Lease Income			, , elt.	- x	\$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

Statement of Income and Expenditures - Revenues

Page

11/19/2010

erristle.

Low/Moderate

Special

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	-9,000				(\$9,000)
(Include All Apportionments)					
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 I

in Transactions Report

Statement of Income and Expenditures - Revenues

Page 9

والمستعد المحابس ومريا ويهدك فأعظمك مارا * \$ - a · I thankachinas a scior

Redevelopment Agency Of The Oity Of Octal and

Redevelopment(Agendles Financial) ग्रह्माङ्क्षीं का स्कृति

Statement of Income and Expenditures - Revenues									
Fiscal Year	2010								
Project Area Name	West Oakland		\$ 15 · .	- A .					
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total				
Tax Increment Gross	5,721,000			ie augustus de la	\$5,721,000				
(Include All Apportionments)				, ·	•				
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			100 70 100 100 100	<i>"</i>	\$0				
Bond Administrative Fees		•			\$0 [
Other Revenues					\$0				

im Transactions Report

...\$0 ,

of Hurns + Teavolables

Page 10

11/19/2010

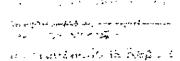
\$5,840,000

A PARAMETER SERVICE

Statement of Income and Expenditures - Revenues

\$5,840,000

Total Revenues



Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 201	0		M	·: 1				
Project Area Name Acc	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					\$(
Planning, Survey, and Design					\$(
Real Estate Purchases					\$(
Acquisition Expense		 -			\$(
Operation of Acquired Property					\$(
Relocation Costs					\$(
Relocation Payments					\$(
Site Clearance Costs					\$(
Project Improvement / Construction Co	osts 7,000				\$7,000			
Disposal Costs					\$(
oss on Disposition of Land Held for Resale					\$(

THE PART OF THE PROPERTY.

real real of in the State of

ومادام فمروك محصورة والرادان المعادر

.

Exercise Gray

Comment of the state of the sta

Commence of the second

Redevelopment Agency Of Title City Of Oakland

Re	developm	ient Agend	ies Financia	Transactions	Report	
THE RESERVE THE PROPERTY OF TH	Stateme	ent of Incom	e and Expenditu	ıres - Expenditure	S	the state according to the our according open
Fiscal Year	2010			•		
Project Area Name	Acorn Proj	ect Area				
,	Ca	pital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for R	esale					\$1
Rehabilitation Costs						\$1
Rehabilitation Grants						\$(
Interest Expense			·			\$
Fixed Asset Acquisitions						\$
Subsidies to Low and Moderate Inc Housing	come			,-, -,, -,		\$
Debt Issuance Costs						\$
Other Expenditures Including Pass- Through Payment(s)	-		 			\$
Debt Principal Payments:				100 FT 10 5 11.	···	
Tax Allocation Bonds and Notes			· -'t-			\$
Revenue Bonds, Certificates of Participation, Financing Authority Bonds						\$
City/County Advances and Loans			· 12 4 4 6	Tennentina	Sand	\$
All Other Long-Term Debt						\$
Total Expenditures		\$1,323,000	\$0	\$0	\$0	\$1,323,00
Excess (Deficiency) Revenues (under) Expenditures	over	\$171,000	\$0	\$0	\$0	\$171,00

and state of the s gas continue

ing gaing in passers were entry to the dispersion

Redevelopment Agency Of The City Of Oction 1

Redevelopment Agencles Financial Transactions Report

Statement of Income and Expenditures - Expenditures									
Fiscal Year 2	010		•						
Project Area Name Broa	Broady	vay/MacArthur							
		Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total			
Administration Costs	ſ	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				. 5. 8 / 18. /		\$0			
Relocation Payments						\$0			
Site Clearance Costs	[\$0			
Project Improvement / Construction	Costs	14,000	· · · · · · · · · · · · · · · · · · ·			\$14,000			
Disposal Costs	[2 1 - 30 F 44 P		\$0			
Loss on Disposition of Land Held for Resale	· . [•				\$0			

ida city () cashinoa :

Page 3

Statement of Income D10 roadway/MacArthur Capital Project Funds sale 16,000	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total \$0 \$0 \$0 \$904,000		
capital Project Funds sale	Funds	Income Housing	Revenue/Other	\$0 \$0 \$0 \$904,000		
Capital Project Funds sale 16,000	Funds	Income Housing	Revenue/Other	\$0 \$0 \$0 \$904,000		
Funds sale 16,000	Funds	Income Housing	Revenue/Other	\$0 \$0 \$0 \$904,000		
16,000				\$0 \$0 \$904,000		
16,000				\$0 \$0 \$904,000		
	888,000			\$0 \$904,000		
	888,000			\$904,000		
	000,000					
ne		<u> </u>		\$0		
· L				\$0		
	a musical state 23 in grading and in					
				\$0		
3,619,000				\$3,619,000		
•		•				
	265,000			\$265,000		
		2 024 350		\$0		
	. ; ; ;			\$C		
				\$0		
\$8,936,000	\$1,153,000	\$0	\$0	\$10,089,000		
(\$3,721,000)	(\$1,126,000)	\$0	. \$0	(\$4,847,000		
•	\$8,936,000	\$8,936,000 \$1,153,000	\$8,936,000 \$1,153,000 \$0 (\$3,721,000) (\$1,126,000) \$0	\$8,936,000 \$1,153,000 \$0 \$0 (\$3,721,000) (\$1,126,000) \$0 \$0		

`Pagẽ 4̈́

Statement of Income and Expenditures - Expenditures

Redevelopment Agencles Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Funds

Project Area Name

Central City East

Capital Project Debt Service Low/Moderate Special

Funds

Administration Costs	7,499,000	1 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$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			\$0

partitle ours - Erro saturas -

Income Housing

Revenue/Other

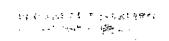
Total

.

Resale

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report									
Statement of Income and Expenditures - Expenditures									
Fiscal Year	2010	- value approximate description of the sale with the sale and the sale	Service and the service of the servi	n grand variable	* 3 Ag.	The second se			
Project Area Name	Centra	l City East							
•		Capital Project Funds	Debt Service Funds	Low/Moderate . Income Housing	Special Revenue/Other	Total			
				•					
Decline in Value of Land, Held for	or 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 Housing	Income [\$0			
Debt Issuance Costs	[\$0			
Other Expenditures Including Pathrough Payment(s)	ass- [12,200,000			;	\$12,200,000			
Debt Principal Payments:			,						
Tax Allocation Bonds and Notes	; [1,180,000		, <u>.</u>	\$1,180,000			
Revenue Bonds, Certificates of	[\$0			
Participation, Financing Authori Bonds	ty		. : 137	Gavier Dakis	ritt				
City/County Advances and Loan	ns (- 4.174.			\$0			
All Other Long-Term Debt					*,	\$0			
Total Expenditures		\$27,023,000	\$5,123,000	\$0	\$0	\$32,146,000			
Excess (Deficiency) Revent (under) Expenditures	ues over	(\$15,101,000)	(\$5,001,000)	\$0	\$0	(\$20,102,000)			



Low/Moderate

Special

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Debt Service

Fiscal Year 2010

Project Area Name Central District Project Area

Capital Project

	Funds	Funds	Income Housing	Revenue/Other	Total
Administration Costs	26,234,000	162,000			\$26,396,000
Professional Services					\$0
Planning, Survey, and Design					\$ 0 J
Real Estate Purchases					<u> </u>
Acquisition Expense					\$ 0
Operation of Acquired Property	2,078,000				\$2,078,000
Relocation Costs					\$0
Relocation Payments					\$0 J
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		1, -1	4. 1. 11. 19. 1	** 4 .	\$0

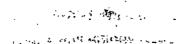
and the second of the second s

•

napares Cemandadas

CONTRACTOR PROFESSION OF PROPE

Resale



Redevelopment Agency Of The City Of Oakland Redevelopment Agencies Financial Transactions Report Statement of Income and Expenditures - Expenditures Fiscal Year 2010 Central District Project Area **Project Area Name Capital Project Debt Service** Low/Moderate Special Funds Revenue/Other Total Funds Income Housing Decline in Value of Land Held for Resale \$0 \$0 Rehabilitation Costs \$0 Rehabilitation Grants Interest Expense 12,455,000 \$12,455,000 **\$**0 Fixed Asset Acquisitions Subsidies to Low and Moderate Income **\$**0 Housing **Debt Issuance Costs** \$0 Other Expenditures Including Pass-\$0 Through Payment(s) **Debt Principal Payments:** \$11,150,000 Tax Allocation Bonds and Notes 11,150,000 Revenue Bonds, Certificates of \$0 Participation, Financing Authority Bonds icipfe tiffe fill focktianti City/County Advances and Loans \$0 All Other Long-Term Debt 55,000 \$55,000 ...สมสร้อง - กิราสสธรรยการ **Total Expenditures** \$32,713,000 \$23,822,000 \$56,535,000 . \$0 \$0 \$29,974,000 \$6,161,000 Excess (Deficiency) Revenues over (\$23,813,000) \$0 \$0 (under) Expenditures

Statement of Income and Expenditures - Expenditures Page 8 11/19/2010

Redevelopment Agency Of The Oity Of Oakland

Rec	levelopment Agen	cles Financia	l Transactions	Report	
g = 1 or	Statement of Incom	e and Expenditu	ıres - Expenditure	S	and the second second second second
Fiscal Year 2	010		The second secon	The state of the s	
Project Area Name	oliseum Project Are	a			
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	6,944,000			<u>.</u>	\$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			:11		\$0

CORNERS WANTERMEN,

and the second second

in' Toughanciners Come

maker was the same at the same .

and an amount of the con-

Resale

i i

	Redevelopment/Ac	jency Of The	City Of Oakla	nd			
Red	evelopment/Agenc						
, a man marin e e monte man en anterior monte en entre en	Statement of Income	and Expenditur	res - Expenditure	s 	CONTRACTOR OF THE STATE OF THE		
Fiscal Year 20)10		· .				
Project Area Name Co	oliseum Project Area						
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total		
Decline in Value of Land Held for Res	sale				\$0 I		
Rehabilitation Costs				\	\$0 1		
Rehabilitation Grants	<u> </u>			.:•	\$0		
Interest Expense		5,195,000			\$5,195,000		
Fixed Asset Acquisitions		0,100,000	<u> </u>	JJ	\$0		
Subsidies to Low and Moderate Incor	me				. \$0		
Debt Issuance Costs			<u> </u>		\$0		
Other Expenditures Including Pass-	21,013,000				\$21,013,000		
Through Payment(s)		, .	and the second second				
Debt Principal Payments:							
Tax Allocation Bonds and Notes		1,650,000			\$1,650,000		
Revenue Bonds, Certificates of					\$0		
Participation, Financing Authority Bonds		1. to 2					
City/County Advances and Loans		* 1.15 +	Serve of Shirt september	· Fu	\$0 1		
All Other Long-Term Debt				· // v	\$0		
Total Expenditures	\$35,290,000	\$6,845,000	\$0	\$0	\$42,135,000		
Excess (Deficiency) Revenues o (under) Expenditures	ver (\$7,839,000)	(\$6,718,000)	\$0	\$0	(\$14,557,000)		

\$596035659753 L

and emphasize the ex-

Statement of Income and Expenditures - Expenditures

Page 10

10%

Redevelopment Agency Of The City Of Oakland RedevelopmentAgendles Financial Viense Flons Report Statement of Income and Expenditures - Expenditures Fiscal Year 2010 **Project Area Name** Oak Center Project Area **Capital Project Debt Service** Low/Moderate Special Funds Funds Income Housing 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 \$0

. ... way Of Oaks at

Hung granuactions nedd

n Other's Propondation

or Western Re

and the second

Statement of Income and Expenditures - Expenditures

Resale

Page 11

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 Debt Service Low/Moderate Special Funds Funds Income Housing 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 \$0 Subsidies to Low and Moderate Income Housing 41° John Lib **Debt Issuance Costs** \$0 Other Expenditures Including Pass-\$0 Through Payment(s) **Debt Principal Payments:** Tax Allocation Bonds and Notes \$0 Revenue Bonds, Certificates of \$0 Participation, Financing Authority Bonds City/County Advances and Loans 582,546 \$582,546 र एक्टरवेक्क्स की बहर कि रहने कि बाहर हर ब All Other Long-Term Debt \$0 **Total Expenditures** \$1,138,000 \$582,546 \$0 \$0 \$1,720,546 Excess (Deficiency) Revenues over (\$2,474,000) (\$579,546) (\$3,053,546) (under) Expenditures

Statement of Income and Expenditures - Expenditures

Page 12

Commission and Administration of the Commission of the Commission

Authoritisms of the Section of the Contraction

Redevelopment Agency श्री पीन खें प्रशिवसीहात। Redevelopment Agencies Financial प्रकारहर्वी ons Report

· · · · · · · · · · · · · · · · · · ·	Statement of Income		The second of the second of		THE THE WHOLE WHO		
Fiscal Year 2	010		e e e e e e e e e e e e e e e e e e e				
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			210	_	\$0		
Planning, Survey, and Design				<u> </u>	\$0		
Real Estate Purchases					\$0		
Acquisition Expense					\$0		
Operation of Acquired Property	1,000		5. 有一种有效数据		\$1,000		
Relocation Costs			Spagnactions.		\$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 Object Calibrate

Same and the second section in the

TOTAL STREET

والمعادية المتابعة ا

See Markette 19

Redevelopment Agency Of The City Of Oakland Redevelopment Agendes (Anancial Transactions Report Statement of Income and Expenditures - Expenditures 2010 Fiscal Year Oak Knoll **Project Area Name** Capital Project Low/Moderate * **Debt Service** Special **Funds** Funds '-- '. Income Housing Revenue/Other Total Decline in Value of Land Held for Resale \$0 Rehabilitation Costs \$0 Rehabilitation Grants \$0 Interest Expense \$0 250 - 1 - 1 - 1 **Fixed Asset Acquisitions** \$0 Subsidies to Low and Moderate Income \$0 Housing **Debt Issuance Costs** \$0 Other Expenditures Including Pass-\$0 Through Payment(s) **Debt Principal Payments:** Tax Allocation Bonds and Notes \$0 Revenue Bonds, Certificates of \$0 Participation, Financing Authority Bonds City/County Advances and Loans \$0 All Other Long-Term Debt \$0 خياسه والمكاومية والمسار والمنا **Total Expenditures** \$1,220,000 \$0 \$0 \$0 \$1,220,000 Excess (Deficiency) Revenues over \$138,000 \$0 \$0 \$0 \$138,000 (under) Expenditures

or thioderate in the son

· 14.14 (1.14) [1.14]

Redevelopment Agency Of The Otty Of Oakland

Redevelopment Agendes Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2010 Oakland Army Base **Project Area Name Capital Project Debt Service** Low/Moderate Special Funds **Funds** Income Housing . Revenue/Other Total \$2,565,000 Administration Costs 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 The state of the state of the state of

> The way the right of the क्तम विस्तृत्वद्वीष्ट्रीड सुन्दृत् รายเกาะการที่สมหานไปและ

> > tracette forestly refer.

Loss on Disposition of Land Held for

Resale

\$0

不可以 とうちょ これのなからいこう

and it will brind the thing of

Redevelopment Agency Of The City Of Oakland Redevelopment/Agencles Financial Transactions Report Statement of Income and Expenditures - Expenditures Fiscal Year 2010 Substitution of the base of Oakland Army Base **Project Area Name Capital Project** Low/Moderate **Debt Service** Special **Funds** Funds Income Housing 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 \$0 Housing Debt Issuance Costs \$0 Other Expenditures Including Pass-5,005,000 \$5,005,000 Through Payment(s) **Debt Principal Payments:** Tax Allocation Bonds and Notes \$0 Revenue Bonds, Certificates of \$0 Participation, Financing Authority Bonds . That Carry Let Catherin City/County Advances and Loans \$0 All Other Long-Term Debt **\$**0 \$8,836,000 **Total Expenditures** \$0 \$0 \$0 \$8,836,000 (\$320,000) Excess (Deficiency) Revenues over \$0 \$0 \$0 (\$320,000) (under) Expenditures

ALTER DESIGN WELL

THE REPORT OF THE PROPERTY OF THE PROPERTY OF

Redevelopment/Agency Of The City Of Oakland & Redevelopment Agencles Financial Transactions Report Statement of Income and Expenditures - Expenditures Fiscal Year 2010 Other Project Areas **Project Area Name Capital Project** Debt Service Low/Moderate Special Funds Funds Income Housing Revenue/Other Total Administration Costs 7.391.000 3,862,000 \$11,253,000 Professional Services \$0 Planning, Survey, and Design \$0 Real Estate Purchases \$0 Acquisition Expense \$0 Operation of Acquired Property \$574,000 569.000 5,000 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 \$0

THE CHY OF GUIDENIA

in a Transportant Dans

en determinations granter

ال المعاديد مود الطائر بين الأما والسارات ال

Resale

. . ,

and the second second second

	Red	evelopment Ac	pency Of The	Gity Of Oakla		
R	edevelo	pment Agenc	ies Financial	Transactions	Report	
— тейтері Запат Асатора за навашнаю да т Пате о суще с	Sta	tement of Income	and Expenditu	res - Expenditure	S	er en e e decime encourse d'Essandre
Fiscal Year	2010					
Project Area Name Othe	Other F	Project Areas				
		Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
	-			<u> 44 - 5 - 45475 (11</u>	₹°, c	
ecline in Value of Land Held for	Resale		. 4.4	San	<u> </u>	\$0
ehabilitation Costs						\$0
ehabilitation Grants						\$0
terest Expense			4,949,000			\$4,949,000
xed Asset Acquisitions						\$0
ubsidies to Low and Moderate Ir ousing	ncome [\$0
ebt Issuance Costs	[\$0
ther Expenditures Including Pas hrough Payment(s)	ss-	512,004	*, * ~*	227,000	Ball Starts	\$739,004
ebt Principal Payments:			X X		•	
ax Allocation Bonds and Notes						\$0
evenue Bonds, Certificates of	[2,565,000			\$2,565,000
articipation, Financing Authority onds			· at	49. 1英语点配管	so al	
ity/County Advances and Loans			64,618			\$64,618
II Other Long-Term Debt				Was - Magazis Japas		\$0
Total Expenditures	Ţ.	\$6,538,004	\$7,578,618	\$17,798,000	\$0	\$31,914,622
Excess (Deficiency) Revenue (under) Expenditures	s over	(\$2,993,004)	(\$7,578,618)	(\$15,641,000)	\$0	(\$26,212,622

Statement of Income and Expenditures - Expenditures

Page 18

Strate Strate Strate Strate

Redevelopment Agency Of The Oily Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2	010		ı		
Project Area Name	Vest 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		-:	Carlo fra	/.	\$0
Planning, Survey, and Design				<u></u>	\$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					\$0

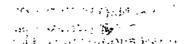
The openioning the control of the co

refinics (Experiences)

Statement of Income and Expenditures - Expenditures

Resale

Page 10



Redevelopment Agency Of The City Of Oakland Redevelopment Agencies Financial Transactions Report Statement of Income and Expenditures - Expenditures 2010 Fiscal Year West Oakland **Project Area Name** Capital Project Special **Debt Service** Low/Moderate Income Housing Funds Funds Revenue/Other Total , Decline in Value of Land Held for Resale \$0 Rehabilitation Costs \$0 \$0 Rehabilitation Grants 5.000 \$5,000 Interest Expense **Fixed Asset Acquisitions** \$0 Subsidies to Low and Moderate Income \$0 Housing **Debt Issuance Costs** \$0 Other Expenditures Including Pass-5,277,000 \$5,277,000 Through Payment(s) **Debt Principal Payments:** Tax Allocation Bonds and Notes \$0 Revenue Bonds, Certificates of \$0 Participation, Financing Authority Bonds -Thor Citys OF-Oakland City/County Advances and Loans \$8,378 All Other Long-Term Debt \$0 **Total Expenditures** \$7,708,000 \$13,378 \$0 \$7,721,378 (\$1,868,000) (\$13,378) Excess (Deficiency) Revenues over (\$1,881,378) (under) Expenditures

1,00% (MOTEMBE) /

*** ***

The state of the s

related a first of the first or and the

Redevelopment Agency Of The City Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources 2010 Fiscal Year **Acorn Project Area Project Area Name Capital Project Debt Service** Low/Moderate Special Funds Funds Income Housing Revenue/Other Total Proceeds of Long-Term Debt \$0 \$0 Proceeds of Refunding Bonds Payment to Refunded Bond Escrow Agent \$0 Advances from City/County \$0 Sale of Fixed Assets \$0 Miscellaneous Financing Sources (Uses) \$0 \$93,000 Operating Transfers In 93,000 Tax Increment Transfers In 352,000 \$352,000 41. (93,000 Operating Transfers Out \$93,000 Thailte

352,000

(To the Low and Moderate Income Housing Fund)

Tax Increment Transfers Out

Total Other Financing Sources (Uses) (\$259,000)

e ji or siss Whyace teams

Blischela Teanflieding.

