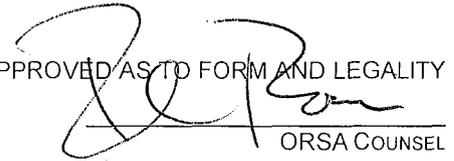


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APPROVED AS TO FORM AND LEGALITY


ORSA COUNSEL

OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

RESOLUTION NO. 2018 005

RESOLUTION ADOPTING THE 2014-2019 IMPLEMENTATION PLAN FOR THE CENTRAL DISTRICT REDEVELOPMENT PROJECT

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

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

WHEREAS, the ORSA Administrator has prepared and presented to ORSA an Implementation Plan for the Central District Redevelopment Project for 2014-2019; and

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

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

RESOLVED: That ORSA hereby approves and adopts the 2014-2019 Implementation Plan for the Central District Redevelopment Project attached to this Resolution as Exhibit A; and be it further

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

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

PASSED BY THE FOLLOWING VOTE:

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

NOES- 0

ABSENT- 0

ABSTENTION- 0

excused - Brooks, Reid

ATTEST: 

LATONDA SIMMONS
ORSA Secretary

**A RESOLUTION ADOPTING THE 2014-2019 IMPLEMENTATION PLAN FOR THE
CENTRAL DISTRICT REDEVELOPMENT PROJECT**

EXHIBIT A

**CENTRAL DISTRICT REDEVELOPMENT PROJECT AREA
FIVE -YEAR IMPLEMENTATION PLAN
2014-2019**

I. INTRODUCTION

Since 1994, California Community Redevelopment Law ("CRL") required redevelopment agencies to adopt an implementation plan for each five-year period during the time of the effectiveness of