Act Marga

-\$259,000

Rose on Language Language

\$352,000

\$0

\$0

Redevelopment Agency Of The City Of Oakland

kiegskandistrijus (Rejector) Report

Fiscal Year	2010		•		
Project Area Name	Acorn Project A	rea			
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and	(\$88,000)	\$0 -	\$259,000	\$0	\$171,000
Other Financing Sources over Expenditures and Other Financing Uses		e contrib	रकीं स्थान संस्थात • कीं स्थान संस्थात		
Equity, Beginning of Period	\$2,547,000	\$545,125	\$322,000	\$0	\$3,414,125
Prior Period Adjustments		i.		-	\$0
Residual Equity Transfers					\$0
		erg star	age typhia had accepting		
Equity, End of Period	\$2,459,000	\$545,125	\$581,000	\$0	\$3,585,125

ili one melikur nebelaje tenje timbili j

Wiennessi franchishing

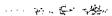
Redevelopment/Agency/Of The City/Of Oakland

RedevelopmentAgencies Financial Transactions Report

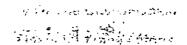
Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	2010				
Project Area Name	Broadway/MacA	rthur	,		
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt		<u> </u>			\$0
Proceeds of Refunding Bonds		- f	militar i i i i i i i i i i i i i i i i i i i		\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County				·	\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	368,000		1. 36 3 1. 3 1. 2		\$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			Ī	\$1,254,000
(To the Low and Moderate Income Housing I	=und)		•	~	
Total Other Financing Sources (Uses)	(\$1,980,000)	\$1,090,000	\$1,258,000	\$0	\$368,000

- of ords. Charliffmanemot



Redevelopment Agency Of The City Of Oakland: Redevelopment Agencles Financial Transactions Report Statement of Income and Expenditures - Other Financing Sources 2010 Fiscal Year **Project Area Name** Broadway/MacArthur **Capital Project Debt Service** Low/Moderate Special Funds Income Housing Revenue/Other Funds Total (\$5,701,000) (\$36,000) \$1,258,000 \$0 (\$4,479,000) Excess (Deficiency) of Revenues and Other Financing Sources over **Expenditures and Other Financing Uses** 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 -\$18,849,000 Commence of the Afficial Control Photocial Francisco Con englisted and or of the compatible and activation of tibe one thought the



Redevelopment Agency Of The Oily Of Oakland

Redevelopment Agendes Finandal Vienesellone Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	2010				
Project Area Name	Central City Eas			·	
	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		p. n. to analy y		\$3,164,000
Operating Transfers In		4,510,000	19,000		\$ 4,529,000
Tax Increment Transfers In			2,882,000	ľ	\$2,882,000
Operating Transfers Out	4,510,000	19,000			\$4,529,000
Tax Increment Transfers Out	2,882,000			j.	\$2,882,000
(To the Low and Moderate Income Housing F	-und)	•			
Total Other Financing Sources (Uses)	(\$4,228,000)	\$4,491,000	\$2,901,000	\$0	\$3,164,000

now other compagnition now Of The Church Oakle

A STATE OF THE STATE OF THE STATE

er er en en en 1900 kalter statoare e

Redevelopment Agency Of The Offly Of Oaldand

Fiscal Year	2010				
Project Area Name	Central City Eas	st	, -		
	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
rior Period Adjustments			·	····	\$0
esidual Equity Transfers		1 2 1		•	\$0
		11,	477 Sept. 1986		
		5.5.33; II	(૧૯-C. ૧૪ જ ૩,૩૪૬ છે) પ્લેટ)	3	
			\$8,700,000	\$0	\$89,409,000

10V Of The Gity Of Garn

Bed Street Add or Considering to

Paul Care Committee Committee

1966年的第三人称单位

30 - 30

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		, <i>f</i>		\$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] .	J	\$14,306,000			
(To the Low and Moderate Income Housing I	Fund)		-	·				
Total Other Financing Sources (Uses)	(\$38,302,000)	\$23,644,000	.,\$16,599,000	\$0	\$1,941,000			

on the second materials in the materials of the second sec

with any otherwise Many

The organism of the address of

Statement of Income and Expenditures - Other Financing Sources

Page 7

republished the first



Redevelopment Agency Of The Olly Of Oakland

year and an over more than the second and an area and the second a			- Other Financing		- 4 manual
Fiscal Year	2010	A t. d	and the state of		
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 obther Financing Sources over expenditures and Other Financing Uses	(\$8,328,000)	(\$169,000)	\$16,599,000	\$0	\$8,102,000
uity, Beginning of Period	\$147,852,000	\$16,642,868	(\$18,854,000)	\$0	\$145,640,868
or Period Adjustments			,		\$0
idual Equity Transfers					\$0
quity, End of Period	\$139,524,000	\$16,473,868	· (\$2,255,000)·	\$0	\$153,742,868
			. 		
	•	1 4 6 4	to the same of the same	-	
	·	· YWEE	READY SELECTED	<i>5</i>	
		Peldigi	at 11905estere	·,	
·		. ** ****	Markey Misself Com	•	
			A Transition		
		ey veg Føys # Polyge prø	1 4.2.		
		4	Le sofamilie de c		

Statement of Income and Expenditures - Other Financing Sources

Page 8 m in 1935.

the days for a max

and the section of the State of the

Recevelopment Agency Of This Otty Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	2010	الله المسرة الله الله	المعين سواده المجتمع عداد والاراد الرابعة		
Project Area Name	Coliseum Projec	t Area			
	Capital Project Funds	Debt Service Funds;;; 7	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt				<u> </u>	\$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	40 F 45	· 1.12年李宝 1.47。在	Ĺ	\$6,679,000
(To the Low and Moderate Income Housing F	-und)		· · · · · ·	r	
Total Other Financing Sources (Uses)	(\$10,794,000)	\$6,459,000	\$6,706,000	\$0	\$2,371,000

on it the Mark the care

dene medal Transactions

monures - Other risancing t

Burks on framanskapans

Redevelopment Agencies Einengel Trensections Report

State	ment of Income an	d 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		
			e e my mm e				
Excess (Deficiency) of Revenues and	(\$18,633,000)	(\$259,000)	\$6,706,000	\$0	(\$12,186,000		
Other Financing Sources over Expenditures and Other Financing Uses		•• • • •	rregion de la maria, la				
quity, Beginning of Period	\$123,473,000	(\$2,278,009)		\$0	\$129,539,991		
rior Period Adjustments					\$0		
Residual Equity Transfers					\$0		
		1.114 - 124 - 173 1	The section of the se				
		المراجعة ا	क हैं। इन १० व्यक्ता	; ;-			
Equity, End of Period	\$104,840,000	(\$2,537,009)	\$15,051,000:	\$0	\$117,353,991		
				-	,		
		t of post of	i de la Carte de Cart	• •			

Bigunalai Brancacichiane

, , signification in a

Redevelopment Agency Of The City Of Oakland

إعلامه ما ويواري و

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	2010	ř	-		
Project Area Name	Oak Center Proj	ect 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		etan ee es			\$ 0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County		7.17 ·			\$0
Sale of Fixed Assets		was in the second	1 18. 11. 11.		\$0
Miscellaneous Financing Sources (Uses)	597,143	182,546			\$779,689
Operating Transfers In		400,000	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		\$400,000
Tax Increment Transfers In		के. के _{के विशेष} भूके			\$0
Operating Transfers Out	400,000				\$400,000
Tax Increment Transfers Out	·				\$0
(To the Low and Moderate Income Housing I	-und)				
Total Other Financing Sources (Uses)	\$197,143	\$582,546	\$0	\$0	\$779,689

ยาเหรียงตา เรียกระ ดีได้รับและรู้ เ

arieta (1780ania) - 2

and the committee that is

- Company (F新野 Production)。 でもなって、それで、くって、Vinte Nation。

RedevelopmentAgency Of The City Of Oakland

Redevelopment/Agencies Financial Transactions Report

State	ment of Income and	d Expenditures -	Other Financing	Sources	
Fiscal Year	2010	. ,,	The Section of the second		
Project Area Name	Oak Center Pro	ect Area	·		
•	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
			To the option of a treat	٠.	
Excess (Deficiency) of Revenues and	(\$2,276,857)	\$3,000	\$0	\$0	(\$2,273,857)
Other Financing Sources over Expenditures and Other Financing Uses		31 (1 24) 1 (1)	e de la companya de La companya de la co		
Equity, Beginning of Period	\$830,857	\$1,214,454	\$0	\$0	\$2,045,311
Prior Period Adjustments					\$0
Residual Equity Transfers		And the second of the	a and		\$0
		;·, ;	"		
			operalis Methodologic english.		
Equity, End of Period	(\$1,446,000)	- \$1,217,454	\$0	\$0	(\$228,546)

Barrier Barrer

one the few thing of timber

Suppliers on took Emission of t

Carried Barrier March

The part of the transport of the property of the same

Statement of Income and Expenditures - Other Financing Sources

Page 12

Redevelopment Agency Of The City Of Oakland

Redevelopment Agendes 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		7 Mgm 2 18 17 9].s	\$169,000
Operating Transfers Out			90,000		\$90,000
Tax Increment Transfers Out	169,000] .	<u> </u>	\$169,000
(To the Low and Moderate Income Housing F	Fund)	, .	e e	•	
Total Other Financing Sources (Uses)	(\$152,615)	\$0	\$79,000	\$0	(\$73,615)

ON THE PHYSICAL PROGRAMS

motorcide Francischer

អណាចនេះ «Office Or មុខជាច្នៃ ៥

to the same of the law in the

material Charlemanns t

Redevelopment Agency Of The City Of Oakland

Redevelopment Agendes Financial Transactions Report

Fìscal Year	2010	•	30.25		
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
	\$353,615	\$0	\$500,000	\$0	\$853,615 \$0
Equity, Beginning of Period Prior Period Adjustments Residual Equity Transfers	\$353,615	programme and the second secon	\$500,000	\$0	
Prior Period Adjustments	\$353,615	. 1,- C 1 - 1 - 2	\$500,000		\$0

eybradenvorgaku

إسام فامتحوه كالمنصف فالفائح المرفاق فيروا والمراجع المراد

and the control of th

.

LONG OF ST WING TOOMING

Statement of Income and Expenditures - Other Financing Sources

Page 14

Redevelopment Agency Of The Office Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	2010				
Project Area Name	Oakland Army B				
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds			1 . 4 . 7 8 . 7 . 2 . 44		\$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			e totale ye	·	\$0
Tax Increment Transfers Out	1,514,000	· · ·		j	\$1,514,000
(To the Low and Moderate Income Housing F	-und)	• `	• • • •	•	
Total Other Financing Sources (Uses)	(\$1,110,000)	\$0	\$1,514,000	\$0	\$404,000

WY U. THE UNIVERSITY OF MARK

والمناورة ويعافه والإراد والمواد

uulis – kraame Noegari.

A ST FREE STREET

Statement of Income and Expenditures - Other Financing Sources

ar Man Di Page 15 級数級級

Redevelopment Agency Of The Offy Of Oakland

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources 2010 Fiscal Year **Project Area Name** Oakland Army Base **Capital Project Debt Service** Low/Moderate Special Funds Funds : : : Income Housing : Revenue/Other Total (\$1,430,000) \$0 \$1,514,000 \$0 \$84,000 Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses \$1,306,000 \$0 \$84,313,000 Equity, Beginning of Period \$83,007,000 Prior Period Adjustments \$0 \$0 Residual Equity Transfers بالمعر يتجعمهم والأوارات

\$81,577,000

and the state of the seasons of the seasons

्राक्ष्मित्र के विद्योग्ड विकास का क्षेत्र के किल्का करू

\$2,820,000

anditures - Otam Hinselding S

्राच्या । विकास स्थापना । व्याच्या विकास स्थापना स्थापना । विकास स्थापना स्थापना ।

Equity, End of Period

\$84,397,000

يج والورد كالمراج والمراج المراج المر

Redevelopment/Agency@?Tiple City@?@akland

Redevelopment Agendes Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	2010	10015	্ পুরুষ্টের মুক্তর কু লিক্র্		
Project Area Name	Other Project A	eas	2947		
	Capital Project Funds	Debt Service - Funds	Low/Modèrate Income Housing	- Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds		ا بروه د اما		··	\$0
Payment to Refunded Bond Escrow Agent			, , , , , , , , , , , , , , , , , , , ,		\$0
Advances from City/County					\$0
Sale of Fixed Assets		.,,	13 13 13		\$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	ĺ ſ	\$19,000
Operating Transfers Out	74,000		7,580,000		\$7,654,000
Tax Increment Transfers Out	19,000			ת	\$19,000
(To the Low and Moderate Income Housing F	und)				
Total Other Financing Sources (Uses)	\$1,960,476	\$7,581,996	(\$18,993,000)	\$0	(\$9,450,528)

Same and the second of the sec

Pinencial Causactions

January - Other Phanch, &

्रात्याच्या । अस्तर्यक्षात्राच्या । स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य स्टब्स्स्य

a Concept of the State of the Control of the Contro

The second of the second

Redevelopment Agency Of The City Of Oakland

Other Financing Sources over Expenditures and Other Financing Uses	al Year	2010	ومود بأميوه و	i se vija se se Har sektorek i j	of sage	
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses uity, Beginning of Period or Period Adjustments sidual Equity Transfers Equity, End of Period \$13,178,000 (\$8,009,441) \$67,287,000 \$0 \$72,455	ect Area Name	Other Project Ar	'eas			
Other Financing Sources over Expenditures and Other Financing Uses uity, Beginning of Period \$14,210,528 (\$8,012,819) \$101,921,000 \$0 \$108,118 or Period Adjustments uity and Equity Transfers Equity, End of Period \$13,178,000 (\$8,009,441) \$67,287,000 \$0 \$72,455				Low/Moderate		Total
Expenditures and Other Financing Uses uity, Beginning of Period \$14,210,528 (\$8,012,819) \$101,921,000 \$0 \$108,118 or Period Adjustments sidual Equity Transfers Equity, End of Period \$13,178,000 (\$8,009,441) \$67,287,000 \$0 \$72,455		(\$1,032,528)	\$3,378	(\$34,634,000)	\$0 [(\$35,663,150)
Sidual Equity Transfers			•			
Sidual Equity Transfers	nning of Period	\$14,210,528	(\$8,012,819)	·	\$0	\$108,118,709
Equity, End of Period \$13,178,000 (\$8,009,441) \$67,287,000 \$0 \$72,455	Adjustments			<u> </u>		\$0
Equity, End of Period \$13,178,000 (\$8,009,441) \$67,287,000 \$0 \$72,455	uity Transfers			,		\$0
Equity, End of Period \$13,178,000 (\$8,009,441) \$67,287,000 \$0 \$72,455		-				
A STANDARD TO STAN	and a 6 December of	£42.470.000 L				A70.455.550
of the part of the state of	nd of Period	\$13,178,000	(\$8,009,441)	r (II na recentar estas començativas saugum, f _{eli} (1900 - 1 0 noment II	**************************************	\$72,455,559
ক বিশ্বস্থান্ত কৰা কৰিছে । প্ৰতিষ্ঠান কৰিছে বিশ্বস্থান কৰিছে । জনবিশ্বস্থান কৰিছে বিশ্বস্থান কৰিছে বিশ্বস্থান কৰিছে ।			سؤير ويعوزي			
			ត់ <u>ដែលខ្</u> មែរការ	SKE A CIENDANIER START KA	e	
And the state of t						
The Control of the Co						
encillance of them History of an 3						•

Statement of Income and Expenditures - Other Financing Sources

, Page 18

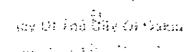
Redevelopment Agency Of The City Of Oakland

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		Programme and Albertaine	^	\$1,418,000
(To the Low and Moderate Income Housing	Fund)	1 4 4 3 4		te exi	
Total Other Financing Sources (Uses)	(\$936,000)	\$14,000	\$1,418,000 · ·	·, \$0	\$496,000°

rey Of The City Of Cakia



Redevelopment Agency Of The City Of Oakland

Drainet Area Name					
Project Area Name	West Oakland				
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and	(\$2,804,000)	\$622	\$1,418,000	\$0	(\$1,385,378)
Other Financing Sources over Expenditures and Other Financing Use	es	• • •			
quity, Beginning of Period	\$10,691,000	\$381,	\$2,147,000	\$0	\$12,838,381
rior Period Adjustments					\$0
esidual Equity Transfers			a try haske	<u> </u>	\$0
			n a na makabing s	• •	
Equity, End of Period	\$7,887,000	\$1,003	\$3,565,000	\$0	\$11,453,003
Residual Equity Transfers	\$7,887,000		e investore.		\$11,453,0
•		46 × 10° 10°	ann a fir tiotae	•	
		* · · · · · · ·	e e e e e e e e e e e e e e e e e e e	•	
		. 6.6.24	. Protest date at with a		

The second of th

Redevelopment Agency Of The Otty Of Oakland

Reclevelopment 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
		, <u>p </u>		; ;			
Assets and Other Debits				the restaurance			
Cash and Imprest Cash	158,733,000	612,000	61,553,000				\$220,898,000
Cash with Fiscal Agent					Calpida .		\$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		Paragraphy (sector		\$156,038,000
Contracts Receivable					To Valdability		\$0
Lease Payments Receivable							\$0
Unearned Finance Charge			11200181	recondituies -			\$0
Due from Capital Projects Fund							\$0
Due from Debt Service Fund							\$0
Due from Low/Moderate Income Housing Fund					THE PARTY OF THE		\$0
Due from Special Revenue/Other Funds							\$0

Castinancia francis . Castinancia francis

industria seta sensira persuasi La Albertagrafia Superfat La La Landana april 20190 area

Redevelopment Agency Of The City Of Oakland

along the straight we appear the processing

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
				<u> </u>			
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		****	<u> </u>	\$163,919,000
Allowance for Decline In Value of Land Held for Resale		- 1.00 Sept. 1	S. Section 5	Complete Ballacens			\$0
Fixed Assets: Land, Structures, and Improvements					S. Talk Dill S. V. S.	6,583,200	\$6,583,200
Equipment			5.00				\$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)			grates to a firm of	e de la companya de l			
			Section 2 has a second	ARTHUR STEEL STEEL STEEL			

, a comment figures.

and makes a seed Open a Dooring

Line which is a Digital of

1, , ,;,

Balance Sheet - Assets and Other Debits -

., Page 2

11/19/2010

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		46.	N. Maria	\$3,211,000
Interest Payable				. , ,	_	2N S	\$0
Tax Anticipation Notes Payable .						\$34.5 28.5	\$0
Loans Payable			•		20		\$0
Other Liabilities	89,831,000		105,352,000	1.			\$195,183,000
Due to Capital Projects Fund					-		\$0
Due to Debt Service Fund						Řav	\$0
Due to Low/Moderate Income Housing Fund					* 2	2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	\$0
Due to Special Revenue/Other Funds							\$0
Tax Allocation Bonds Payable [- Signal Control	/ ** ** **	404,275,000		\$404,275,000
Lease Revenue, Certificates of Participation Payable					84,510,000		\$84,510,000
Financing Authority Bonds				,			
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

The second of the second

and the state of t

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		Sa Market		\$551,935,000
Fund Balance Unreserved-Designated							\$0
Fund Balance Unreserved-Undesignated					1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		\$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

जानताल भागा । तान होने संक्रिक

्रा । तात्र व्यवस्थितः देवे क्राइन्स्रीकृतः

or and who my property the fifth of the configuration

who are not recorded to the graph of

est beath de his orald rando

Moverness are

Enols , Edward

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

कार कासर्टी

Statement of Income and Expenditures

Revenues - Consolidated

Fiscal Year 2010

	Captial Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
		. ,	The second section of the section of the second section of the section of the second section of the secti		
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
Interest Income	\$2,031,000	\$288,000	\$754,000	\$0	\$3,073,000
Rental Income	\$8,385,000	\$0		· \$0	\$8,385,000
Lease Income	\$0	\$0،	\$0,\$	ख्र . . \$ 0	\$0
Sale of Real Estate	\$0	\$0	. , \$0	<u>. \$0</u>	\$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	<u>.</u> . \$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

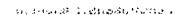
members transactions.

Revenues - Consolidated

Page 1 Liber Trade are

was the contract of the contract

11/19/2010



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.	<u>,,, , \$0 .</u>	· \$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 I 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

e projek tretopekt dien i 17 oktober 22 Generalis 18 oktober 22 Generalis

anglal Transpullings Rec

a ve market

Expenditures - Consolidated

11/19/2010

्रिके २०११ कुँ । १८ १८ १८ १८ १८ १५ १ सम्बद्धाः स्टब्स्यकारम् स्टब्स्य स्टब्स्यक्त

and the second s

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

Expenditures - Consolidated

Fiscal	l Year	2010	n
--------	--------	------	---

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other	Total
	Α	B . yest	أر فوالمِيْكُ إِنْ عَامِد مِنْ سَالَةٍ		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)

Expenditures - Consolidated

11/19/2010

مواجع في المنظمة المنظ منظمة المنظمة المنظمة

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

Statement of Income and Expenditures Other Financing Sources (USes) Consolidated

5 :1 2 :	0040							
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		
Proceeds of Refun	ding Bonds	\$0	. , \$0	\$0	\$0	\$0		
Payment to Refund Agent	led Bond Escrow	\$0	\$0	\$0	\$0	\$0		
Advances from City	y/County	\$0	\$0	\$0	\$0	\$0		
Sale of Fixed Asset	ts	\$0	\$0	\$0	\$0	, \$0		
Miscellaneous Fina	ancing Sources (Uses)	\$11,321,004	\$184,542	(\$11,506,000)	\$0	(\$454)		
Operating Transfer	rs in	\$183,000	\$43,728,000		\$0	\$46,328,000		
Tax Increment Tran	nsfers In			\$28,593,000		\$28,593,000		
Operating Transfer	rs Out	\$38,515,000	\$50,000 ·	\$7,763,000	\$0	\$46,328,000		
Tax Increment Trar	nsfers Out	\$28,593,000	\$0		· · · · · · · · · · · · · · · · · · ·	\$28,593,000		
(To the Low and Housing Fund)	d Moderate Income		7 77 3	an man and a sign of a sign of a	AF*			
Total Other Financ	ing Sources (Uses)	(\$55,603,996)	\$43,862,542	\$ 11,741,000 ¥	ita inu \$0	(\$454)		

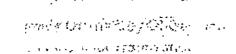
nication and Econolitimes"

Other Financing Sources (Uses) - Consolidated

Page 1

11/19/2010

and the first state of the second of the sec



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
	Α	В	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

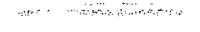
A CONTRACT OF THE PROPERTY OF

المراجع والمعرب

Other Financing Sources (Uses) - Consolidated

Page 2

11/19/2010



د ساليميد پېښو د وي اور زورو د پېښوند د د

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

\$28,593,000

\$46,328,000

Tax Increment Transfers In Operating Transfers Out

\$46,328,000

Tax Increment Transfers Out

\$28,593,000

and the same of the same o

John College Pro-

and the first of the second of

The second second

and the second of the second

and the second s

a merchy Offognasia, -

- Sectionary Constructor Contracts

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

Page 1

11/19/2010

1.

2.

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: Prer Prep

oarer's Name, Title: <u>Jeff</u> i	rey P. Levin, Hsg &	Policy Program Manager Preparer's E-Mail A	Address: jplevin@oaklandnet.com
oarer's Telephone No: _	510-238-6188	Preparer's Facsimile No:	510-238-3691
		GENERAL INFORMATION	
Project Area Information	on		
	was last amended (ended after 2001 to e	adopted: 1961 if applicable): 2006 extend time limits per Senate Bill 211 (Chapte 01 / 01 / 2012 mo day yr	т 741, Statutes of 2001)? Yes No <u>_X</u> _
b. If project area nam	ne has changed, give	previous name(s) or number: N/A	
c. Year(s) of any men	rgers of the project a	rea: <u>N/A</u> , , , , , , , , , , , , , , , , , , ,	
Identify former pro	oject areas that merg	ged: <u>N/A</u>	
d. Year(s) project are	a plan was amended	I involving real property that either:	
(2) Removed pro	operty from plan:	<u>N/A</u> , , , ,	
Affordable Housing Re	placement and/or In	clusionary or Production Requirements (Secti	ion 33413).
requirements apply to co 33413 to a project area	lwelling units destro plan adopted before	neended after 1975: Pursuant to Section 33413 yield or removed after 1995. The Agency can be 1976. If the agency has elected to apply all compared and a 33413 requirements addressed in the scope of	choose to apply all or part of Section or part of Section 33413, provide the dat
Date: / / / mo day y	Resolution	Scope (applicable Section 33413 requiremen	its):
Post-1975 project areas inclusionary or product		as added by amendment after 1975 to pre-1975 Section 33413 apply.	76 project areas: Both replacement and

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.

Agency	Nam	e: Redevelopment Agency of the City of Oakland	Project Area Name	e: <u>Acon</u>	1	
<u>Pro</u>	ject .	Area Housing Fund Revenues and Other Sources				
3.	year Rev	ort all revenues and other sources of funds from this project. Any income related to agency-assisted housing located ou enue" on Line 3j. (of this Schedule A), if this project area is r revenue sources not reported on lines 3a3i., should be re	tside the project are named as beneficia	a(s) should be repor	ted as "O	ther
	for i and Tax depe	er on Line 3a(1) the full 100% of gross Tax Increment allocates (refer to Sections 33401, 33446, & 33676). Compute the enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SEI Increment set-aside allotted before any exemption and/or desited to the Housing Fund [Line 3a(7)], subtract allowable in the net amount allocated to the Housing Fund [Line 3a(4)]	ne required minimur RAF on Line 3a(3). eferral. To determi amounts exempted [m percentage (%) of Next, on Line 3a(4), ne the amount of Ta	gross Ta , report tl x Increm	x Increment he amount of ent
	a.	Tax Increment: (1) 100% of Gross Allocation:		\$ <u>1,417,075</u>	<u> </u>	
		(2) Calculate only 1 set-aside amount: either (A) or (B) be	elow:			
		(A) 20% required by 33334.2 (Line 3a(1) x <u>20</u> %)	:	\$283,41	<u>5</u>	
		(B) 30% required by 33333.10(g) (Line 3a(1) x <u>30</u> %) (Senate Bill 211, Chapter 741, Statutes of 2001)	:	\$	-	
		(3) Supplemental Education Revenue Augmentation F	und (SERAF):	•	•	
		(A) SUSPENSION: Only allowed in FY2009-10. H&SC Section 33334.2(k) allows agencies to susper of the set-aside allocation on line 3a(2) to pay FY20	09-10	(\$	<u>,</u>	
		SERAF (complete Sch A, page 3, #4 and Sch-C, pa (B) <u>SERAF REPAYMENT of FY2009-10 SUSPEND</u> (complete Sch A, page 3, #4 and Sch-C, page 3, 8e	ED amount	\$		
		(4) Net amount of tax increment allocated to Housing F If the net amount of set-aside allocated is less than th minimum, identify the project area(s) making up any and explain on page 4, box #5 [per 33334.3(i)].	' <u>und</u> ne required		\$	283,415
		(5) Amount Exempted (H&SC Section 33334.2)		(\$)	
		[if there is an amount exempted, also complete page (6) Amount Deferred (H&SC Section 33334.6) [if there is an amount deferred, also complete pages	•	(\$)	
		(7) Total deposit to the Housing Fund [Net result of Li		a(6)]:	\$ <u> </u>	283,415
	b.	Interest Income:			\$	16,052
	c.	Rental/Lease Income (combine amounts separately reporte	d to the SCO):			28,002
	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	e 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

Ag	ency Name: _Redevelopment Agency of the City of Oakland	Project Area Name:	Acom				
Suj	Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit						
4.	Check box below and provide information only if the agency, between option (Sch A, page 2, Line 3a(3)(A) and did not make the required Housing Fund for the purpose of using suspension funds to meet the	minimum allocation and dep	osit of tax increment to the	7			

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.

to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

Instructions: <u>Please include amounts for ALL fiscal years between FY2009-10 and FY2014-15</u> (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 fo	ollowing information	on
Check only one of the Health and Safety Code Sections below (Note: An Annual Finding is required to be	•	
Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate incom	ne housing.	
Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need	d.	
Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-asi and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this fur	•	6)
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	r
	mo day yr	_

	BOX #5 Identification of Project area and Refer to Sch A, page 2, Line 3(a)		posit is LESS THAN the re	quired minimum		
			•			
rral(T: 2 (0) 1 11				
(1)	If a Deferral was claimed on Page 2, <u>Check only one</u> of the Health and S.		than the required amount, c	complete the following inform		
	Section 33334.6(d): Applicabl to HCD before September 1986 can include those incurred after	6 regarding needing tax inc	rement to meet existing obl	ligations. Existing obligation		
	Note: The deferral previous					
	allowable in each fiscal year					
	Other Health & Safety Code Se	ection here:				
(2)	For any deferral claimed on page 2, L	ine 3a(6) and Line 5b(1) al	bove, identify:			
	ate that initial (1st) finding was adopte		•	sent to HCD://		
	doption date of <u>reporting year finding</u>			•		
A	doption date of <u>reporting year miding</u>	mo day yr	.esolution # Date	mo day		
	A deferred set-aside per to Section 3					
			year and the cultilities at			
	F set-aside deferred and repayments r			nount deferred as of end of		
	REPAYMENTS	Amount Deferred	REPAYMENTS	Cumulative Amount		
		T	1			
	REPAYMENTS	Amount Deferred	REPAYMENTS of Deferrals <u>During</u>	Cumulative Amount Deferred (Net of Any		
	REPAYMENTS Fiscal Year	Amount Deferred	REPAYMENTS of Deferrals <u>During</u>	Cumulative Amount Deferred (Net of Any Amount(s) Repaid *)		
	REPAYMENTS Fiscal Year (1) Last Reporting FY	Amount Deferred This Reporting FY	REPAYMENTS of Deferrals During Reporting FY	Cumulative Amount Deferred (Net of Any Amount(s) Repaid *) \$ \$ *		
of	REPAYMENTS Fiscal Year (1) Last Reporting FY (2) This Reporting FY	Amount Deferred This Reporting FY \$ f deferred set-aside should nown above differs from w	REPAYMENTS of Deferrals During Reporting FY \$ also be shown on HCD-Contact was reported on the la	Cumulative Amount Deferred (Net of Any Amount(s) Repaid *) \$ \$ * * C, page 3, Line 8a.		

Project Area Name: Acom

Agency Name: <u>Redevelopment Agency of the City of Oakland</u>

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	уr
Identify Resolution # Date Resolution sent to HCD		/	/
	mo	day	yr
When was the last amended plan adopted for the claimed deferral?		/	1.
	mo	day	yr
Identify Resolution # Date Resolution sent to HCD		/	/
-		day	127

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).

·	Number	of Hou	seholds	/Units/E	Bedrooms
Project Activity	\ 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:

	 110	under o	i iiouse	HUIUS	
Other Activity	 ٧L	Ļ	М	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.

Number of Households

a.	As required in Section 33080.4(a)(2) for a redevelopment project of number of elderly and nonelderly households, by income category, edisplacements will be reported for the next reporting year on Line 6)		iced. (Not			
	Project Activity	VL	L	M	AM	Total
	Households Permanently Displaced - Elderly	 		 ""	7.37	0
	Households Permanently Displaced - Non Elderly	+	·			0
	Households Permanently Displaced - Total					0
	As required in Section 33413.5, for the current fiscal year, identify e the permanent displacement, destruction, and/or removal of dwelling 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 model.	g units and b	edrooms i	mpacting t		
Pu	Developed Inside the Project Area to Fulfill Requirements of Other arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the agencies that the aggregation of dwelling units in one or more	e project are ency condu	as to fulfil cts a public	c hearing a	nd finds, b	ased on
Pu co su ec W	ursuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the age betantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or construct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted? / Resolut	e project are gency conduc e project are apletely satis	as to fulfil ets a public as will not efy another	c hearing a cause or e	nd finds, because the care area area area area area area are	ased on racial, ethni
Pu co su ec W	resuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the aghstantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or consistruct new or substantially rehabilitate dwelling units?	e project are gency conduc e project are apletely satis	as to fulfil ets a public as will not efy another	c hearing a cause or e project ar e sent to Ho	nd finds, because rea's requirement	ased on racial, ethni rement to
Pu co su ec W	arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the agencies betantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or consistruct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted?// Resolution day yr	e project are gency conduct e project are appletely satis	as to fulfil tis a public as will not sfy another Date Numbe	c hearing a cause or e	nd finds, because rea's requirements CD:	ased on racial, ethnicement to
Pu co su ec	ursuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the age betantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or construct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted? / Resolut	e project are gency conduc e project are apletely satis	as to fulfil tis a public as will not sfy another Date Numbe	c hearing a cause or e project ar e sent to Ho	nd finds, because rea's requirement	ased on racial, ethni
Pu co su ec	arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the agencies betantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or consistruct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted?// Resolution day yr	e project are gency conduct e project are appletely satis	as to fulfil tis a public as will not sfy another Date Numbe	c hearing a cause or e project ar e sent to Ho	nd finds, because rea's requirements CD:	ased on racial, ethnicement to
Pu co su ec	arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the agencies betantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or consistruct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted?// Resolution day yr	e project are gency conduct e project are appletely satis	as to fulfil tis a public as will not sfy another Date Numbe	c hearing a cause or e project ar e sent to Ho	nd finds, because rea's requirements CD:	ased on racial, ethnicement to
Pu co su ec	arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the agencies betantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or consistruct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted?// Resolution day yr	e project are gency conduct e project are appletely satis	as to fulfil tis a public as will not sfy another Date Numbe	c hearing a cause or e project ar e sent to Ho	nd finds, because rea's requirements CD:	ased on racial, ethnicement to
Pu co su ec	arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the agencies betantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or consistruct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted?// Resolution day yr	e project are gency conduct e project are appletely satis	as to fulfil tis a public as will not sfy another Date Numbe	c hearing a cause or e project ar e sent to Ho	nd finds, because rea's requirements CD:	ased on racial, ethnicement to
Pu co su ec W	arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the agencies betantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or consistruct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted?// Resolution day yr	e project are gency conduct e project are appletely satis	as to fulfil tis a public as will not sfy another Date Numbe	c hearing a cause or e project ar e sent to Ho	nd finds, because rea's requirements CD:	ased on racial, ethnicement to
Pu co su ec W	arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the agencies betantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or consistruct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted?// Resolution day yr	e project are gency conduct e project are appletely satis	as to fulfil tis a public as will not sfy another Date Numbe	c hearing a cause or e project ar e sent to Ho	nd finds, because rea's requirements CD:	ased on racial, ethnicement to
Pu co su ec W	arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the age bstantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or consistruct new or substantially rehabilitate dwelling units? Thus, and the substantial funding was adopted? There are a developed to partially or consistruct new or substantially rehabilitate dwelling units? Thus, and the substantial funding was adopted? There are a developed to partially or consistruct new or substantially rehabilitate dwelling units? Thus, and the substantial funding was adopted? The substantial funding was adopted?	e project are gency conduct e project are inpletely satis	as to fulfil tis a public as will not sfy another Date Numbe	c hearing a cause or e project ar e sent to Ho	nd finds, because rea's requirements CD:	ased on racial, ethnicement to
Pu co su ec W	arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the age bstantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or consistruct new or substantially rehabilitate dwelling units? Thus, and the substantial funding was adopted? There are a developed to partially or consistruct new or substantially rehabilitate dwelling units? Thus, and the substantial funding was adopted? There are a developed to partially or consistruct new or substantially rehabilitate dwelling units? Thus, and the substantial funding was adopted? The substantial funding was adopted?	e project are gency conduct e project are inpletely satis	as to fulfil tis a public as will not sfy another Date Numbe	c hearing a cause or e project ar e sent to Ho	nd finds, because rea's requirements CD:	ased on racial, ethnicement to
Pu co su ec W	arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the age bstantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or consistruct new or substantially rehabilitate dwelling units? Thus, and the substantial funding was adopted? There are a developed to partially or consistruct new or substantially rehabilitate dwelling units? Thus, and the substantial funding was adopted? There are a developed to partially or consistruct new or substantially rehabilitate dwelling units? Thus, and the substantial funding was adopted? The substantial funding was adopted?	e project are gency conduct e project are inpletely satis	as to fulfil tis a public as will not sfy another Date Numbe	c hearing a cause or e project ar e sent to Ho	nd finds, because rea's requirements CD:	ased on racial, ethnicement to

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

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?

\square No						
□Yes	\$	← Total Proceeds From Sales Over Reporting Year	7	Numbe	er of U	nits
	SALES		VL	L	М	Total
	Units Sold Over Report	ting 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	\$	Number of Units				
	SALES	Reporting Year	VL	L	М	Total
	Units Made Equal Th	is Reporting Yr to Units Sold Over This Reporting Yr				0
	Units Made Equal Th	is Reporting Yr to Units Sold One Reporting Yr Ago				0
	Units Made Equal Th	is Reporting Yr to Units Sold Two Reporting Yrs Ago	1			0
	Units Made Equal Th	is Reporting Yr to Units Sold Three Reporting Yrs Ago	1			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	М	Total
No scheduled units.								1
					· ·			

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

Ag	ency Name: Redevelopment Agency of the City of Oakland Project Area Name: Broadway/MacArthur/San Pablo
Рιε	parer's Name, Title: <u>Jeffrey P. Levin, Hsg & Policy Program Manager</u> Preparer's E-Mail Address: <u>jplevin@oaklandnet.com</u>
Рге	parer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691
1.	GENERAL INFORMATION Project Area Information
1,	a. 1. Year 1 st plan for project area was adopted: 2000 2. Year that plan was last amended (if applicable): 2007 13. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes No X 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.	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):
	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. Only 10 and 10 an
	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.

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(7) and 3b - 3j.): \$ 1,339,030

California Redevelopment Agencies – Fiscal Year 2009-2010 HCD-A

252,592

\$

252,592

Page 2 of 7

Debt Proceeds:

j.

Other Revenue(s) [Explain and identify amount(s)]:

Agency approved 5% voluntary housing set-aside

Ager	icy Na	me: Redevelopment Agency of the	City of Oakland	Project Area Name: <u>F</u>	Broadway/MacArthur/San Pablo	
Supp	olemer	ntal Educational Revenue Augmen	tation Fund (SERAF) Su	spension of Property Tax	Revenue Deposit	
	option Housir	box below and provide information of (Sch A, page 2, Line 3a(3)(A) and do grund for the purpose of using susplth and Safety Section 33334.2(k), re	id not make the required n cension funds to meet the F	ninimum allocation and dep iscal Year 2009-10 SERA	posit of tax increment to the	
		ERAF [H&SC Section 33334.2(k)]. It portion of the minimum 20% of gross		exercised option to suspend	l allocating and depositing	
	th	structions: Please include amounts for ecurrent reporting fiscal year) to reco. &SC Section 33334.2(k)(1)(2)(3).				
	Ai	lso report the cumulative total suspe	nded and repaid amounts	(from all project areas) ii	n 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	\$	\$	
	_	n(s) and Deferral(s) on exemption was claimed on Page 2,	Line 3a(5) to deposit less	than the required amount,	complete the following informat	ion:
	<u>Ch</u>	eck only one of the Health and Safety	Code Sections below (Ne	ote: An <u>Annual Finding</u> is t	required to be submitted to HCD)
		Section 33334.2(a)(1): No need in	community to increase/im	prove supply of lower or n	noderate income housing.	
		Section 33334.2(a)(2): Less than the	ne minimum set-aside % (2	20% or 30%) is sufficient to	o meet the need.	
		Section 33334.2(a)(3): Community and has specific contractual obligat				6)
٠		Note: Pursuant to Section 33		-		

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

Moday yr

Moday yr

HCD-A Page 3 of 7

Other: Specify code section and reason(s):

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

	Refer to Sch A, page 2, Line 3(a)			
		•		
1				
L				
ral(s)	`			
	Deferral was claimed on Page 2,		than the required amount,	complete the following inform
Che	eck only one of the Health and Sa	fety Code Sections below		
	Section 33334.6(d): Applicable			
	to HCD before September 1986 can include those incurred after			
	Note: The deferral previous	ly authorized by Section	33334.6(e) expired. It w	as only
	allowable in each fiscal year			
	Other Health & Safety Code Se	ction here:		
(2) For (any deferral claimed on page 2, L	ine 3a(6) and Line 5h(1) a	hove identify:	
			•	and to HCD.
Date u	nat initial (1st) finding was adopte	mo day yr	esolution # Date	mo day
Adopti	ion date of reporting year finding	/	Resolution # Date	e sent to HCD://day/
(2) A da	famed ant paids man to Continu 2			
	ferred set-aside per to Section 3 aside deferred and repayments n			
				
	REPAYMENTS	Amount <u>Deferred</u> This Reporting FY	REPAYMENTS of Deferrals During	Cumulative Amount Deferred (Net of Any
	Fiscal Year	This Reporting F 1	Reporting FY	Amount(s) Repaid *)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ *
	* The cumulative amount of	deferred set-aside should	also be shown on HCD-0	C, page 3, Line 8a.
If the	prior FY cumulative deferral sh	own above differs from v	hat was reported on the la	ast HCD report (HCD-A and
HCD	-C), indicate the amount of diffe	rence and the reason (use	box above if needed):	

Project Area Name: <u>Broadway/MacArthur/San Pablo</u>

Agency Name: Redevelopment Agency of the City of Oakland

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 🗌	j	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 <u>last amended</u> plan adopted for the claimed deferral?	/	/	1
· ·	mo	day	ут
Identify Resolution # Date Resolution sent to HCD	/	/	/
	mo	day	vr

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

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).

	Num	ber	of Hou	seholds	/Units/E	Bedrooms
Project Activity .	V	'L	L	M	AM	Total
Households Permanently Displaced – Elderly						0
Households Permanently Displaced - Non Elderly				1		0
Households Permanently Displaced -Total						0
Units Lost (Removed or Destroyed) and Required to be Replaced				1		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:

	Number of Households								
Other Activity	VL	L	M	AM	Total				
Households Permanently Displaced – Elderly					0				
Households Permanently Displaced - Non Elderly					0				
Households Permanently Displaced – Total			1		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		<u>//</u>		Name of Agency Custodian	
	mo	day	yr		

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

7. a.	number of el		2000 47			aced Over	Current 1	Fiscal Ye	ear:		
	displacemen		onelderly	y househol	redevelopmen lds, by income reporting year	category, ex		be perma	mently disp	olaced. (Not	
							1		ber of Ho		
	Project Ac						VL	L	M	AM	Total
	Household										0
					Non Elderly						0
	Household	s Permane	ently Dis	splaced -	Total						0
		// day y			ame of Agency			•			
	mo	<u>/</u> /	r	146	inic of Agency	Custodian					
		Please atta	ch a sep	arate shee	t of paper listin	ng any additi	onal hous	ing plans	adopted.]	
8. Purs cons subs ecor Wer cons	suant to Section struct new or stantial evider nomic segregate any dwelling struct new or segregate.	on 33413(b) substantially ace, that the ation. g units in the substantially	0(2)(A)(v y rehabil aggrega nis projec y rehabil	v), agencie litate dwell tion of dw ct area dev litate dwell	I Requirements may choose ling units, provelling units in reloped to partiting units?	one or more vided the age one or more ially or com	project ar ncy condu project ar oletely sat	eas to ful acts a pub eas will r isfy anoth	olic hearing not cause on ner project	and finds, bar exacerbate i	ased on racial, ethnic, o
Ų	res. Date <u>im</u>	<u>uar</u> miding	was adoj	pieu: m			on #			mo Elling Units	day yr
	Name	of Other Pi	roject A	rea(s)			<u> </u>	/L	L	M	Total
				` '							
											,
							 				

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		Numbe	r of Un	its
	SALES		VL	L	M	Total
	Units Sold Over Repo	rting Year				

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

☐Yes

\$	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Ur		nits 	
SALES		VL	L	М	Total
Units Made Equal Thi	s Reporting Yr to Units Sold Over This Reporting Yr				
Units Made Equal Thi	s Reporting Yr to Units Sold One Reporting Yr Ago				
Units Made Equal Thi	s Reporting Yr to Units Sold Two Reporting Yrs Ago				
Units Made Equal Thi	s 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 1 st 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_X 4. Current expiration of plan: 07 / 29 / 2033 mo day yr
b. If project area name has changed, give previous name(s) or number: <u>N/A</u>
c. Year(s) of any mergers of the project area: 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):
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.

		ne: <u>Redevelopment Agency of the City of Oakland</u> Project Area Name: <u>Central</u> Area Housing Fund Revenues and Other Sources	<u> </u>					
3.	Re yea Re	port all revenues and other sources of funds from this project area which accrued to the Houar. Any income related to agency-assisted housing located outside the project area(s) should venue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the auter revenue sources not reported on lines 3a3i., should be reported on Line 3j.	be reported as "Other					
	Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductifor 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 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(from the net amount allocated to the Housing Fund [Line 3a(4)].							
	a.	Tax Increment: (1) 100% of Gross Allocation: \$ 11,	<u>,629,500</u>					
		(2) Calculate only 1 set-aside amount: either (A) or (B) below:	<u>027,500</u>					
		(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 2.	325 000					
		(A) 20% required by 33333.10(g) (Line 3a(1) x <u>30</u> %):						
		(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 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)	\$					

HCD-A Page 2 of 7

518,475

3,224,860

\$

\$

581,475

\$

Other Revenue(s) [Explain and identify amount(s)]:

Agency approved 5% voluntary housing set-aside

Total Project Area Receipts Deposited to Housing Fund (add lines 3a(7) and 3b - 3j.):

i. Debt Proceeds:

j.

k.

option Hous	k box below and provide information n (Sch A, page 2, Line 3a(3)(A) and c sing Fund for the purpose of using sus ealth and Safety Section 33334.2(k), r	did not make the required ment the F	ninimum allocation and dep iscal Year 2009-10 SERA	osit of tax increment to the
	SERAF [H&SC Section 33334.2(k)]. a portion of the minimum 20% of gro		exercised option to suspend	l allocating and depositing
t I	Instructions: Please include amounts the current reporting fiscal year) to real H&SC Section 33334.2(k)(1)(2)(3). Also report the cumulative total susp	cord agency compliance wit	th repayment requirements	as referenced in
	Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify SERAF Amount Suspended 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		\$	\$
	2010 2011		_	
	2011 - 2012		\$	\$
·			\$.	\$
	2011 - 2012	All suspended funds		

a.(1) If an exemption was claimed on Page 2, Li	ine 3a(5) to deposit l	ess than the required	amount, complete the fo	ollowing	inform	atio
Check only one of the Health and Safety C	Code Sections below	(Note: An <u>Annual Fi</u>	nding is required to be s	submitted	l to HC	CD)
☐ Section 33334.2(a)(1): No need in co	mmunity to increase	/improve supply of k	ower or moderate incom	e housin	g.	
☐ Section 33334.2(a)(2): Less than the	minimum set-aside 🤋	% (20% or 30%) is su	officient to meet the need	l .		
Section 33334.2(a)(3): Community is and has specific contractual obligation	~	_		•	% or 3	80%)
Note: Pursuant to Section 3333 contracts entered into prior to						
Other: Specify code section and reason	on(s):					
(2) For any exemption claimed on Page 2, Lin	ne 3a(5) and Line 5a(1) above, identify:				
Date that <u>initial (1st) finding</u> was adopted:	mo day yr	Resolution #	Date sent to HCD:		day/_	yr
Adoption date of reporting year finding:	mo day yr	Resolution #	Date sent to HCD:		day/_	yr

BOX #5 Identification of Project area and e Refer to Sch A, page 2, Line 3(a)(-		posit is LESS THAN the re	quired minimum
	,	;	
			•
		-	
			•
(s)	•		
Check only one of the Health and Sa: Section 33334.6(d): Applicable to HCD before September 1986 can include those incurred after Note: The deferral previousl allowable in each fiscal year process.	to project areas approved regarding needing tax inc 1985, if net proceeds were ly authorized by Section	rement to meet existing ob used to refinance pre-198 	ligations. Existing obligations of listed obligations.
Other Health & Safety Code Sec	ction here:		
For any deferral claimed on page 2, Li	ine 3a(6) and Line 5b(1) al	pove, identify:	
Date that initial (1st) finding was adopted	d:/ R	esolution# Date	sent to HCD:/_
Adoption date of <u>reporting year finding</u> :	mo day yr	Date	mo day
A deferred set-aside per to Section 33 of set-aside deferred and repayments m			
REPAYMENTS	Amount Deferred	REPAYMENTS	Cumulative Amount
	This Reporting FY	of Deferrals <u>During</u> Reporting FY	Deferred (Net of Any Amount(s) Repaid *)
I Fiscal Year			\$
Fiscal Year (1) Last Reporting FY			~
(1) Last Reporting FY	S	S	S* *
(1) Last Reporting FY (2) This Reporting FY	\$ deferred set-aside should	\$ also be shown on HCD-C	1 4
(1) Last Reporting FY	deferred set-aside should	also be shown on HCD-C	C, page 3, Line 8a.

Project Area Name: <u>Central City East</u>

Agency Name: Redevelopment Agency of the City of Oakland

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 🗀	J
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 <u>last amended</u> plan adopted for the claimed deferral?		/	/	
	mo	day	yr	
Identify Resolution # Date Resolution sent to HCD		/	/	
	mo	day		

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).

	Number	of Hou	seholds	edrooms	
Project Activity	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced -Total				1	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:

 Number of Households

 Other Activity
 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, <u>over the reporting year</u>, 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.

a.	ed Project Area Households to be Permanently Displaced Over As required in Section 33080.4(a)(2) for a redevelopment project of number of elderly and nonelderly households, by income category, e	the agency,	estimate, c	ver the cu		
	displacements will be reported for the next reporting year on Line 6)		•		-	. actual
	Project Activity	VL	Numbe L	er of Hous	AM	Total
	Households Permanently Displaced - Elderly	 	 	<u> </u>		0
	Households Permanently Displaced - Non Elderly	-	1			0
	Households Permanently Displaced - Total		1			0
	Date / / Name of Agency Custodian Date / / Name of Agency Custodian Date / / Name of Agency Custodian				-	
ts De	mo day yr Please attach a separate sheet of paper listing any additection and the excloped Inside the Project Area to Fulfill Requirements of Other			opted.		
Purs cons subs econ	Please attach a separate sheet of paper listing any additional eveloped Inside the Project Area to Fulfill Requirements of Other struct to Section 33413(b)(2)(A)(v), agencies may choose one or more struct new or substantially rehabilitate dwelling units, provided the agestantial evidence, that the aggregation of dwelling units in one or more momic segregation.	Project And Project are ency conducted project are	rea(s) as to fulfill as a public as will not	another pi hearing ai cause or e	nd finds, ba xacerbate r	sed on acial, ethnic
Purs cons subs econ Were	Please attach a separate sheet of paper listing any additional seveloped Inside the Project Area to Fulfill Requirements of Other suant to Section 33413(b)(2)(A)(v), agencies may choose one or more struct new or substantially rehabilitate dwelling units, provided the agestantial evidence, that the aggregation of dwelling units in one or more momic segregation. The any dwelling units in this project area developed to partially or compared to the struct new or substantially rehabilitate dwelling units?	Project And Project are ency conducted project are	rea(s) as to fulfill as a public as will not	another pi hearing ai cause or e	nd finds, ba xacerbate r	sed on acial, ethnic
Purs cons subs econ	Please attach a separate sheet of paper listing any additional seveloped Inside the Project Area to Fulfill Requirements of Other suant to Section 33413(b)(2)(A)(v), agencies may choose one or more struct new or substantially rehabilitate dwelling units, provided the agestantial evidence, that the aggregation of dwelling units in one or more momic segregation. The any dwelling units in this project area developed to partially or compared to the struct new or substantially rehabilitate dwelling units?	Project Are e project are ency conduce project are apletely satis	rea(s) as to fulfill ts a public as will not fy another Date	another properties and the cause or expression and the cause of the ca	nd finds, baxacerbate rea's require	sed on acial, ethnic
Purs cons subs econ	Please attach a separate sheet of paper listing any additional seveloped Inside the Project Area to Fulfill Requirements of Other suant to Section 33413(b)(2)(A)(v), agencies may choose one or more struct new or substantially rehabilitate dwelling units, provided the agestantial evidence, that the aggregation of dwelling units in one or more momic segregation. The any dwelling units in this project area developed to partially or compared to the struct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted?// Resolut	Project Are e project are ency conduce project are apletely satis	rea(s) as to fulfill its a public as will not fy another Date Number	another problems another project are	nd finds, baxacerbate rea's require	ased on acial, ethnic

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

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	\$	Number of Units				
	★ Total Proceeds From Sales Over Reporting Year SALES			L	М	Total
	Units Sold Over Repo	nits 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		Numbe	er of U	nits
	SALES		VL	L	М	Total
	Units Made Equal Th	s Reporting Yr to Units Sold Over This Reporting Yr	1			
	Units Made Equal Thi	s Reporting Yr to Units Sold One Reporting Yr Ago				
	Units Made Equal Th	s Reporting Yr to Units Sold Two Reporting Yrs Ago				
	Units Made Equal Th	s 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

Ag	gency Name: Redevelopment Agency of the City of Oakland Project Area Name: Central District
Pre	eparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com
Pre	eparer's Telephone No:510-238-6188 Preparer's Facsimile No:510-238-3691
1.	GENERAL INFORMATION Project Area Information
••	a. 1. Year 1 st 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 X 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:
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):
	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.

Agency Name: _	Redevelopment Agency of the City of Oakland	Project Area Name: _	Central District
Project Are	ea 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)].

	Tax Increment: (1) 100% of Gross Allocation:	\$ <u>57,630,237</u>		
	(2) Calculate only 1 set-aside amount: either (A) or (B) below:			
	(A) 20% required by 33334.2 (Line 3a(1) x <u>20</u> %):	\$ <u>_11,526,047</u>		
	(B) 30% required by 33333.10(g) (Line 3a(1) x <u>30</u> %): (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 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)]. 	\$	 \$_	11,526,047
	 (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	<u>a(6)]:</u>	\$_	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 \$	2,8881,512		
	\$		\$	2,881,512
k.	Total Project Area Receipts Deposited to Housing Fund (add lines 3a(7) and 3	3b - 3j.):	\$	14,560,890

HCD-A Page 2 of 7

Ag	ency Nan	e: _Redevelopment Agency of the	City of Oakland	Project Area Name: <u>Cen</u>	tral District	
Su	pplement	al Educational Revenue Augmen	tation Fund (SERAF) Su	spension of Property Tax	Revenue Deposit	
4.	option (Housing to Healt SEF a po Inst the	ox below and provide information Sch A, page 2, Line 3a(3)(A) and d Fund for the purpose of using sust h and Safety Section 33334.2(k), reach and Safety Section 33334.2(k)]. Sortion of the minimum 20% of gross ructions: Please include amounts for current reporting fiscal year) to reconstructions as Section 33334.2(k)(1)(2)(3).	id not make the required monsion funds to meet the Fepayment is required before In FY2009-10 the agency es property tax increment. For ALL fiscal years between ord agency compliance with the property with the requirement of the property of the requirement.	inimum allocation and depiscal Year 2009-10 SERAI June 30, 2015. Exercised option to suspend on FY2009-10 and FY2014 h repayment requirements and suspendence of the	osit of tax increment to the Fobligation. Note, pursual allocating and depositing -15 (in addition to as referenced in	e. nt
		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		\$	\$	

Exemption(s) and Deferral(s)

2012 - 2013

2013 - 2014

2014 - 2015

5. a.(1) If an exemption was claimed on Page 2, L	ine 3a(5) to deposit l	ess than the required	amount, complete the fo	ollowing inform	nation;
Check only one of the Health and Safety C	Code Sections below	(Note: An <u>Annual Fir</u>	<u>iding</u> is required to be s	submitted to H	CD)
Section 33334.2(a)(1): No need in co	ommunity to increase	/improve supply of lo	wer or moderate incom	e housing.	
Section 33334.2(a)(2): Less than the	minimum set-aside	% (20% or 30%) is su	fficient to meet the need	i	
Section 33334.2(a)(3): Community is and has specific contractual obligation					30%)
Note: Pursuant to Section 333: contracts entered into prior to	May 1, 1991 may n	ot be subject to the e	exemption sunset.		
Other: Specify code section and reasonable (2) For any exemption claimed on Page 2, Lir					
Date that <u>initial (1st) finding</u> was adopted:	mo day yr	Resolution #	Date sent to HCD:	mo day	yr
Adoption date of reporting year finding:	//	Resolution #	Date sent to HCD:	//	

\$

\$

\$

All suspended funds

must be repaid by 6/30/2015

\$

\$

\$

	BOX #5 Identification of Project area and Refer to Sch A, page 2, Line 3(a)(posit is LESS THAN the re	quired minimum
erral(s	· · · · · · · · · · · · · · · · · · ·			
	If a Deferral was claimed on Page 2,		than the required amount, c	omplete the following inforr
	Check only one of the Health and Sa	•		
	Section 33334.6(d): Applicable to HCD before September 1986 can include those incurred after	regarding needing tax inc	rement to meet existing obl	ligations. Existing obligation
	Note: The deferral previous			s only
	allowable in each fiscal year	prior to July 1, 1996 with	certain restrictions.	<u> </u>
	Other Health & Safety Code Se	ection here:		
(2) F	For any deferral claimed on page 2, L	ine 3a(6) and Line 5b(1) a	bove, identify:	
Da	ite that initial (1st) finding was adopted	d:/ R	esolution# Date	sent to HCD://
	loption date of reporting year finding:	-		•
	option and or apporting jour missing.	mo day yr		mo day
	A deferred set-aside per to Section 3. set-aside deferred and repayments in			
		· · · · · · · · · · · · · · · · · · ·	·	
	REPAYMENTS	Amount <u>Deferred</u> This Reporting FY	REPAYMENTS of Deferrals <u>During</u>	Cumulative Amount Deferred (Net of Any
	Fiscal Year	This Reporting F 1	Reporting FY	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.
	f the prior FY cumulative deferral sh			st HCD report (HCD-A and
	ICD-C), indicate the amount of diffe	rence and the reason (use.	hox above if needed):	

Project Area Name: <u>Central District</u>

Agency Name: _Redevelopment Agency of the City of Oakland

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	y y r
If yes, when was the original plan adopted for the claimed deferral?	/	_/
	mo day	y yr
Identify Resolution # Date Resolution sent to HCD	/	_/
	mo day	y yr
When was the <u>last amended</u> plan adopted for the claimed deferral?	/_	_/
	mo day	y yr
Identify Resolution # Date Resolution sent to HCD	/	_/
	mo day	yr 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).

	Number	of Hou	iseholds	/Units/I	Bedrooms
Project Activity	VL	L	M	AM	Total
Households Permanently Displaced – Elderly		1			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:

	 INU	ımber o	i House	notas	
Other Activity	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, <u>over the reporting year</u>, 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	уr		
Date	/	//		Name of Agency Custodian	
	mo	day	уr		

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

. a.	As required in Section 33080.4(a)(2) for a redevelopment project of a number of elderly and nonelderly households, by income category, experiences of the section of the se	he agency,	estimate, o	over the curr		
	displacements will be reported for the next reporting year on Line 6).		Numb	er of House	sholds	
	Project Activity	VL	L	M	AM	Total
	Households Permanently Displaced - Elderly			 	· · · · · · · · · · · · · · · · · · ·	0
	Households Permanently Displaced - Non Elderly					10
	Households Permanently Displaced - Total			Ti and the second secon		0
	Date// Name of Agency Custodian mo day yr					
	Date / / Name of Agency Custodian Date / / Name of Agency Custodian Name of Agency Custodian					u.
	mo day yr					
	Please attach a separate sheet of paper listing any additi	onal housi	ng plans ad	lopted.	•	
	Please attach a separate sheet of paper listing any additi	onal housi	ng plans ad	lopted.	ı	
			<u> </u>	lopted.		
nits]	Please attach a separate sheet of paper listing any additional paper listing and additional paper listing additional paper listing and additional paper listing and additional paper listing		<u> </u>	lopted.		
Pu co su		Project A	rea(s) as to fulfillets a public	another pro	d finds, ba	ised on
. Pu co su ec	Developed Inside the Project Area to Fulfill Requirements of Other ursuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the age bstantial evidence, that the aggregation of dwelling units in one or more	Project And project are project are	rea(s) as to fulfil tts a public as will not	another proceed the aring and cause or ex	d finds, ba acerbate r	ised on acial, ethnic
. Pu co su ec W	Developed Inside the Project Area to Fulfill Requirements of Other arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the age bstantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or com-	Project And project are project are	rea(s) as to fulfil tts a public as will not	another proceed the aring and cause or ex	d finds, ba acerbate r	ised on acial, ethnic
. Pu co su ec W	Developed Inside the Project Area to Fulfill Requirements of Other arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the age betantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or compositruct new or substantially rehabilitate dwelling units? No.	Project And project are ency conductor project are pletely satisfallows.	rea(s) as to fulfillets a publicas will not	l another pro c hearing and cause or ex	d finds, ba acerbate r a's require	ased on acial, ethnic ement to
Pu co su ec	Developed Inside the Project Area to Fulfill Requirements of Other arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the age betantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or compositruct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted?// Resolution.	Project And project are ency conductor project are pletely satisfallows.	rea(s) as to fulfillets a publicas will not	another proceed the aring and cause or ex	d finds, baacerbate ra's require	ased on acial, ethnic
. Pu co su ec W	Developed Inside the Project Area to Fulfill Requirements of Other arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the age betantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or compositruct new or substantially rehabilitate dwelling units? No.	Project And project are ency conductor project are pletely satisfallows.	rea(s) as to fulfilicts a publicas will not sfy another	l another pro chearing and cause or ex project area	d finds, ba acerbate r a's require D:/	ased on acial, ethnic ement to
Pu co su ec	Developed Inside the Project Area to Fulfill Requirements of Other arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the age bestantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or com- instruct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted? //	Project And project are ency conductor project are pletely satisfied on #	rea(s) as to fulfillots a public as will not sfy another Date	l another process hearing and cause or exproject areases sent to HCl	d finds, ba acerbate r a's require D:/ mo	ased on acial, ethnic ement to
Pu co su ec W	Developed Inside the Project Area to Fulfill Requirements of Other arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the age betantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or compositruct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted?// Resolution.	Project And project are ency conductor project are pletely satisfallows.	rea(s) as to fulfillots a public as will not sfy another Date	l another pro chearing and cause or ex project area	d finds, ba acerbate r a's require D:/	ased on acial, ethnic
. Pu co su ec W	Developed Inside the Project Area to Fulfill Requirements of Other arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the age bestantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or com- instruct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted? //	project Are project are project are project are pletely satisfied on #	rea(s) as to fulfillots a public as will not sfy another Date	l another process hearing and cause or exproject areases sent to HCl	d finds, ba acerbate r a's require D:/ mo	ased on acial, ethnic ement to
. Pu co su ec W	Developed Inside the Project Area to Fulfill Requirements of Other arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the age bestantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or com- instruct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted? //	Project And project are ency conductor project are pletely satisfied on #	rea(s) as to fulfillots a public as will not sfy another Date	l another process hearing and cause or exproject areases sent to HCl	d finds, ba acerbate r a's require D:/ mo	ased on acial, ethnic ement to
Pu co su ec W	Developed Inside the Project Area to Fulfill Requirements of Other arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the age bestantial evidence, that the aggregation of dwelling units in one or more onomic segregation. There any dwelling units in this project area developed to partially or com- instruct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted? //	project Are project are project are project are pletely satisfied on #	rea(s) as to fulfillots a public as will not sfy another Date	l another process hearing and cause or exproject areases sent to HCl	d finds, ba acerbate r a's require D:/ mo	ased on acial, ethnic ement to

J .

- 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?

Yes \$	\$ ← Total Proceeds From Sales Over Reporting Year'				
SALES		VL	L	М	Tota
Units Sold Ove	er 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?

□Yes

♦ Total LMIHF Spent On Equal Units Over Reporting Year		Number of Units					
SALES		VL	L	М	Total		
Units Made Equal Th	is Reporting Yr to Units Sold Over This Reporting Yr			Ī			
Units Made Equal Tr	is Reporting Yr to Units Sold One Reporting Yr Ago						
Units Made Equal Th	is Reporting Yr to Units Sold Two Reporting Yrs Ago						
Units Made Equal Th	is 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.	<u> </u>							
	ļ				ļ <u> </u>			
								1

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: <u>Jeffrey P. Levin, Hsg & Policy Program Manager</u> Preparer's E-Mail Address: <u>jplevin@oaklandnet.com</u>
Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691
GENERAL INFORMATION
1. Project Area Information
a. 1. Year 1 st 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 X 4. Current expiration of plan: 07 / 25 / 2027 mo day yr
b. If project area name has changed, give previous name(s) or number: <u>N/A</u>
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 yi
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,

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.

HCD-A Page 2 of 7

1.345,937

7,117,186

\$

1,345,937

\$

k.

Other Revenue(s) [Explain and identify amount(s)]:

Agency approved 5% voluntary housing set-aside

Total Project Area Receipts Deposited to Housing Fund (add lines 3a(7) and 3b - 3i.):

Age	ncy iva	me: _ <u>Redevelopment Agency of the</u>	City of Oakland	Project Area Name: <u>Col</u>	iseum							
<u>Sup</u>	plemei	ntal Educational Revenue Augmen	tation Fund (SERAF) Su	spension 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.											
	th	astructions: <u>Please include amounts for</u> the current reporting fiscal year) to reco. &SC Section 33334.2(k)(1)(2)(3).										
	A	lso report the cumulative total suspe	nded and repaid amounts	(from all project areas) ir	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		\$	\$							
		2011 - 2012		\$	\$							
		2012 - 2013		\$	\$							
,,		2013 – 2014	All suspended funds	\$.	\$							
		2014 - 2015	must be repaid by 6/30/2015	\$	\$							
		n(s) and Deferral(s) an exemption was claimed on Page 2,	Line 3a(5) to deposit less	than the required amount,	complete the following information							
	<u>Ch</u>	eck only one of the Health and Safety	Code Sections below (No	te: An <u>Annual Finding</u> is r	required to be submitted to HCD)							
		Section 33334.2(a)(1): No need in	community to increase/imp	prove supply of lower or m	noderate income housing.							
		Section 33334.2(a)(2): Less than the	ne minimum set-aside % (2	0% or 30%) is sufficient to	o meet the need.							
		Section 33334.2(a)(3): Community and has specific contractual obligat		•	•							
		Note: Pursuant to Section 33 contracts entered into prior										
		Other: Specify code section and re-	acon(c).		•							

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

_____/ / Resolution # _____ Date sent to HCD: ___/ / mc day

HCD-A Page 3 of 7

Adoption date of reporting year finding:

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

:IIIption	is and Deferrals continued				
	BOX #5 Identification of Project area and Refer to Sch A, page 2, Line 3(a		posit is LESS THAN the re	equired minimum	
					,
erral(s)	1				
• •	If a Deferral was claimed on Page 2 Check only one of the Health and S	` '	than the required amount, c	omplete the following	informat
		- /			,
	Section 33334.6(d): Applicab to HCD before September 198 can include those incurred after	6 regarding needing tax inc	rement to meet existing obl	ligations. Existing obl	
	Note: The deferral previou	<u> </u>			
	allowable in each fiscal year				
	Other Health & Safety Code S	ection here:			
(2) E	or any deferral claimed on page 2, l	ine 3a(6) and Line 5b(1) a	have identify:		
` ,			•	sent to HCD: /	1
	te that <u>initial (1st) finding</u> was adopt	• •			•
Ado	option date of reporting year finding	$\frac{g}{mo} \frac{/}{day} \frac{/}{yr} R$	lesolution # Date	sent to HCD:/_	/
	deferred set-aside per to Section :	33334.6(d) constitutes inde	ebtedness to the Housing F	und. Summarize the	amount(s
of s	set-aside deferred and repayments	made during the reporting	year and the cumulative ar	nount deferred as of e	nd of FY
	REPAYMENTS	Amount Deferred	REPAYMENTS	Cumulative Amou	
	Fiscal Year	This Reporting FY	of Deferrals <u>During</u> Reporting FY	Deferred (Net of A Amount(s) Repaid	
	(1) Last Reporting FY			\$	
	(2) This Reporting FY	\$	\$	\$ *	*
_	* The cumulative amount o	f deferred set-aside should	also be shown on HCD-C	, page 3, Line 8a.	
		hour above differs from w	that was reported on the la	st HCD report (HCD-	
If	the prior FY cumulative deferral s	mown above uniters from w	mai was reported on the la	ot 1105 report (1105	A and
	the prior FY cumulative deferral s CD-C), indicate the amount of diff			00 1100 10pol (110D	A and

Project Area Name: __Coliseum_

Agency Name: Redevelopment Agency of the City of Oakland

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 <u>last amended</u> plan adopted for the claimed deferral?		/	/
·	mo	day	yr
Identify Resolution # Date Resolution sent to HCD		/	/
·	mo	day	VT

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).

Number of Households/Units/Bedrooms

Project Activity	VL	L	M	AM	Total
Households Permanently Displaced – Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced -Total				1	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					Ö

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:

Number of Households

Other Activity	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.

Age	ncy	Name: <u>Redevelopment Agency of the City of Oakland</u> Projection	ect Area Na	ame: <u>C</u>	Coliseum'		
<u>Esti</u>	mat	ed Project Area Households to be Permanently Displaced Over	Current F	iscal Ye	ar:		
7.	rrent fiscal ced. (Not						
				Num	ber of Hous	seholds	
		Project Activity	٧L	L	M	AM	Total
		Households Permanently Displaced - Elderly					0
		Households Permanently Displaced - Non Elderly					0
		Households Permanently Displaced - Total					0
	Ъ.	As required in Section 33413.5, for the current fiscal year, identify earthe permanent displacement, destruction, and/or removal of dwelling. Date// Name of Agency Custodian					
		Date / / Name of Agency Custodian mo day yr				•	
		Date / / Name of Agency Custodian				_	
		Please attach a separate sheet of paper listing any additi	onal housin	g plans a	adopted.		
		· · · · · · · · · · · · · · · · · · ·		. B P	- портов.		
<u>Uni</u> 8.	Purscon	suant to Section 33413(b)(2)(A)(v), agencies may choose one or more struct new or substantially rehabilitate dwelling units, provided the age stantial evidence, that the aggregation of dwelling units in one or more nomic segregation.	project area	as to fulf ts a publ	lic hearing a	nd finds, ba	ased on
		re any dwelling units in this project area developed to partially or comp struct new or substantially rehabilitate dwelling units?	oletely satis	fy anoth	er project ar	ea's require	ement to
		No.					
	<u></u>	Yes. Date initial finding was adopted?// Resolution	on #	Da	te sent to H(`D· /	1
	ш	mo day yr			te sem to m	mo	day yr
				Numb	er of Dwelli	na Unite	,
		Name of Other Project Area(s)	V		L	M	Total
						_	

						···	
						-	<u> </u>

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

- 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?

\$	← Total Proceeds From Sales Over Reporting Year		Numbe	er of U	nits
SALES		VL	Ĺ	М	Tota
Units Sold O	ver 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

	-
П	Yes

\$ ← Total LMIHF Spent On Equal Units Over Reporting Year		Numbe	er of Ur	nits
SALES	VL	L	М	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	М	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

SCHEDULE HCD-A

Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2010

Ag	gency Name: Redevelopment Agency of the City of Oakland Project Area Name: Oak Center
Pre	eparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com
Pre	eparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691
1.	GENERAL INFORMATION 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 X 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: <u>N/A</u>
1	c. Year(s) of any mergers of the project area: N/A, , , , ,
	 d. Year(s) project area plan was amended involving real property that either: (1) Added property to plan:
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):
	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,

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. <u>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.</u>

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.

122,708)

607,974)

(\$

122,708)

k.

Agency approved 5% voluntary housing set-aside

Total Project Area Receipts Deposited to Housing Fund (add lines 3a(7) and 3b - 3i.):

Agency N	ame: <u>Redevelopment Agency of the</u>	City of Oakland	Project Area Name: <u>Oal</u>	c Center	
Suppleme	ental Educational Revenue Augmen	tation Fund (SERAF) Su	spension of Property Tax	Revenue Deposit	
option Hous to He S a I	k box below and provide information on (Sch A, page 2, Line 3a(3)(A) and ding Fund for the purpose of using suspath and Safety Section 33334.2(k), reERAF [H&SC Section 33334.2(k)]. It portion of the minimum 20% of gross instructions: Please include amounts for the current reporting fiscal year) to receive the SC Section 33334.2(k)(1)(2)(3).	id not make the required monesion funds to meet the Fepayment is required before in FY2009-10 the agency esproperty tax increment. Or ALL fiscal years between ord agency compliance with	inimum allocation and depiscal Year 2009-10 SERA June 30, 2015. Exercised option to suspenden FY2009-10 and FY2014 h repayment requirements	posit of tax increment to the F obligation. Note, pursuant allocating and depositing 1-15 (in addition to as referenced in	t
	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	\$	\$	
	n(s) and Deferral(s) an exemption was claimed on Page 2,	Line 3a(5) to deposit less	than the required amount,	complete the following infor	mation:
<u>C</u> 1	neck only one of the Health and Safety	Code Sections below (No	te: An <u>Annual Finding</u> is r	equired to be submitted to H	ICD)
	Section 33334.2(a)(1): No need in	community to increase/imp	prove supply of lower or m	noderate income housing.	
	Section 33334.2(a)(2): Less than the	ne minimum set-aside % (2	0% or 30%) is sufficient to	o meet the need.	
	Section 33334.2(a)(3): Community and has specific contractual obligat				· 30%)
	Note: Pursuant to Section 33 contracts entered into prior				

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

HCD-A Page 3 of 7

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 Adoption date of reporting year finding: / / Resolution # Date sent to HCD: / mo day Adoption date of reporting year finding: / / Resolution # Date sent to HCD: / mo day Adoption date of reporting year finding: / / mo day A deferred set-aside per to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount	Identification of Project area and		posit is LESS THAN the re	quired minimum
If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following infor 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: Other Health & Safety Code Section here:	Refer to Sch A, page 2, Line 3(a)	(4):		
If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following infor 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:				
If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following infor 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:				•
If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following infor 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:				
If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following infor 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:				•
If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following infor 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: Other Health & Safety Code Section here:				
If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following infor 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: Other Health & Safety Code Section here:				
If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following infor 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: Other Health & Safety Code Section here:	,			
If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following infor 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: Other Health & Safety Code Section here:	•			
If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following infor 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: Other Health & Safety Code Section here:	·	•		
If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following infor 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:	l(s)			
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:		Line 3a(6) to denosit less	than the required amount. c	omplete the following infor
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: Other Health & Safety Code Section here: Other Health & Safety Code Section here: Date that initial (1 th) finding was adopted: // Resolution # Date sent to HCD: mo day yr Adoption date of reporting year finding: mo day yr Adoption date of reporting year finding: mo day yr Date sent to HCD: mo day A deferred set-aside per to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amout of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of Deferrals During Fiscal Year REPAYMENTS Amount Deferred This Reporting FY S Cumulative Amount Deferred (Net of Any Amount(s) Repaid *) This Reporting FY S * 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 Interpret) and the cumulative and the last HCD report (HCD-A and Interpret) and Interpret (HCD-A				onprese are ronowing into
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: Other Health & Safety Code Section here: Other Health & Safety Code Section here: Date that initial (1 th) finding was adopted: // Resolution # Date sent to HCD: mo day yr Adoption date of reporting year finding: mo day yr Adoption date of reporting year finding: mo day yr Date sent to HCD: mo day A deferred set-aside per to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amout of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of Deferrals During Fiscal Year REPAYMENTS Amount Deferred This Reporting FY S Cumulative Amount Deferred (Net of Any Amount(s) Repaid *) This Reporting FY S * 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 Interpret) and the cumulative and the last HCD report (HCD-A and Interpret) and Interpret (HCD-A	Continu 22224 6(4), Applicable	a ta meninat arang ammenyai	hoforo 1006 in which the	roquired regolution was sent
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: Date that initial (1sh) finding was adopted: mo day yr Adoption date of reporting year finding: mo day yr Adoption date of reporting year finding: Adoption date set-aside per to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amout of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of this Reporting FY Amount Deferred This Reporting FY REPAYMENTS Fiscal Year Amount Deferred This Reporting FY S Cumulative Amount Deferred (Net of Any Amount(s) Repaid*) This Reporting FY S * 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 the company of the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and the prior FY cumulative deferral shown abov				
Other Health & Safety Code Section here:				
Other Health & Safety Code Section here: For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify: Date that initial (1st) finding was adopted:	Note: The deferral previous	ly authorized by Section	33334.6(e) expired. It wa	s only
) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify: Date that initial (1st) finding was adopted:	allowable in each fiscal year	prior to July 1, 1996 wit	h certain restrictions.	
) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify: Date that initial (1st) finding was adopted:	Other Health & Safety Code Se	ection here:		
Date that initial (1st) finding was adopted: Moday	·			
Adoption date of reporting year finding: / / Resolution # Date sent to HCD: / mo day yr A deferred set-aside per to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of the set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of the set-aside year and the cumulative amount Deferred as of end of the set-aside year and the cumulative amount deferred as of end of the period of Deferrals During Reporting FY Amount(s) Repaid *) (1) Last 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 the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and the prior FY cumulative deferral shown above differs from the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and the prior FY cumulative and t	• • •		· •	
Adoption date of reporting year finding: Material	Date that <u>initial (1st) finding</u> was adopte	d:// R	esolution # Date	sent to HCD:/
Amount Deferred Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of Set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of Set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of Set-aside Set-aside Set-aside Set and the cumulative amount deferred as of end of Set-aside Set and the cumulative amount deferred set-aside Set and the cumulative amount deferred Set-aside Set and Set as Set				•
REPAYMENTS Amount Deferred This Reporting FY (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 of the cumulative amount deferred as of end of		. / / P	esolution# Date	sent to HCD: /
REPAYMENTS Amount Deferred This Reporting FY 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 the prior form).		mo day yr	esolution # Date	mo day
This Reporting FY This Reporting FY of Deferrals During Reporting FY 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 According to the last HCD)	Adoption date of reporting year finding A deferred set-aside per to Section 3	3334.6(d) constitutes inde	ebtedness to the Housing F	und. Summarize the amou
This Reporting FY This Reporting FY of Deferrals During Reporting FY 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 According to the last HCD)	Adoption date of reporting year finding A deferred set-aside per to Section 3	3334.6(d) constitutes inde	ebtedness to the Housing F	und. Summarize the amou
(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	Adoption date of <u>reporting year finding</u> A deferred set-aside per to Section 3 of set-aside deferred and repayments n	3334.6(d) constitutes indended during the reporting	ebtedness to the Housing F year and the cumulative ar	fund. Summarize the amount deferred as of end of
(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	Adoption date of <u>reporting year finding</u> A deferred set-aside per to Section 3 of set-aside deferred and repayments n	3334.6(d) constitutes indenate during the reporting Amount Deferred	ebtedness to the Housing F year and the cumulative ar REPAYMENTS	fund. Summarize the amound nount deferred as of end of Cumulative Amount
* 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 an	Adoption date of reporting year finding A deferred set-aside per to Section 3 of set-aside deferred and repayments needs are repayments. REPAYMENTS	3334.6(d) constitutes indenate during the reporting Amount Deferred	ebtedness to the Housing F year and the cumulative ar REPAYMENTS of Deferrals <u>During</u>	rund. Summarize the amount nount deferred as of end of Cumulative Amount Deferred (Net of Any
If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A an	Adoption date of reporting year finding A deferred set-aside per to Section 3 of set-aside deferred and repayments nepayments. REPAYMENTS Fiscal Year	3334.6(d) constitutes indenade during the reporting Amount Deferred	ebtedness to the Housing F year and the cumulative ar REPAYMENTS of Deferrals <u>During</u>	Cumulative Amount Deferred (Net of Any Amount(s) Repaid *)
	Adoption date of reporting year finding A deferred set-aside per to Section 3 of set-aside deferred and repayments not set-aside deferred and repayments fiscal Year (1) Last Reporting FY	3334.6(d) constitutes independent of the reporting Amount Deferred This Reporting FY	REPAYMENTS of Deferrals During Reporting FY	cund. Summarize the amount nount deferred as of end of the control
	Adoption date of reporting year finding A deferred set-aside per to Section 3 of set-aside deferred and repayments not repayment and repayments fiscal Year (1) Last Reporting FY (2) This Reporting FY	3334.6(d) constitutes independent during the reporting Amount Deferred This Reporting FY	REPAYMENTS of Deferrals During Reporting FY	Cumulative Amount Deferred (Net of Any Amount(s) Repaid *) \$ \$ * *
	Adoption date of reporting year finding A deferred set-aside per to Section 3 of set-aside deferred and repayments in REPAYMENTS Fiscal Year (1) Last Reporting FY (2) This Reporting FY * The cumulative amount of	3334.6(d) constitutes independent during the reporting Amount Deferred This Reporting FY \$ deferred set-aside should	REPAYMENTS of Deferrals During Reporting FY **Salso be shown on HCD-Communication**	Cumulative Amount Deferred (Net of Any Amount(s) Repaid *) \$ \$ * * C, page 3, Line 8a.

Project Area Name: _Oak Center_

Agency Name: Redevelopment Agency of the City of Oakland

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		/	1
	mo	day	ут
When was the <u>last amended</u> plan adopted for the claimed deferral?		/	<u>/</u>
	mo	day	yr
Identify Resolution # Date Resolution sent to HCD		/	/
	mo	day	3/1

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).

Number	of Hou	seholds	/Units/E	Bedrooms
VL	L	М	AM	Total
				0
·				0
				0
				0
				0
				0
				0
		γγ	rr	Number of Households/Units/E VL L M AM

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:

 Number of Households

 Other Activity
 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.

	ated Project Area Households to be Permanently Displaced Over C			_		
. a.	As required in Section 33080.4(a)(2) for a redevelopment project of the number of elderly and nonelderly households, by income category, expendisplacements will be reported for the next reporting year on Line 6).					
			Numbe	er of Hous	aholde	
	Project Activity	VL	L	M	AM	Total
	Households Permanently Displaced - Elderly					0
	Households Permanently Displaced - Non Elderly					0
	Households Permanently Displaced - Total					0
	Date / / Name of Agency Custodian mo day yr		· 		-	
	mo day yr Please attach a separate sheet of paper listing any addition			opted.	-	
Pu co su	Please attach a separate sheet of paper listing any addition Developed Inside the Project Area to Fulfill Requirements of Other Instruct new or substantially rehabilitate dwelling units, provided the agents betantial evidence, that the aggregation of dwelling units in one or more properties.	Project Are project area ncy conduc	ea(s) s to fulfill ts a public	another pr	nd finds, ba	ased on
Pu co su ec	Please attach a separate sheet of paper listing any addition Developed Inside the Project Area to Fulfill Requirements of Other Insuant to Section 33413(b)(2)(A)(v), agencies may choose one or more prostruct new or substantially rehabilitate dwelling units, provided the agen	Project Area project area ncy conduc project area	ea(s) s to fulfill ts a public as will not	another pr hearing an cause or ex	nd finds, ba xacerbate i	ased on racial, ethnic
Pu co su ec W	Please attach a separate sheet of paper listing any addition of the project Area to Fulfill Requirements of Other I but at the Section 33413(b)(2)(A)(v), agencies may choose one or more prostruct new or substantially rehabilitate dwelling units, provided the agencies that the aggregation of dwelling units in one or more pronomic segregation. The section of the Project Area to Fulfill Requirements of Other I are units and the project area developed to partially or components of the project area develop	Project Area project area ncy conduc project area	ea(s) s to fulfill ts a public as will not	another pr hearing an cause or ex	nd finds, ba xacerbate i	ased on racial, ethnic
Pu co su ec W	Please attach a separate sheet of paper listing any addition of the project Area to Fulfill Requirements of Other I be a separate to Section 33413(b)(2)(A)(v), agencies may choose one or more prostruct new or substantially rehabilitate dwelling units, provided the agencies to stantial evidence, that the aggregation of dwelling units in one or more pronomic segregation. The project area developed to partially or compositruct new or substantially rehabilitate dwelling units? No.	Project Area project area ncy conduc project area letely satisf	ea(s) as to fulfill ts a public as will not fy another	another pr hearing an cause or ex project are	nd finds, ba kacerbate i ka's require	ased on racial, ethnic
Pu co su ec W	Please attach a separate sheet of paper listing any addition of the project Area to Fulfill Requirements of Other I but at the Section 33413(b)(2)(A)(v), agencies may choose one or more prostruct new or substantially rehabilitate dwelling units, provided the agencies that the aggregation of dwelling units in one or more pronomic segregation. The section of the Project Area to Fulfill Requirements of Other I are units and the project area developed to partially or components of the project area develop	Project Area project area ncy conduc project area letely satisf	ea(s) as to fulfill ts a public as will not fy another Date	another pr hearing an cause or ex project are sent to HC	ad finds, backacerbate in the car's required to the car's required	ased on racial, ethnic
Pu co su ec W	Please attach a separate sheet of paper listing any addition of the project Area to Fulfill Requirements of Other I but around to Section 33413(b)(2)(A)(v), agencies may choose one or more prostruct new or substantially rehabilitate dwelling units, provided the agenchestantial evidence, that the aggregation of dwelling units in one or more pronomic segregation. Bere any dwelling units in this project area developed to partially or compustruct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted?/	Project Area project area ncy conduc project area letely satisf	ea(s) s to fulfill ts a public as will not fy another Date Number	another pr hearing an cause or ex project are	ad finds, backacerbate in the car's required to the car's required	ased on racial, ethnicement to

	N	umber of Dwe	lling Units	
Name of Other Project Area(s)	VL	L	М	Total
				<u> </u>
				
				<u> </u>
·				
	<u>l</u>		<u> </u>	

- 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	Yes \$ ← Total Proceeds From Sales Over Reporting Year			Number of Units					
	SALES		VL	L	M	Total			
	Units Sold Over Repo	orting 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	1				-	•
□Yes	\$	← Total LMIHF Spent On Equal Units Over Reporting Year		Numb	er of U	nits
	SALES		VL	L	M	Total
	Units Made Equal Th	is Reporting Yr to Units Sold Over This Reporting Yr				
	Units Made Equal Th	is Reporting Yr to Units Sold One Reporting Yr Ago				
	Units Made Equal Th	is Reporting Yr to Units Sold Two Reporting Yrs Ago	1			
	Units Made Equal Th	is Reporting Yr to Units Sold Three Reporting Yrs Ago			1	

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	М	Total
No scheduled units.								
	_							

SCHEDULE HCD-A Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2010

Ag	ency Name: Redevelopment Agency of the City of Oakland Project Area Name: Oak Knoll
Рге	parer's Name, Title: <u>Jeffrey P. Levin, Hsg & Policy Program Manager</u> Preparer's E-Mail Address: <u>jplevin@oaklandnet.com</u>
Рте	eparer'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 X 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
	dominy former project arous time morgoni
	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 dat of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.
	Date: / / / Resolution Scope (applicable Section 33413 requirements):
	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

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.

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.

dep	osited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted in the not amount allocated to the Housing Fund [Line 3a(7)].			
a.	n the net amount allocated to the Housing Fund [Line 3a(4)]. Tax Increment: (1) 100% of Gross Allocation:	\$ <u>1,351,3</u>	16	
	(2) <u>Calculate only 1</u> set-aside amount: either (A) or (B) below:		<u></u>	
	(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 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)].	. ,	\$	270,263
	(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 3	<u>a(6)]:</u>	\$	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) <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 \$	67,566		
	\$	· · · · · · · · · · · · · · · · · · ·	\$	67,566
k.	Total Project Area Receipts Deposited to Housing Fund (add lines 3a(7) and	3b - 3j.):	\$	343,656

Agency Na	me: <u>Redevelopment Agency of the</u>	City of Oakland	Project Area Name: <u>Oa</u>	k Knoll
Suppleme	ntal Educational Revenue Augmen	tation Fund (SERAF) Su	spension of Property Ta	x Revenue Denosit
4. Check option Housing to Hea	box below and provide information (Sch A, page 2, Line 3a(3)(A) and d ng Fund for the purpose of using suspection 33334.2(k), reERAF [H&SC Section 33334.2(k)]. Sportion of the minimum 20% of gros	only if the agency, betweer id not make the required mension funds to meet the Frayment is required before the FY2009-10 the agency of	n July 1, 2009 and June 30 ninimum allocation and de Fiscal Year 2009-10 SERA e June 30, 2015.	0, 2010, exercised suspension posit of tax increment to the AF obligation. Note, pursuant
th H	astructions: Please include amounts for the current reporting fiscal year) to rec &SC Section 33334.2(k)(1)(2)(3). **Iso report the cumulative total suspense.**	ord agency compliance wit	th repayment requirements	s as referenced in
	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	\$	\$
5. a.(1) If a	n(s) and Deferral(s) an exemption was claimed on Page 2, eck only one of the Health and Safety Section 33334.2(a)(1): No need in Section 33334.2(a)(2): Less than the Section 33334.2(a)(3): Community and has specific contractual obligations.	y Code Sections below (No community to increase/im he minimum set-aside % (2 y is making substantial effo	ote: An Annual Finding is prove supply of lower or a 20% or 30%) is sufficient or equivalent in value to a	required to be submitted to HCD) moderate income housing. to meet the need. ninimum set-aside % (20% or 30%)
	Note: Pursuant to Section 3. contracts entered into prior			

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

mo day yr Resolution # Date sent to HCD: / / mo day

Adoption date of reporting year finding:

Other: Specify code section and reason(s):

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

	BOX #5 Identification of Project area and Refer to Sch A, page 2, Line 3(a)		posit is LESS THAN the re	quired minimum
			·	
		•		
			,	
eferral(s b.(1)	i) If a Deferral was claimed on Page 2,	Line 3a(6) to denocit less t	than the required amount of	complete the following inform
0.(1)	Check only one of the Health and Sa		uian die required amount, c	omplete the following intoff
	Section 33334.6(d): Applicable to HCD before September 1986 can include those incurred after	regarding needing tax inc	rement to meet existing ob	ligations. Existing obligation
	Note: The deferral previous			
	allowable in each fiscal year	prior to July 1, 1996 with	n certain restrictions.	
·	Other Health & Safety Code Se	ection here:		
(2) F	For any deferral claimed on page 2, L	ine 3a(6) and Line 5b(1) al	bove, identify:	
Da	ite that <u>initial (1st) finding</u> was adopte	d:/ R	esolution# Date	sent to HCD://
	loption date of reporting year finding	, in the second		·
				sent to HCD: / / mo day
	A deferred set-aside per to Section 3 set-aside deferred and repayments n			
	REPAYMENTS	Amount <u>Deferred</u> This Reporting FY	REPAYMENTS of Deferrals <u>During</u>	Cumulative Amount Deferred (Net of Any
	Fiscal Year	This Reporting F 1	Reporting FY	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.
	f the prior FY cumulative deferral sh		-	st HCD report (HCD-A and
	ICD-C), indicate the amount of diffe	rence and the reason (use	box above if needed):	
H	0,,		,	

Project Area Name: Oak Knoll

Agency Name: <u>Redevelopment Agency of the City of Oakland</u>

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	l	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?	/	<u>/</u>	/
	mo	day	yr
Identify Resolution # Date Resolution sent to HCD	/	/	/
	mo	day	yr
When was the <u>last amended</u> plan adopted for the claimed deferral?	/		/
	mo	day	yr
Identify Resolution # Date Resolution sent to HCD	/		/
	mo	day	vr

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

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).

	Number	Number of Households/Units/Bedroom					
Project Activity	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			1		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:

Number of Households Other Activity VL Total Households Permanently Displaced - Elderly 0 Households Permanently Displaced - Non Elderly 0 Households Permanently Displaced - Total

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.

stima	tted Project Area Households to be Permanently Displaced O	ver Current F	iscal Year	<u>::</u>		
a.	As required in Section 33080.4(a)(2) for a redevelopment project of the agency, estimate, over the current fiscal year, number of elderly and nonelderly households, by income category, expected to be permanently displaced. (Note: act displacements will be reported for the next reporting year on Line 6). Number of Households					
	Project Activity	VL.	Number	er of Hous	seholds AM	Total
	Households Permanently Displaced - Elderly		 	***	7111	0
	Households Permanently Displaced - Non Elderly		<u> </u>		^	0
	Households Permanently Displaced - Total				 	0
	Date / / Name of Agency Custod: mo day yr Date / / Name of Agency Custod:					
Pur con sub	Please attach a separate sheet of paper listing any acceptance of the Project Area to Fulfill Requirements of Otersuant to Section 33413(b)(2)(A)(v), agencies may choose one or matruct new or substantially rehabilitate dwelling units, provided the bestantial evidence, that the aggregation of dwelling units in one or matruct new or substantial evidence, that the aggregation of dwelling units in one or matruct new or substantial evidence, that the aggregation of dwelling units in one or matruct new or substantial evidence, that the aggregation of dwelling units in one or matruct new or substantial evidence, that the aggregation of dwelling units in one or matruct new or substantial evidence, that the aggregation of dwelling units in one or matruct new or substantial evidence, that the aggregation of dwelling units in one or matruct new or substantial evidence.	dditional housing ther Project Andrew project are agency conductions.	rea(s) as to fulfilets a public	another p	nd finds, ba	ased on
Pur con sub eco We con	Please attach a separate sheet of paper listing any acceptance of the Project Area to Fulfill Requirements of Otersuant to Section 33413(b)(2)(A)(v), agencies may choose one or matruct new or substantially rehabilitate dwelling units, provided the bestantial evidence, that the aggregation of dwelling units in one or monomic segregation. The project area developed to partially or construct new or substantially rehabilitate dwelling units? No.	ther Project Andrews project are agency conductions project are nore project are	rea(s) as to fulfil tts a public as will not	l another p c hearing a cause or e	nd finds, backacerbate i	ased on racial, ethnic ement to
Pur con sub eco	Please attach a separate sheet of paper listing any acceptance of the Project Area to Fulfill Requirements of Otersuant to Section 33413(b)(2)(A)(v), agencies may choose one or matruct new or substantially rehabilitate dwelling units, provided the bestantial evidence, that the aggregation of dwelling units in one or monomic segregation. The energy dwelling units in this project area developed to partially or construct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted? Moday yr	ther Project And the project are agency conductor project are completely satisfoliution #	rea(s) as to fulfil ts a public as will not fy another Date	l another p c hearing a cause or e project ar sent to HO	nd finds, backacerbate in ea's require CD:/mo	ased on racial, ethnic ement to
Pur con sub eco We con	Please attach a separate sheet of paper listing any acceptance of the Project Area to Fulfill Requirements of Ottersuant to Section 33413(b)(2)(A)(v), agencies may choose one or matruct new or substantially rehabilitate dwelling units, provided the bestantial evidence, that the aggregation of dwelling units in one or monomic segregation. The project area developed to partially or construct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted? Resco	ther Project And the project are agency conductioner project are completely satisfactory.	rea(s) as to fulfil ts a public as will not fy another Date	l another p c hearing a cause or e project ar	nd finds, backacerbate in the care required to the	ased on racial, ethnic ement to
Pur con sub eco We con	Please attach a separate sheet of paper listing any acceptance of the Project Area to Fulfill Requirements of Otersuant to Section 33413(b)(2)(A)(v), agencies may choose one or matruct new or substantially rehabilitate dwelling units, provided the bestantial evidence, that the aggregation of dwelling units in one or monomic segregation. The energy dwelling units in this project area developed to partially or construct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted? Moday yr	ther Project And the project are agency conductor project are completely satisfoliution #	rea(s) as to fulfil ts a public as will not fy another Date	l another p c hearing a cause or e project ar sent to HO	nd finds, backacerbate in ea's require CD:/mo	ased on racial, ethnic ement to
Pur con sub eco We con	Please attach a separate sheet of paper listing any acceptance of the Project Area to Fulfill Requirements of Otersuant to Section 33413(b)(2)(A)(v), agencies may choose one or matruct new or substantially rehabilitate dwelling units, provided the bestantial evidence, that the aggregation of dwelling units in one or monomic segregation. The energy dwelling units in this project area developed to partially or construct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted? Moday yr	ther Project And the project are agency conductor project are completely satisfoliution #	rea(s) as to fulfil ts a public as will not fy another Date	l another p c hearing a cause or e project ar sent to HO	nd finds, backacerbate in ea's require CD:/mo	ased on racial, ethnic ement to
Pur con sub eco We con	Please attach a separate sheet of paper listing any acceptance of the Project Area to Fulfill Requirements of Otersuant to Section 33413(b)(2)(A)(v), agencies may choose one or matruct new or substantially rehabilitate dwelling units, provided the bestantial evidence, that the aggregation of dwelling units in one or monomic segregation. The energy dwelling units in this project area developed to partially or construct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted? Moday yr	ther Project And the project are agency conductor project are completely satisfoliution #	rea(s) as to fulfil ts a public as will not fy another Date	l another p c hearing a cause or e project ar sent to HO	nd finds, backacerbate in ea's require CD:/mo	ased on racial, ethnic ement to
Pur con sub eco We con	Please attach a separate sheet of paper listing any acceptance of the Project Area to Fulfill Requirements of Otersuant to Section 33413(b)(2)(A)(v), agencies may choose one or matruct new or substantially rehabilitate dwelling units, provided the bestantial evidence, that the aggregation of dwelling units in one or monomic segregation. The energy dwelling units in this project area developed to partially or construct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted? Moday yr	ther Project And the project are agency conductor project are completely satisfoliution #	rea(s) as to fulfil ts a public as will not fy another Date	l another p c hearing a cause or e project ar sent to HO	nd finds, backacerbate in ea's require CD:/mo	ased on racial, ethnic ement to

Agency Name: _]	Redevelopment Agency of the City of Oakland	Project Area Name:	Oak Knoll
-----------------	---	--------------------	-----------

- 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	М	Total		
	Units Sold Over Repo	orting Year						

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

Yes

\$ ← Total LMIHF Spent On Equal Units Over Reporting Year				er of Ui	Units		
SALES		VL	L	M	Total		
Units Made Equal Thi	s Reporting Yr to Units Sold Over This Reporting Yr						
Units Made Equal Thi	s Reporting Yr to Units Sold One Reporting Yr Ago						
Units Made Equal Thi	s Reporting Yr to Units Sold Two Reporting Yrs Ago						
Units Made Equal Thi	s 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	М	Total
No scheduled units.								

SCHEDULE HCD-A

Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2010

Ag	gency Name: Redevelopment Agency of the City of Oakland Project Area Name: Oakland Army Base
Pre	eparer's Name, Title: Jeffrey P. Levin, Hsg & Policy Program Manager Preparer's E-Mail Address: jplevin@oaklandnet.com
Pre	eparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691
	GENERAL INFORMATION `
1.	Project Area Information
	a. 1. Year 1 st 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 X 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 dat of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.
	Date:/ Resolution Scope (applicable Section 33413 requirements):
	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.

- •		ne: Redevelopment Agency of the City of Oakland Project Area Name Area Housing Fund Revenues and Other Sources	c. <u>Q</u> a	icialid Allily Dasc	•
3.	Re yea Re	port all revenues and other sources of funds from this project area which accrued ar. Any income related to agency-assisted housing located outside the project are venue" on Line 3j. (of this Schedule A), if this project area is named as beneficial are revenue sources not reported on lines 3a3i., should be reported on Line 3j.	ould be reported as "0	Other	
	Enter for and Tate dep	ter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applica fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum of enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Increment set-aside allotted before any exemption and/or deferral. To determine to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [m the net amount allocated to the Housing Fund [Line 3a(4)].	ntage (%) of gross Ton on Line 3a(4), report amount of Tax Incren	ax Increment the amount of nent	
	a.	Tax Increment: (1) 100% of Gross Allocation:	\$	6,097,510	
		(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%):	\$	1,219,502	
		(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 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)]. 		\$	1,219,502
		(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 3	a(6)]:	\$	1,219,502
	b.	Interest Income:		\$	116,239
	c.	Rental/Lease Income (combine amounts separately reported to the SCO):		<u> </u>	
	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)]:		\$	

Agency approved 5% voluntary housing set-aside \$ 304,876

\$ 304,876

Total Project Area Receipts Deposited to Housing Fund (add lines 3a(7) and 3b - 3j.): \$ 1,640,617

Debt Proceeds:

k.

h. (1) Loan Repayments (other than SERAF):

Other Revenue(s) [Explain and identify amount(s)]:

(2) SERAF LOAN Repayments (also complete Sch-C, page 3, 8e and page 9)

4.	option Housir	box below and provide information (Sch A, page 2, Line 3a(3)(A) and d ag Fund for the purpose of using susplth and Safety Section 33334.2(k), re	id not make the required no ension funds to meet the F	ninimum allocation and der Tiscal Year 2009-10 SERA	posit of tax increment to the
		ERAF [H&SC Section 33334.2(k)]. I portion of the minimum 20% of gross		exercised option to suspend	d allocating and depositing
	th H	structions: <u>Please include amounts for the current reporting fiscal year)</u> to rece. &SC Section 33334.2(k)(1)(2)(3).	ord agency compliance wi	th repayment requirements	as referenced in
		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	\$	\$
	ı.(1) If a	n(s) and Deferral(s) on exemption was claimed on Page 2, eck only one of the Health and Safety	• •	•	•
		Section 33334.2(a)(1): No need in	-		_
		Section 33334.2(a)(2): Less than the Section 33334.2(a)(3): Community and has specific contractual obligation	y is making substantial effo	ort equivalent in value to m	ninimum set-aside % (20% or 30%)
	١	Note: Pursuant to Section 33 contracts entered into prior			
	_	Other: Specify code section and re	ason(s):		
		r any exemption claimed on Page 2, I te that <u>initial (1st) finding</u> was adopte		•	sent to HCD://
		option date of reporting year finding			

day

yr

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

Project Area Name: __Oakland Army Base_

Agency Name: Redevelopment Agency of the City of Oakland

	BOX #5 Identification of Project area and Refer to Sch A, page 2, Line 3(a)		posit is LESS THAN the re	equired minimum _	
			,		
				·	
				v	
al(a)				****	
<u>erral(s)</u> .(1) If	a Deferral was claimed on Page 2,	Line 3a(6) to deposit less	than the required amount, o	complete the following inf	format
	Check only one of the Health and Sa	afety Code Sections below	-		
	Section 33334.6(d): Applicable to HCD before September 1986	6 regarding needing tax inc	rement to meet existing ob	ligations. Existing obliga-	
	can include those incurred after	· •	<u> </u>		
	Note: The deferral previous allowable in each fiscal year			s only	
۲	Other Health & Safety Code Se	ection here:			
(2) T		.1		:	
• •	r any deferral claimed on page 2, L		•	HCD	,
Date	that <u>initial (1st) finding</u> was adopte	no day yr	esolution # Date	sent to HCD:/ mo da	y'
Ado	ption date of reporting year finding	://F	Resolution # Date	sent to HCD:/	/
	deferred set-aside per to Section 3				
	et-aside deferred and repayments n				
	DEDAVACNITO	Amount Deferred	REPAYMENTS	Cumulative Amount	7
	REPAYMENTS	This Reporting FY	of Deferrals During	Deferred (Net of Any	
	Fiscal Year	·	Reporting FY	Amount(s) Repaid *)	4
	(1) Last Reporting FY		·	\$	_
L	(2) This Reporting FY	\$	\$	* *	_
	* The cumulative amount of				╛
li t	he prior FY cumulative deferral sh			st HCD report (HCD-A a	and
	D-C), indicate the amount of diffe	stence and the reason (use	DOX ADDIVE II IICCUCU).		

Project Area Name: Oakland Army Base

Agency Name: <u>Redevelopment Agency of the City of Oakland</u>

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

no day yr

When was the <u>last amended</u> 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).

Number of Households/Units/Bedrooms

	ITUILING	OI LLUM	30110100	C 11140, 1	· · · · · · · · · · · · · · · · · · ·
Project Activity	VL	L	М	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:

Number of Households

Other Activity	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 / / Date / /

mo

Name of Agency Custodian

Name of Agency Custodian

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

ima	ted Project Area Households to be Permanently Displaced Over	Current F	iscal Ye	<u>ar:</u>		1
a.	As required in Section 33080.4(a)(2) for a redevelopment project of	the agency,	estimate	over the c	current fiscal	year, the
	number of elderly and nonelderly households, by income category, e	xpected to b				
	displacements will be reported for the next reporting year on Line 6)	•			,	
			Num	ber of Ho	useholds	
	Project Activity	VL	L	M	AM	Total
	Households Permanently Displaced - Elderly		1			0
	Households Permanently Displaced - Non Elderly					0
	Households Permanently Displaced - Total	1				0
	Date/ Name of Agency Custodian mo day yr					
	Please attach a separate sheet of paper listing any addi	tional housi	ng plans	adopted.]	
		\				
<u>s I</u>	Developed Inside the Project Area to Fulfill Requirements of Other	r Project A	rea(s)			
Pu coi	Developed Inside the Project Area to Fulfill Requirements of Other resuant to Section 33413(b)(2)(A)(v), agencies may choose one or more astruct new or substantially rehabilitate dwelling units, provided the agestantial evidence, that the aggregation of dwelling units in one or more promise segregation.	e project are ency condu	as to fulf	lic hearing	and finds, ba	ased on
Pu cor sul ecc	rsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the agostantial evidence, that the aggregation of dwelling units in one or mor	e project are ency condu e project are	as to fulf ets a pub as will n	lic hearing ot cause or	and finds, bar exacerbate i	ased on acial, ethnic
Pu con sul eco	rsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the agostantial evidence, that the aggregation of dwelling units in one or more conomic segregation. ere any dwelling units in this project area developed to partially or con	e project are ency condu e project are	as to fulf ets a pub as will n	lic hearing ot cause or	and finds, bar exacerbate i	ased on acial, ethnic
Pu Sul Sul Wo	rsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more struct new or substantially rehabilitate dwelling units, provided the agestantial evidence, that the aggregation of dwelling units in one or more promise segregation. ere any dwelling units in this project area developed to partially or construct new or substantially rehabilitate dwelling units? No.	e project are ency conduce e project are apletely satis	as to fulf ets a pub as will n	lic hearing ot cause or er project a	and finds, bar exacerbate in area's require	ased on racial, ethnic ement to
Pu con sul ecc	rsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the agostantial evidence, that the aggregation of dwelling units in one or more promic segregation. ere any dwelling units in this project area developed to partially or construct new or substantially rehabilitate dwelling units?	e project are ency conduce e project are apletely satis	as to fulf ets a pub as will n	lic hearing ot cause or er project a	and finds, bar exacerbate in area's require	ased on racial, ethnic ement to
Pu con ul con	rsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more astruct new or substantially rehabilitate dwelling units, provided the agostantial evidence, that the aggregation of dwelling units in one or more promise segregation. There any dwelling units in this project area developed to partially or construct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted?// Resolution.	e project are ency conduce e project are apletely satis	as to fulficts a pub as will n ofy anoth	lic hearing ot cause or er project a te sent to I	and finds, bar exacerbate in area's required	ased on racial, ethnic ement to
ul ul vce	rsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more astruct new or substantially rehabilitate dwelling units, provided the agostantial evidence, that the aggregation of dwelling units in one or more promise segregation. There any dwelling units in this project area developed to partially or construct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted?// Resolution.	e project are ency conduce e project are apletely satis	as to fulficts a pub as will not be for another Da	lic hearing ot cause or er project a te sent to I	and finds, bar exacerbate in area's required	ased on racial, ethnic ement to
Pu con ul con	rsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more struct new or substantially rehabilitate dwelling units, provided the agestantial evidence, that the aggregation of dwelling units in one or more promise segregation. ere any dwelling units in this project area developed to partially or construct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted? /// Resolution	e project are ency conduc e project are apletely satis	as to fulficts a pub as will not be for another Da	lic hearing of cause or er project a te sent to I	and finds, bar exacerbate in area's required HCD: / mo	ement to day
Pu Sul Sul Wo	rsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more struct new or substantially rehabilitate dwelling units, provided the agestantial evidence, that the aggregation of dwelling units in one or more promise segregation. ere any dwelling units in this project area developed to partially or construct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted? /// Resolution	e project are ency conduc e project are apletely satis	as to fulficts a pub as will not be for another Da	lic hearing of cause or er project a te sent to I	and finds, bar exacerbate in area's required HCD: / mo	ement to day
Pu con sul ecc	rsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more struct new or substantially rehabilitate dwelling units, provided the agestantial evidence, that the aggregation of dwelling units in one or more promise segregation. ere any dwelling units in this project area developed to partially or construct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted? /// Resolution	e project are ency conduc e project are apletely satis	as to fulficts a pub as will not be figured by anothe Da	lic hearing of cause or er project a te sent to I	and finds, bar exacerbate in area's required HCD: / mo	ement to day
Pu con ul con	rsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more struct new or substantially rehabilitate dwelling units, provided the agestantial evidence, that the aggregation of dwelling units in one or more promise segregation. ere any dwelling units in this project area developed to partially or construct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted? /// Resolution	e project are ency conduc e project are apletely satis	as to fulficts a pub as will not be figured by anothe Da	lic hearing of cause or er project a te sent to I	and finds, bar exacerbate in area's required HCD: / mo	ement to day
Pu con sul ecc	rsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more struct new or substantially rehabilitate dwelling units, provided the agestantial evidence, that the aggregation of dwelling units in one or more promise segregation. ere any dwelling units in this project area developed to partially or construct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted? /// Resolution	e project are ency conduc e project are apletely satis	as to fulficts a pub as will not be figured by anothe Da	lic hearing of cause or er project a te sent to I	and finds, bar exacerbate in area's required HCD: / mo	ement to
Pu con sul eco	rsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more struct new or substantially rehabilitate dwelling units, provided the agestantial evidence, that the aggregation of dwelling units in one or more promise segregation. ere any dwelling units in this project area developed to partially or construct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted? /// Resolution	e project are ency conduc e project are apletely satis	as to fulficts a pub as will not be figured by anothe Da	lic hearing of cause or er project a te sent to I	and finds, bar exacerbate in area's required HCD: / mo	ased on racial, ethnicement to day y

- 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?

ØNo							
□Yes	\$	Number of Units					
	SALES	•	VL	L	М	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?

			-	_	
ſ	٦	١	/	_	
ı	- 1			5	J

\$	← Total LMIHF Spent On Equal Units Over		Numbe	er of U	nits
	Reporting Year				
SALES		VL	L	M	Total
Units Made Equal Th	is Reporting Yr to Units Sold Over This Reporting Yr				
Units Made Equal Th	is Reporting Yr to Units Sold One Reporting Yr Ago				
Units Made Equal Th	is Reporting Yr to Units Sold Two Reporting Yrs Ago				
Units Made Equal Th	is 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	М	Total
No scheduled units.								
	,							
			·					

SCHEDULE HCD-A

Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2010

Ag	Agency Name: Redevelopment Agency of the City of Oakland Project Area Name: Stanford/Adeline	<u>.</u>
Pre	Preparer's Name, Title: <u>Jeffrey P. Levin, Hsg & Policy Program Manager</u> Preparer's E-Mail Address: <u>jplevir</u>	n@oaklandnet.com
Pre	Preparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691	
1.	GENERAL INFORMATION 1. Project Area Information	
	a. 1. Year 1 st 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 4. Current expiration of plan: 04 / 10 / 2016 mo day yr	of 2001)? Yes No_ <u>X</u> _
	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, , , , ,,	
	 d. Year(s) project area plan was amended involving real property that either: (1) Added property to plan: N/A , , , , , , , , , , , , , , , , , , ,	
2.	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 requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution	all or part of Section on 33413, provide the date
	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 inclusionary or production requirements of Section 33413 apply.	: Both replacement and
	NOTE:	
	Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reposurces as discussed below:	's Financial
	Transfers-In from other internal funds: Report the amount of transferred funds on applicable lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the House for the deposit of the required set-aside percentage/amount by reporting gross tax increment or Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Linot report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reservice expenditures on HCD-C, Line 4c.	sing Fund n HCD-A, ne 4c. <u>Do</u>

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 <u>30</u> %): (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 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)].	\$	(\$	1,887)
	(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 3	a(6)]:	(\$	1,887)
b.	Interest Income:		\$	<u>6,702</u>
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 (\$	472)		
	s		(\$	472)
k.	Total Project Area Receipts Deposited to Housing Fund (add lines 3a(7) and	3b - 3j.):	\$	4,343
		÷ *		

SERAF [H&SC Section 33334.2(k)]. a portion of the minimum 20% of gros		exercised option to suspend	l allocating and depositing
Instructions: <u>Please include amounts</u> the current reporting fiscal year) to rec H&SC Section 33334.2(k)(1)(2)(3). Also report the cumulative total suspense.	ord agency compliance wi	th repayment requirements	as referenced in
Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify SERAF Amount Suspended 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	\$	\$
fon(s) and Deferral(s) If an exemption was claimed on Page 2 Check only one of the Health and Safet Section 33334.2(a)(1): No need in	y Code Sections below (No	ote: An <u>Annual Finding</u> is r	required to be submitted to
Section 33334.2(a)(2): Less than t Section 33334.2(a)(3): Communit and has specific contractual obliga	y is making substantial effo	ort equivalent in value to m	inimum set-aside % (20%
Note: Pursuant to Section 3 contracts entered into prior			
Other: Specify code section and re	eason(s):		

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

Project Area Name: Stanford/Adeline

Resolution # _____ Date sent to HCD:

Adoption date of reporting year finding:

Agency Name: Redevelopment Agency of the City of Oakland

	BOX #5 Identification of Project area and Refer to Sch A, page 2, Line 3(a)		posit is LESS THAN the re	quired minimum	
					-
		•			
.					
L.	······································				
<u>al(s)</u>) If a	a Deferral was claimed on Page 2,	Line 3a(6) to deposit less	than the required amount, o	omplete the following	inforn
	heck only one of the Health and S				,
	Section 33334.6(d): Applicabl				
	to HCD before September 1986 can include those incurred after				ligation
	Note: The deferral previous				
	allowable in each fiscal year			is only	
_	Other Health & Safety Code Se	ection here:			
	J Outer Health & Salety Code St	etion here.			
-	any deferral claimed on page 2, L		-		
-	any deferral claimed on page 2, L that initial (1st) finding was adopte		-	sent to HCD:/_	/_ day
Date	that <u>initial (1st) finding</u> was adopte	ed: / / R	esolution # Date		•
Date Adop	that initial (1 st) finding was adopte	ed: / / R mo day yr mo day yr mo day yr	Date Resolution # Date	sent to HCD:/_	day
Date Adop	that initial (1 st) finding was adopte tion date of reporting year finding deferred set-aside per to Section 3	ed://	Date Resolution # Date Date Date Date	sent to HCD:/_mo	day amour
Date Adop	that <u>initial (1st) finding</u> was adopte	ed://	Date Resolution # Date Date Date Date	sent to HCD:/_mo	day amour
Date Adop	that initial (1st) finding was adopted that initial (1st) finding was adopted that the finding was adopted the finding was	ed: / / R mo day yr R mo day yr R R R R R R R R R R R R R R R R R R	Date Resolution # Date Date Date Date Date Date Date Date	sent to HCD:/_mo Fund. Summarize the mount deferred as of e	day amoun
Date Adop	that initial (1st) finding was adopted that initial (1st)	ed:/	Date Resolution # Date Date Date Date Date Date Control Date Resolution # Date Control REPAYMENTS of Deferrals During	Summarize the mount deferred as of e	day amoun end of l
Adop Adop A dop of set	that initial (1st) finding was adopted that initial (1st)	ed: / / R mo day yr R mo day yr R R R R R R R R R R R R R R R R R R	Date Resolution # Date Date Date Date Date Date Date Date	Summarize the mount deferred as of e Cumulative Amound Deferred (Net of A Amount(s) Repaid	day amoun end of l
Adop A dop of set	that initial (1st) finding was adopted that initial (1st)	rd: / / R mo day yr R3334.6(d) constitutes independent during the reporting Amount Deferred This Reporting FY	Resolution # Date Date Date Date Date Date Date Date Comparison of Date REPAYMENTS of Deferrals During Reporting FY	Sent to HCD:/_mo Fund. Summarize the mount deferred as of e Cumulative Amound Deferred (Net of A Amount(s) Repaid	day amount and of ant any *)
Adop A dop of set	that initial (1st) finding was adopted to date of reporting year finding the deferred set-aside per to Section 3 transide deferred and repayments of the section 3 transition of the section of the	rd:/	Resolution # Date Resolution # Date Peter detection # Date Repetedness to the Housing F year and the cumulative and REPAYMENTS of Deferrals During Reporting FY \$	sent to HCD:/_mo Fund. Summarize the mount deferred as of e Cumulative Amou Deferred (Net of A Amount(s) Repaid \$ *	day amour end of
Adop 3) A dof set	that initial (1st) finding was adopted to date of reporting year finding the deferred set-aside per to Section 3 transide deferred and repayments of the set of the s	mo day yr mo day yr mo day yr gray / / R gray / / Yr gray / Yr	Resolution # Date Resolution # Date Reteletedness to the Housing F year and the cumulative and REPAYMENTS of Deferrals During Reporting FY \$ also be shown on HCD-C	Sent to HCD:/_mo Fund. Summarize the mount deferred as of e Cumulative Amou Deferred (Net of A Amount(s) Repaid \$ ** C. page 3, Line 8a.	day amoun end of
Date Adop 3) A d of set	that initial (1st) finding was adopted to date of reporting year finding the deferred set-aside per to Section 3 transide deferred and repayments of the section 3 transition of the section of the	mo day yr mo day yr mo day yr mo day yr grad; / / R mo day yr grad; / / P mo day yr grad; / P m	Resolution # Date Resolution # Date Resolution # Date Reteletedness to the Housing F year and the cumulative and the cumulat	Sent to HCD:/_mo Fund. Summarize the mount deferred as of e Cumulative Amou Deferred (Net of A Amount(s) Repaid \$ ** C. page 3, Line 8a.	day amoun end of

Project Area Name: Stanford/Adeline

Agency Name: Redevelopment Agency of the City of Oakland

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 <u>last amended</u> plan adopted for the claimed deferral?

mo day ут

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).

Number of Households/Units/Bedrooms

Project Activity	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:

Number of Households

Other Activity	VL	L	М	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, <u>over the reporting year</u>, 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 / / yr
Date / /

Name of Agency Custodian _____

Name of Agency Custodian

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

	displacements will be reported for the next reporting year on Line 6).			ntly displac		year, the e: actual
		1		r of House	T	
	Project Activity	VL	L	M	AM	Total
	Households Permanently Displaced - Elderly	ļ			ļ	0
	Households Permanently Displaced - Non Elderly Households Permanently Displaced - Total		-			0
	Households Permanently Displaced - Total	l	<u> </u>	,	1	Io I
ts I	Please attach a separate sheet of paper listing any addit Developed Inside the Project Area to Fulfill Requirements of Other		<u> </u>	• •		
			as to fulfill	another pro		s requiremer
sul ec	rsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the agrestantial evidence, that the aggregation of dwelling units in one or more phonomic segregation. ere any dwelling units in this project area developed to partially or com-	ency conduct project are	ets a public as will not	cause or ex	acerbate r	sed on acial, ethnic,
cor sul eco	nstruct new or substantially rehabilitate dwelling units, provided the agreestantial evidence, that the aggregation of dwelling units in one or more conomic segregation. ere any dwelling units in this project area developed to partially or compastruct new or substantially rehabilitate dwelling units?	ency conduct project are	ets a public as will not	cause or ex	acerbate r	sed on acial, ethnic,
sul eco W	nstruct new or substantially rehabilitate dwelling units, provided the agostantial evidence, that the aggregation of dwelling units in one or more onomic segregation. ere any dwelling units in this project area developed to partially or compastruct new or substantially rehabilitate dwelling units? No.	ency conduct project are pletely satis	ets a public as will not of a suffer another Date	project area	acerbate raa's require D:/mo	sed on acial, ethnic,
sul eco	nstruct new or substantially rehabilitate dwelling units, provided the aggregation of dwelling units in one or more promise segregation. There any dwelling units in this project area developed to partially or commistruct new or substantially rehabilitate dwelling units? No. Yes. Date initial finding was adopted?// Resolution.	ency conduct project are pletely satis	ets a public as will not afy another Date Number	cause or ex	acerbate raa's require D:/mo	sed on acial, ethnic, ment to

- 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?

\mathbf{M}_{No}						
□Yes	Yes \$ ← Total Proceeds From Sales Over Reporting Year		Number of Units			
	SALES	V	VL	L	M	Total
	Units Sold Over Repo	rting Year	[

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

\$	← Total LMIHF Spent On Equal Units Over Reporting Year		Number of Un				
SALES		VL	L	М	Tota		
Units Made I	Made Equal This Reporting Yr to Units Sold Over This Reporting Yr						
Units Made I	Reporting Year ALES hits Made Equal This Reporting Yr to Units Sold Over This Reporting Yr hits Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago						
Units Made 8	qual This Reporting Yr to Units Sold Two Reporting Yrs Ago						
Units Made 6	qual This Reporting Yr to Units Sold Three Reporting Yrs Ago			Ì			

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	Ļ	M·	Total
No scheduled units.								
	-							

SCHEDULE HCD-A

Inside Project Area Activity

for Fiscal Year that Ended 06 / 30 / 2010

gency Name: Redevelopment Agency of the City of Oakland Project Area Name: West Oakland	
reparer's Name, Title: <u>Jeffrey P. Levin, Hsg & Policy Program Manager</u> Preparer's E-Mail Address: <u>iplevin@oaklandnet.com</u>	
reparer's Telephone No: 510-238-6188 Preparer's Facsimile No: 510-238-3691	
GENERAL INFORMATION Project Area Information	
 a. 1. Year 1st plan for project area was adopted: 2003 Year that plan was last amended (if applicable): N/A Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes No_2 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, , , , , ,	
 d. Year(s) project area plan was amended involving real property that either: (1) Added property to plan: N/A	
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 of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.	
Date: / / Resolution Scope (applicable Section 33413 requirements):	
Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement an inclusionary or production requirements of Section 33413 apply.	d
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	

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.

service expenditures on HCD-C, Line 4c.

Agency Name: _Redevelopment Agency of the City of Oakland	Project Area Name: <u>West Oakland</u>
Project Area Housing Fund Revenues and Other Sources	
3. Report all revenues and other sources of funds from this project year. Any income related to agency-assisted housing located ou Revenue" on Line 3j. (of this Schedule A), if this project area is other revenue sources not reported on lines 3a3i., should be related to the sources of the sources and the sources area is other revenue sources not reported on lines 3a3i., should be related to the sources are sources and other sources of funds from this project year.	stside the project area(s) should be reported as "Other named as beneficiary in the authorizing resolution. Any
Enter on Line 3a(1) the full 100% of gross Tax Increment allocation for fees (refer to Sections 33401, 33446, & 33676). Compute the and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SEF Tax Increment set-aside allotted before any exemption and/or dedeposited to the Housing Fund [Line 3a(7)], subtract allowable afrom the net amount allocated to the Housing Fund [Line 3a(4)].	the required minimum percentage (%) of gross Tax Increment RAF on Line 3a(3). Next, on Line 3a(4), report the amount of eferral. To determine the amount of Tax Increment amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)]
a. Tax Increment: (1) 100% of Gross Allocation:	\$ <u>5,720,660</u>
(2) <u>Calculate only 1</u> set-aside amount: either (A) or (B) be	elow:
(A) 20% required by 33334.2 (Line 3a(1) x <u>20</u> %)	\$ <u>1,144,132</u>
(B) 30% required by 33333.10(g) (Line 3a(1) x <u>30</u> %). (Senate Bill 211, Chapter 741, Statutes of 2001)	\$
(3) Supplemental Education Revenue Augmentation F	und (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 \$ 120,923 b. Interest Income: Rental/Lease Income (combine amounts separately reported to the SCO): Sale of Real Estate: Grants (combine amounts separately reported to the SCO): f. Bond Administrative Fees: Deferral Repayments [also complete, page 4, Line 5b(3)]: (1) Loan Repayments (other than SERAF): (2) SERAF LOAN Repayments (also complete Sch-C, page 3, 8e and page 9) Debt Proceeds: Other Revenue(s) [Explain and identify amount(s)]: 286,033 Agency approved 5% voluntary housing set-aside \$ 286,033 Total Project Area Receipts Deposited to Housing Fund (add lines 3a(7) and 3b - 3j.): 1,551,088

Agency Name: <u>Redevelopment Agency of the</u>	City of Oakland	Project Area Name: We	st Oakland
Supplemental Educational Revenue Augmen	tation Fund (SERAF) Su	spension of Property Tax	Revenue Deposit
 Check box below and provide information option (Sch A, page 2, Line 3a(3)(A) and d Housing Fund for the purpose of using sust to Health and Safety Section 33334.2(k), re SERAF [H&SC Section 33334.2(k)]. a portion of the minimum 20% of gros 	id not make the required monention funds to meet the Fepayment is required before In FY2009-10 the agency e	unimum allocation and depriscal Year 2009-10 SERAL June 30, 2015.	osit of tax increment to the F obligation. Note, pursuant
Instructions: Please include amounts f the current reporting fiscal year) to rec H&SC Section 33334.2(k)(1)(2)(3). Also report the cumulative total suspense.	or ALL fiscal years betweet ord agency compliance with	h repayment requirements	as referenced in
Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify SERAF Amount Suspended 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	nust 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 Safet	y Code Sections below (No	te: An <u>Annual Finding</u> is r	required to be submitted to HCD)
Section 33334.2(a)(1): No need in	community to increase/imp	prove supply of lower or m	noderate income housing.
Section 33334.2(a)(2): Less than t	he minimum set-aside % (2	20% or 30%) is sufficient to	o meet the need.
Section 33334.2(a)(3): Community and has specific contractual obligation			
Note: Pursuant to Section 3 contracts entered into prior			

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

Other: Specify code section and reason(s):

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

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

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

	BOX #5 Identification of Project area and Refer to Sch A, page 2, Line 3(a)		posit is LESS THAN the re	equired minimu	m
					•
		ř			
		•			
al(s)	,				
	f a Deferral was claimed on Page 2 Check only one of the Health and			ompiece die 10	nowing mitti
1	Section 33334.6(d): Applicat	ole to project areas approve	l before 1986 in which the	required resolu	tion was sent
	to HCD before September 198 can include those incurred after				
	Note: The deferral previous				
				45	
	allowable in each fiscal yea	-			
{	· · · · · · · · · · · · · · · · · · ·	r prior to July 1, 1996 wit			
(2) Fo	allowable in each fiscal yea	er prior to July 1, 1996 wit	h certain restrictions.		
•	allowable in each fiscal year Other Health & Safety Code Sor any deferral claimed on page 2,	Section here: Line 3a(6) and Line 5b(1) a	h certain restrictions. bove, identify:	sent to HCD:	
Date	allowable in each fiscal year Other Health & Safety Code Sor any deferral claimed on page 2, that initial (1st) finding was adop	Section here: Line 3a(6) and Line 5b(1) at ted: mo day yr	bove, identify: Date		-
Date	allowable in each fiscal year Other Health & Safety Code Sor any deferral claimed on page 2,	Section here: Line 3a(6) and Line 5b(1) at ted: mo day yr	h certain restrictions. bove, identify:		-
Date Ado	allowable in each fiscal year Other Health & Safety Code Sor any deferral claimed on page 2, that initial (1st) finding was adopted option date of reporting year finding deferred set-aside per to Section	Section here: Line 3a(6) and Line 5b(1) atted: mo day yr ag: mo day yr 33334.6(d) constitutes index	bove, identify: desolution # Date Resolution # Date	e sent to HCD:	mo day
Date Ado	allowable in each fiscal year Other Health & Safety Code Sor any deferral claimed on page 2, that initial (1st) finding was adopted the page of the control	Section here: Line 3a(6) and Line 5b(1) atted: mo day yr ag: mo day yr 33334.6(d) constitutes index	bove, identify: desolution # Date Resolution # Date	e sent to HCD:	mo day
Date Ado	allowable in each fiscal year Other Health & Safety Code Sor any deferral claimed on page 2, that initial (1st) finding was adopted option date of reporting year finding deferred set-aside per to Section	Section here: Line 3a(6) and Line 5b(1) a ted:/	bove, identify: Resolution # Date Resolution # Date bettedness to the Housing I year and the cumulative as	Fund. Summar. rount deferred Cumulative	mo day ize the amou as of end of
Date Ado	allowable in each fiscal year Other Health & Safety Code Sor any deferral claimed on page 2, that initial (1 st) finding was adoptoption date of reporting year finding deferred set-aside per to Section tet-aside deferred and repayments	Section here: Line 3a(6) and Line 5b(1) atted: mo day yr ag: mo day yr 33334.6(d) constitutes index made during the reporting	bove, identify: desolution # Date Resolution # Date ebtedness to the Housing I year and the cumulative an	e sent to HCD: Fund. Summar. mount deferred	mo day ize the amous as of end of Amount let of Any
Date Ado	allowable in each fiscal year Other Health & Safety Code Sor any deferral claimed on page 2, that initial (1 st) finding was adopted by the first of the first o	Section here: Line 3a(6) and Line 5b(1) a ted:/	bove, identify: Resolution # Date Resolution # Date betedness to the Housing I year and the cumulative and the C	Fund. Summar mount deferred Cumulative Deferred (N	mo day ize the amous as of end of Amount let of Any
Date Ado	allowable in each fiscal year Other Health & Safety Code Sor any deferral claimed on page 2, that initial (1st) finding was adopted by the first of	Section here: Line 3a(6) and Line 5b(1) a ted:/	bove, identify: Resolution # Date Resolution # Date betedness to the Housing I year and the cumulative and the C	E sent to HCD: Fund. Summar mount deferred Cumulative Deferred (N Amount(s))	mo day ize the amous as of end of Amount let of Any
Date Ado	allowable in each fiscal year Other Health & Safety Code Sor any deferral claimed on page 2, that initial (1st) finding was adopted on date of reporting year finding deferred set-aside per to Section et-aside deferred and repayments REPAYMENTS Fiscal Year (1) Last Reporting FY	Section here: Line 3a(6) and Line 5b(1) a ted: / / R mo day yr ag: / / / F mo day yr 33334.6(d) constitutes ind made during the reporting Amount Deferred This Reporting FY	bove, identify: desolution # Date Resolution # Date ebtedness to the Housing I year and the cumulative and REPAYMENTS of Deferrals During	E sent to HCD: Fund. Summar mount deferred Cumulative Deferred (N Amount(s)) \$ *	mo day ize the amous as of end of Amount let of Any Repaid *)

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 <u>last amended</u> plan adopted for the claimed deferral?		/	/
	mo	day	yr
Identify Resolution # Date Resolution sent to HCD		/	1
	mo	day	T 787

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).

	Number	of Hou	seholds/	/Units/E	edrooms
Project Activity	VL	L	M	AM	Total
Households Permanently Displaced – Elderly		[1	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:

	IN	ımber d	oi House	notas	
Other Activity	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, <u>over the reporting year</u>, 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.

	ted Project Area Households to be Permanently Displaced Ove				<i></i>	a
. a.	As required in Section 33080.4(a)(2) for a redevelopment project of number of elderly and nonelderly households, by income category, displacements will be reported for the next reporting year on Line 6	expected to				
			Nu	mber of Ho	useholds	
	Project Activity	VL	L	M	AM	Total
	Households Permanently Displaced - Elderly					0
	Households Permanently Displaced - Non Elderly					0
	Households Permanently Displaced - Total					0
	Date / / Name of Agency Custodia mo day yr Date / / Name of Agency Custodia mo day yr Please attach a separate sheet of paper listing any add		ng nlan	s adopted]	٠
			ng plan	s adopted.]	
<u>'nits I</u>	Date / / Name of Agency Custodia mo day yr	litional housi		s adopted.]	
. Pu co: sul	Date / / Name of Agency Custodia mo day yr Please attach a separate sheet of paper listing any add	er Project A	rea(s) cas to fi	ılfill another ıblic hearing	and finds, b	ased on
. Pu cor sul eco	Date/	er Project A ore project are agency condu ore project are	rea(s) eas to fi cts a pu eas will	ulfill another blic hearing not cause o	and finds, bar exacerbate	ased on racial, ethnic
Pu con sul eco	Date/	er Project A ore project are agency condu ore project are	rea(s) eas to fi cts a pu eas will	ulfill another blic hearing not cause o	and finds, bar exacerbate	ased on racial, ethnic
Pu cor sul eco	Date/	er Project A ore project are agency condu ore project are ompletely sati	rea(s) eas to fi cts a pu eas will sfy ano	ulfill another iblic hearing not cause of ther project	and finds, bar exacerbate a	ased on racial, ethnic ement to
Pu cor sul ecor	Date/	er Project A ore project are agency condu ore project are ompletely sati	rea(s) eas to fi cts a pu eas will sfy ano	ulfill another iblic hearing not cause of ther project	and finds, bar exacerbate a	ased on racial, ethnic ement to
Pu cor sul eco	Date/	er Project A ore project are agency condu ore project are ompletely sati	rea(s) eas to ficts a pueas will esfy ano	ulfill another iblic hearing not cause of ther project Date sent to	and finds, bar exacerbate a	ased on racial, ethnic ement to

nio day yi				1110	uay yi
		Nun	iber of Dwe	lling Units	
Name of Other Project Area(s)		VL	L	M	Total
				1	
				_	
					<u> </u>
	•			`	
,					
			-		
		-			
· · · · · · · · · · · · · · · · · · ·					

HCD-A Page 6 of 7

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]	Numbe	r of U	nits
	SALES		VL	L	M	Total
	Units Sold Over Repo	orting Year				

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

$\overline{}$	
Į l	Yes

S ← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
SALES	VL.	L	М	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				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 OaklandCounty: Alameda	
Preparer's Name, Title: <u>Jeffrey P. Levin, Hsg & Policy Program Manager</u> Preparer's E-Mail Address: <u>jplevi</u>	n@oaklandnet.com
Preparer's Telephone No:510-238-6188 Preparer's Facsimile No:510-238-369	1
Low & Moderate Income Housing Funds	
Report on the "status and use of the agency's Low and Moderate Income Housing Fund." Most information be based on information reported to the State Controller.	reported here should
1. Beginning Balance (Use "Net Resources Available" from last fiscal year report to HCD)	\$ <u>102,965,707</u>
a. If Beginning Balance requires adjustment(s), describe and provide dollar amount (positive/negative making up total adjustment: Use < \$ > for negative amounts or amounts to be subtracted. \$	2)
<u> </u>	
b. Adjusted Beginning Balance [Beginning Balance plus + or minus <-> Total Adjustment(s)]	\$
 Project Area(s) Receipts and Housing Fund Revenues a. Total Project Area(s) Receipts. Total Summed amount of HCD-Schedule A(s) (from Line 3k) 	\$29,544,017
b. Housing Fund Resources <u>not</u> reported on HCD Schedule -A(s) Describe and Provide Dollar Amount(s) (Positive/Negative) Making Up Total Housing Fund Reso	urces
c. Total Housing Fund Resources	\$
3. Total Resources (Line 1b. + Line 2a + Line 2c.)	\$ 132,509,724

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-<u>GAAP</u> (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.		uisition of Property & Building Sites [33334.2(e)(1)] & Housing	333	34.2(e)(6)]:		
		Land Purchases (Investment - Land Held for Resale) *	\$		•	
	٠,	Housing Assets (Fixed Asset) *	\$			
	• •	Acquisition Expense	\$			
	(4)	= - - - - -	\$			
	` '	Relocation Costs	\$			
	(6)	Relocation Payments	\$			
	(7)	Site Clearance Costs	\$			
	(8)	Disposal Costs	\$		_	
	(9)	Other [Explain and identify amount(s)]:			_	
			\$			
		* Reported to SCO as part of Assets and Other Debts	-	,	•	
	(10)	Subtotal Property/Building Sites/Housing Acquisition (Sum	of I	Lines 1 – 9)	\$	
ъ.		sidies from Low and Moderate Income Housing Fund (LMIHF):		,		
Ο.		1 st Time Homebuyer Down Payment Assistance	\$	2,436,383		
		Rental Subsidies	\$	2,150,505	•	
	` '	Purchase of Affordability Covenants [33413(b)2(B)]	\$		•	
		Other [Explain and identify amount(s)]:	<u> </u>		•	
	(4)	· · · · · · · · · · · · · · · · ·				
		<u>\$</u>	•			
			æ			
	(5)	\$	<u>\$_</u>			2 42 (202
	(5)	Subtotal Subsidies from LMIHF (Sum of Lines 1 – 4)			<u>\$</u>	2,436,383
	(2) (3) (4)	t Service Fund, ensure "gross" tax increment is reported on HCD- Debt Principal Payments (a) Tax Allocation, Bonds & Notes (b) Revenue Bonds & Certificates of Participation (c) City/County Advances & Loans (d) U. S. State & Other Long-Term Debt Interest Expense Debt Issuance Costs Other [Explain and identify amount(s)]: Repayment ti Central District for the Henry J. Robinson Multi-service center \$ Substituted Participation (Superal Land)	\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	2,565,000 4,941,111	•	7.956.111
	(5)	Subtotal Debt Service (Sum of Lines 1 – 4)			\$	7,856,111
d.	(1) (2) (3)	Administration Costs [33334.3(e)(1)]: Administration Costs Professional Services (non project specific) Planning/Survey/Design (non project specific) Indirect Nonprofit Costs [33334.3(e)(1)(B)] Other [Explain and identify amount(s)]:	\$ \$ \$	6,266,148 19,251	•	
		<u>\$</u>				
		<u>\$</u>	•			
		\$	<u>\$</u>			
	(6)	Subtotal Planning and Administration (Sum of Lines 1 – 5)			\$	6,285,399

180	псу	y Name.				
١.		Expenditures, Loans, and Other Uses (continued)				
	e.	1		\$		
	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)	<u>·</u>	-		
		A. Section\$				
		B. Section				
		Other Transfers Subtotal	\$			
		(4) Subtotal Transfers Out of Agency (Sum of j(1) through j(3))		<u>\$</u>		
	k.	SERAF loan [33334.2 (k)] Also complete Line 8e (below) and Box		\$		
	1.	Other Expenditures, Loans, and Uses [Explain and identify amount(s				
			\$			
		Grants and loans to developers and homeowners	\$ 8,766,895			
		Subtotal Other Expenditures, Loan	ns, and Uses	_ \$ 8,76	66,895	
	m.		· ·	<u>·</u>		5,344,788
5		- · · · · · · · · · · · · · · · · · · ·	, 4a1. _j		<u> </u>	,-
J.		et Resources Available [End of Reporting Fiscal Year] age 1, Line 3, Total Resources minus Total Expenditures, Loans, and Other Uses	on Line 411		\$ 101	7,164,936
_		•	i On Line 4.i.j		4 10,	,10 4 ,55.
6.		ncumbrances and Unencumbered Balance				
	a.	Encumbrances. Amount of Line 5 reserved for future payment of legal	gal contract(s) or	^ 00.67 <i>4</i>	202	
		agreement(s). See H&SC Section 33334.12(g)(2) for definition.		\$ 90,674,	,980	
		Refer to item 10 on Sch-A(s) and item 4 on Sch-B.				
	Ъ.	Unencumbered Balance (Line 5 minus Line 6a). Also enter on Page	4, Line 11a.	\$ 16,489	,950	
7.		esignated/Undesignated Amount of Available Funds				
		Designated From Line 6b- Budgeted/planned to use near-term	ተ 13 5// ዩ	222		
		Refer to item 10 on Sch-A(s) and item 4 on Sch-B	\$ 12,548,0	<u> </u>		
	b.	Undesignated From Line 6b- Portion not yet budgeted/planned to use	\$ 3,941,9	<u> </u>		
_		, -	3,771,7			
		ther Housing Fund Assets (non recurrent receivables) not include	ed as part of Line	5		
		Indebtedness from Deferrals of Tax Increment (33334.6)	en .			
		[refer to Sch-A(s), Line 5c (2)].	\$ nent	<u> </u>		
		Value of Land Purchased with Housing Funds and Held for Developme of Affordable Housing. Complete Sch-C item 14.	•			
		Loans Receivable for Housing Activities	<u> </u>	_		
		Residual Receipt Loans (periodic/fluctuating payments)	\$ \$ \$	_		
		SERAF Total Receivable [Sec 33334.2 (k)]	Ф			
	e.	(Also report in Sch C, Box 23, pg 9.)	\$			
	f.	ERAF Loans Receivable (all years) (33681)	Ֆ \$			
		Other Assets [Explain and identify amount(s)]:	Ψ			
	g.	Other Assets [Expidin and identity amountary].	<u> </u>			
	h -	Total Other Housing Fund Assets (Sum of lines 8ag.)	_		\$	
		-			*	
۶.	ľŪ	OTAL FUND EQUITY				
_	[Liı	ine 5 (Net Resources Available) +8g (Total Other Housing Fund Assets))]		\$ 107,16	64,936
Ī		ompare Line 9 to the below amount reported to the SCO (Balance Sheet of		nt Agencies		
	Fin	nancial Transactions Report. [Explain differences and identify amount(s				•
ŀ	ı—		<u>\$</u>			
ŀ		THE THE PARTY OF T	\$		- \$	
Ŀ	FN	ITER LOW-MOD FUND TOTAL FOUITIES (BALANCE SHEET) REPORTE	ED TO SCO		C	7

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.									
reserved an	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)].								
the first day	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 Sur									
					Columns 6 and 7 track prior				
Column 1	Column 2	Column 3	Column 4	Column 5	<u>Column 6</u>	Column 7			
	m . 1 m	Sum of Tax	Current	Current	Amount				
4 Prior and	Total Tax Increment	Increment Deposits Over	Reporting Year 1st Day	Reporting Year 1 st Day	Expended/Encumbered Against FY Balance of	Remaining Excess			
Current	Deposits to	Prior Four	Adjusted	Excess Surplus	Excess Surplus as of	Surplus for Each Fiscal Year as of			
Reporting Years	HousingFund	FYs	Balance	Balances	_	End of Reporting Year			
4 <u>Rpt</u> Yrs Ago FY <u>2006</u>	\$ 22,334,220			\$	\$	\$			
3 <u>Rpt</u> YrsAgo FY <u>2007</u>	\$ 27,403,203			\$	\$	\$			
2 <u>Rpt</u> Yrs Ago FY 2008	\$ 30,446,167			\$	\$	\$			
1 <u>Rpt</u> Yr Ago FY <u>2009</u>	\$ 22,670,656			\$	\$	\$			
CURRENT Reporting Year		Sum of Column 2	Last Year's Sch C Adjusted Balance	Col 4 minus: larger of Col 3 or \$1mm (report positive \$)					
FY		\$ <u>102,854,246</u>	\$	\$ <u> </u>	\$	\$			
il. Repor	ting Year En	ding Unencun	nbered Balanc	e and Adjusted	Balance:				
		lance (End of Yea		•		\$ 16,489,950			
		Unencumbered I		-1					
		3334.12(g)(3)(B)				1			
	Identify <u>unspent</u> 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. Adjuste	ed Balance (<u>ne</u>	xt year's determin	nation of Excess S	urplus) [Line 11a m	inus sum of 11b(1) & 11b(2)] (\$ 13,697,307)			
Note: Do n Surplus	Note: Do not enter Adjusted Balance in Col 4. It is to be reported as <u>next year's</u> 1st day amount to determine Excess Surplus								
	here is remaining	Excess Surplus fi	om what was dete	ermined on the first	day of the reporting year d	escribe			
	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:								

day

b. If the plan described in 12a. was adopted, enter the plan adoption date:

Agency Name: _

Excess Surplus Information

Agency Name	e:					
Miscellaneou	s Uses of Funds					
income h	ouseholds that direc	tly benefited r the elimin	d from exper ation of heal	nditures for <u>onsi</u> th and safety ha	te/offsite improveme	of very low-, low-, and moderate- nts which resulted in either new e 4e of this schedule does not show
Income Level	Households Constructed		ouseholds habilitated	from	holds Benefiting Elimination of nd Safety Hazard	Duration of Deed Restriction
Very Low						
Low						
Moderate						
Site Na	me/Location*	No. of Acres	Zoning	Purchase Date	Estimated Date Available	Comments
						····
 						
 -				 		
						· · · · · · · · · · · · · · · · · · ·
	·				1	
	Please attach a above.	separate sl	neet of paper	listing any add	itional sites not repor	ted
						ors in a homeownership mortgage the following information:
	your agency used the 34.13(a)?	e authority 1	related to de	finitions of inco	me or family size adj	ustment factors provided in Section
Yes	□ Nö □ 1	Not Applica	ble 🗹			
	the agency complied scholds equal to twice					nce for very low-income
Yes	No 1	Not Applica	ıble 🗹			

Age	ency Name:	
16	Did the Agency use non-I MIHE finds as matching funds	for the Federal HOME or HOPE program during the reporting
<u>. u.</u>	period?	sol are reduced from or from program during the reporting
	YES NO Z	
		nat were used for either HOME or HOPE program support.
	HOME \$ HOPE \$	<u> </u>
17.		ntain adequate records to identify the date and amount of all riod. To satisfy this requirement, the Agency should keep and drawal information. DO NOT SUBMIT ANY
	Has your agency made any deposits to or withdrawals fro	m the LMIHF? Yes 🗹 No 🗌
	If yes, identify the document(s) describing the agency's d following (attach additional pages of similar information	
	Name of document (e.g. ledger, journal, etc.):	Cash & Disbursement Journal
	Name of Agency Custodian (person): Custodian's telephone number:	510-238-3916
	Place where record can be accessed:	150 Frank H. Ogawa Plaza, Suite 6353 Oakland, CA 94612-2093
	Name of document (e.g. ledger, journal, etc.): Name of Agency Custodian (person): Custodian's telephone number: Place where record can be accessed:	General Ledger 510-238-3916 150 Frank H. Ogawa Plaza, Suite 6353 Oakland, CA 94612-2093
18.	Use of Other (non Low-Mod Funds) Redevelopment	Funds for Housing
	Please briefly describe the use of any non-LMIHF redeverevenue or other non Low-Mod funds) to construct, improve	elopment funds (i.e., contributions from the other 80% of tax increment ove, assist, or preserve housing in the community.
19.	Suggestions/Resource Needs	
•		e agency reporting and identify any training, information, and/or equickly and effectively use its housing or other funds to increase,
20.	Annual Monitoring Reports of Previously Completed	Affordable Housing Projects/Programs (H&SC 33418)
	Were all Annual Monitoring Reports received for all price	r 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.

Agency Name:	
Agency Name:	

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 <u>Suspended</u> <u>ONLY in</u> <u>FY 2009-10</u>	Col 2 Amount Loaned for SERAF payment In FY2009-10 or In FY2010-11	Col 3 Amount SERAF <u>REPAID</u> in each Reporting <u>Fiscal Year</u>	Col 4 * SERAF Balance Remaining
2009 - 2010				
2010 – 2011				
2011 – 2012				
2012 – 2013		:		
2013 – 2014				
2014 – 2015	in FY2	nded & loaned 2009-10 id by 6/30/2015		
2015 – 2016	in FY	loaned 2010-11 id by 6/30/2016		

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 <u>June 30, 2015</u>.

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 <u>June 30, 2016</u>.

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)
- 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.

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:

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. which specializes in community self-help projects, was the developer, assisting 12 families in construction of their new homes. The homes took 10 months to build. The families' work on was converted into "sweat equity" valued at \$15,000. The first mortgage was from CHFA. Falso given an affordable second mortgage. The second and third mortgage loans were funded and HOME funds.	the the homes amilies were
History The (City or County) of struggled for several years over what to compare area. The tried to encourage development in the area by large portion of the area for multi-family use, and twice attempted to create improvement distributes efforts were successful and the area continued to deteriorate, sparking growing concern officials and residents. At the point that the Redevelopment Agency became involved, there will will between the residents of the and the (City or County). The introduced the project in with discussion introduced the project in with discussion introduced the project in with discussion in and with discussion introduced the project in with discussion in with discussion in with discussion in with discussion and with discussion and with discussion and with discussion with discussion and with with and with with	by rezoning a tricts. None of among city was significant
Agency could become involved in improving the blighted residential neighborhood centering 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 on the street frontages of and leaving large that were landlocked and unsuitable for development, having no access to either avenue. The worked with 24 property owners to purchase portions of their properties. Over several years, purchased enough property to complete a tract map creating access and lots for building. Oth have created an additional twelve affordable homes.	t their homes back-lot areas Agency the Agency
Agency Role The Agency played the central role. The Project is a classic examps successful redevelopment. All elements of blight were present: irregular, land-locked pare access; numerous property owners; development that lagged behind that of the surrounding property; high development cost due to need for installation of street improvements, utilitied drain system, and undergrounding of a flood control creek; and a low-income neighborhood property sale prices would not support high development costs. The Agency determined the development for the area would be single-family owner-occupied homes. The Agency bond increment to fund the off-site improvements. A tract map was completed providing for the of the street improvements, utilities, storm drainage, and the undergrounding of These improvements cost the Agency approximately \$1.5 million. In lieu of using the emister of the access to the landlocked parcels. This helped foster trust and good will during the course negotiations. The Project got underway once sufficient property was purchased.	cels without g municipal es, a storm d in which hat the best heded its tax installation Creek. nent domain erty, allowing
During the reporting year, construction of 12 homes was completed. which specializes in community self-help projects, was the developer, assisting 12 families in construction of their new homes. The homes took 10 months to build. The families' work on was converted into "sweat equity" valued at \$15,000. The first mortgage was from CHFA. Falso given an affordable second mortgage. The second and third mortgage loans were funded and HOME funds. ### Listory The	the athe homes families were by LMIHF do about the by rezoning a cricts. None of among city was significant and their homes back-lot areas a Agency the Agency the Agency the Agency the Agency the interpolation of the cels without a municipal es, a storm d in which that the best aded its tax installation Creek. The cels without a municipal es, a storm d in which that the ded its tax installation creek. The cels without a municipal es, a storm d in which that the ded its tax installation creek. The cels without a municipal es, a storm d in which that the ded its tax installation creek. The cels without a municipal es, a storm d in which that the ded its tax installation creek. The cels without a municipal est a storm domain erty, allowing

ATTACHMENT C

LOAN REI As of Jun	PORT e 30, 2010		`	· *	· · ·	- - ·	J ,		
:	<u>-</u>	June 30, 2009	•	July 1, 2009	June 30, 2010			June 30, 2010	
	·					Reserved Loan		Allowance for	
FUND#	CUSTOMER NAME	Net	New Loans	Payments	Adjustments	Amounts	Ending Balance	Doubtful Accts	Net
COLISEU	M								
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
BROADW	AY/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
0547047	COTTO								
9504	. <u>DISTRICT</u> 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	3,033,000.00	•	· · ·	•	2,754,701.70	2,754,701.70	(2,754,701.70)	3,033,000.00
9510	Fox Oakland Theater, Inc.	7,450,000.00	2,000,000.00			2,734,701.70	9,450,000.00	(2,134,101.70)	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	7,430,000.00	2,000,000.00			127,641,38	127,641.38	(127,641.38)	3,430,000.00
9511	Friends of the Oakland Fox, Corp	1 150,931 14	1,400,000.00	•		127,047,00	2,550,931.14	(121,041.00)	2,550,931.14
9511	Grace Skye LLC	24,156.16	1,700,000,00				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	1,400,000.00	(77,319.49)		121,011.00	588,909.71	(121,011100)	588;909.71
9512	Subtotal	666,229.20	-	(77,319.49)		-	588,909.71		588,909.71
9513	Rotunda Partners	1,600,000,00		(1.1,0.0.10)			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)	<u>, -</u>	12,133,826.90	60,064,877.29	(12,133,826.90)	47,931,050.39
LOW & M	ODERATE HOUSING					_			
9580	26th Ave. Housing AssnOak 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				•	408,685.28 322,300,00		408,685.28
9580 9580	Chestnut Linden Court	322,300.00	12 054 00				13,854.00		322,300.00
9580	Clovese Hughes Oakland Coliseum Housing	600,000.00	13,854.00				13,854.00		13,854.00 600,000.00
9580	Creekside Housing Partners, LP-Coliseum	3,000,000.00					3,000,000.00		3,000,000.00
9580	Bridge Oakland Mutual Housing (Courtyard	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
	······································								

OAKLAND REDEVELOPMENT AGENCY

OAKLAND REDEVELOPMENT AGENCY LOAN REPORT As of June 30, 2010

		June 30, 2009		July 1, 2009 -	June 30, 2010	_		_ June 30, 2010	
-	_					Reserved Loan	•	Allowance for	
FUND#	CUSTOMER NAME	Net	New Loans	Payments	Adjustments	Amounts	Ending Balance	Doubtful Accts	Net
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	.05.000.00			•	22,734.00		22,734.00
9584	T. Smith/Wood St Loan	4.47 000 07	125,000.00				125,000.00		125,000.00
9584	Spanish Speaking Unity Council	147,209.97	405 000 00				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	2 700 000 00	125,000.00				125,000.00		125,000.00 2,700,000.00
9584 9584	Tassafaronga Partners LP	2,700,000.00	C 443 000 03	(114,015.00)			2,700,000.00 26,838,580.42		
3384	Subtotal Total Low & Moderate Housing	20,810,504.50 95,700,312.97	6,142,090.92 8,329,075.34	(384,944.56)	(1;732.56)	33,550,876.60	137,193,587.79	(33,720,876.60)	26,838,580.42 103,472,711.19
041/4410	40494.0405								
9570	ARMY BASE Bridge Housing Corp	84,516.39	54,707.14	•			139,223.53		139,223.53
9570	Bridge Housing Corp	64,516.39	202,675.25			•	202,675.25		202,675.25
9570	Subtotal	84,516.39	257,382.39		•		341.898.78		341,898.78
3370	Total Oakland Army Base	84,516.39	257,382.39	<u> </u>	<u> </u>		341,898.78	<u> </u>	341,898.78
	Total Cakland Annly Dase	04,310.33	201,502.55	· · · · · · · · · · · · · · · · · · ·			. 541,030.10		341,030.10
	DR GOVERNMENTAL FUNDS								•
Acorn		00.400.00	02.000.00				440 000 00		440.000.00
9503	Slim Jenkins	90,189.20	23,680.00				113,869.20	-	113,869.20
9503	Jack London Gateway	419,286.07	22 690 00				419,286.07		419,286.07
9503 9501	Subtotal	509,475.27	23,680.00		.	1,043,157.81	533,155.27 1.043,157.81	(4.042.457.04)	533,155.27
	Bridge West - from Memo Fund(ORA0612	-						(1,043,157.81)	- _
9501	Subtotal	F00 475 07	23,680.00	•		1,043,157.81	1,043,157.81	(1,043,157.81)	
Planning	Subtotal Acorn	509,475.27	23,680.00	<u> </u>	-	1,043,157.81	1,576,313.08	(1,043,157.81)	533,155.27
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	<u> </u>	70,496.69
Other Proje	ects								:
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			241,000.00				241,000.00		241,000.00

Loan Report June 30 2010 Schedule A Annie Formatted

ATTACHMENT C

OAKLAN LOAN RE	D REDEVELOPMENT AGENCY						•		
1	пе 30, 2010								
		June 30, 2009	July 1, 2009 - June 30, 2010				June 30, 2010		
						Reserved Loan		Allowance for	
FUND#	CUSTOMER NAME	Net	New Loans	Payments	Adjustments	Amounts	Ending Balance	Doubtful Accts	Net
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)	<u>-</u>	-	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
1	Subtotal Other project	1,699,500.46	241,000.00	(149,546.49)	•	-	1,790,953.97	-	1,790,953.97
West Oal	kland				-				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)	<u> </u>	1,043,157.81	3,658,093.74	(1,163,487.81)	2,494,605.93
GRAND 1	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

OAKLAND REDEVELOPMENT AGENCY

LOAN REPORT As of June 30, 2010

		June 30, 2009		July 1, 2009	June 30, 2010			June 30, 2010	
						Reserved Loan		Allowance for	
FUND#	CUSTOMER NAME	Net	New Loans	Payments	Adjustments	Amounts	Ending Balance	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 F	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		(1,102.00)		3.399.806.23		3,399,806,23
9580	Grove Parks Homes-L/M	170,000.00	555,555.25				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		(105,000.00)			70,833,00		70,833,00
9580	Lincoln Court	70,633.00 828.560.00				-	828,560,00		828,560,00
9580	Lita Medrano	43,380.00		(70.00)		•	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	OISC 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 Chro	445,300.00					445,300,00		445,300.00
9580	Sonia Rubalcava	1,0,000,00	14,445.00				14,445.00		14,445.00
9580	Spanish Speaking Unity Council-Las Boug	77,022,00	17,110,00				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	14,400.00				33,550,876.60	33,550,876,60	(33,550,876.60)	1 4,450,50
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
3360	Subtotal	30,517,010.59	1,301,464.33	(185,252.00)	(1,732.56)	33,330,676.60	13,102,341.50	(33,720,676.60)	40,002,070.36
	K HOUSING BONDS								,
9583	10211 Byron	386,550.00					386,550.00		386,550.00
9583	Com. Dev. Corp. of OakLAND - 1574-1790	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
	F					•	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		

OAKLAND REDEVELOPMENT AGENCY LOAN REPORT As of June 30, 2010

		June 30, 2009		July 1, 2009	June 30, 2010			June 30, 2010	
	_				,	Reserved Loan	•	Allowance for	
FUND#	CUSTOMER NAME	Net	New Loans	Payments	Adjustments	Amounts	Ending Balance	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 9583	Chestnut Homeownership Project (Chestnu	1,709,724.54 5,313,143,99		10E 627 E61			1,709,724.54 5,227,506.43		1,709,724.54 5,227,506.43
9583	Chestnut Linden Associates Coliseum Gardens Phase I	900,000.00		(85,637.56)		•	900,000.00		900,000.00
9583	Com. Dev. Corp. of Oak,-MLK MacArthur E	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 (N	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 Hsng7th St	269,583.52					269,583.52		269,583,52
9583 9583	East Bay habitat for Humanity- Palm Court	855,400.00					855,400.00 361,000.00	•	855,400.00 361,000.00
9583	Resources for Community Development (E Resource for Com. Hsng - DRACHMA HSI	361,000.00 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	87,000.00				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	0.074.00	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	4 422 055 05				393,763,40		393,763.40
9584 9584	East Bay habitat for Humanity-Tassa Homes	64 202 22	1,133,855.25				1,133,855.25 61,393.22		1,133,855.25 61,393,22
9584	FHP Housing Associates LP Ghilazghi/Wood St Loan	61,393.22 125,000,00					125,000.00		125,000.00
9584	Gloria Olachea / Wood St Loan	125,000.00	125,000.00				125,000.00		125,000.00
9584	Hanna Gallup/Wood St Loan	125,000.00	125,000.00				125,000.00		125,000.00
9584	Harold Gayden /Wood St Loan	120,000.00	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. Mallane/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 9584	H. Lang/Wood St Loan M. Lewis/Wood St Loan		125,000.00 125,000.00			•	125,000.00 125,000.00		125,000.00 125,000.00
9304	W. Lewis/VVOOd St Loan		125,000.00				123,000,00		June 30 2010

Loan Report June 30 2010

Oakland Redevelopment Agency Property Report Fiscal Year 2010

>

		Balance	July 1, 2009	to June 30, 2010 transac	tions	Balance	
Fund		07/01/09		Acquisition/	Sales/	06/30/10	
No.	Description	Amount	Reference #	Other Debits	Other Credits	Amount	
Central Di	etriet						
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	<u></u>			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 Berkley 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)	2,030,303	
9536	Total	781,911		2,037,500	(7,197)	2,812,214	

	•		Balance	July 1, 2009 to	June 30, 2010 transac	tions	Balance
Fund			07/01/09	*	Acquisition/	Sales/	06/30/10
No.	Description		Amount	Reference #	Other Debits	Other Credits	Amount
							_
Total C	Central District		57,772,594		4,080,000	(7,197)	61,845,397
<u>Colisum</u>							
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 C	Coliseum		3,738,757	•	26,982,221	(3,106)	30,717,872
Oakland A	Army Base						
9575	Oakland Army Base		48,939,425				48,939,425
9575	Total	_	48,939,425		-	-	48,939,425
Total C	Dakland Army Base	_	48,939,425		•	•	48,939,425
Central Ci	ity East						
9540	Sunshine Court APN # 040-3319-025		10,434				10,434
9540	5847-5841 Foothill Blvd.	а		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.	а		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 Bvld		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

Oakland Redevelopment Agency Property Report Fiscal Year 2010

		Balance	July 1, 2009 (to June 30, 2010 transact	tions	Balance
Fund		07/01/09		Acquisition/	Sales/	06/30/10
No.	Description	Amount	Reference #	Other Debits	Other Credits	Amount
9543	3600 & 3566 Foothill Blvd.	TP	25AUG25 REQ#27	1,029,455	(6,406)	1,023,049
9543	8296 McArthur Blvd		16APR2010	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
ther Pro	jects					
9553	571 Thomas Berkeley way	92,000				92,00
9553	490 Thomas Berkeley way	1,144,125				1,144,12
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				303,43
9553	550 William Street	192,400				192,40
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				365,00
9553	538 William Street	176,919	-			176,91
9553	538 William Street	128,543				128,54
9553	538 William Street	131,113				131,11
9553	538 William Street	195,385		*•		195,38
9553	538 William Street	123,180		-		123,18
9553	544 William Street	75,412				75,41
9553	566 William Street	66,151		•		66,15
9553	570 William Street	77,098				77,09
9553	529 20th Street	58,577				58,57
9553	529 20th Street	119,061				119,06
9553	529 20th Street	138,826				138,82
9553	529 20th Street	73,311				73,31
9553	529 20th Street	95,868	•			95,86
9553	570 William Street	93,985				93,98
9553	Total	4,411,441		•	-	4,411,44
Total (Other Projects	4,411,441			-	4,411,44
ow-Mode	erate					
9584		8,012,504				8,012,50
9584	Total	8,012,504	·····	· · · · · · · · · · · · · · · · · · ·	-	8,012,50
Total	Low-Moderate	8,012,504				8,012,50
GRAN	D TOTAL	129,869,690		34,071,144	(21,769)	163,919,06

ATTACHMENT E

Table 3

Plan Limit Termination Dates

Fiscal Year: 2009-2010

PROJECT AREA	ADOPTION DATE	DEBT INCURRENCE	PLAN TERMINATION	TI RECEIPT LIMIT DATE	EMINENT DOMAIN	IMPLEMENTATION PLAN PERIOD	BOND LIMIT	TI LIMIT	INCLUS. HSG?
	D.1112	LIMIT DATE	DATE	·	LIMIT	1 SALVI ELGOD			
			_		DATE[1]				
Acorn	11/3/1961	<u>1/1/2004[2]</u>	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	<u>7/25/2030[3]</u>	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	· 7/29/2048³	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	<u>N/A[4]</u>	\$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		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.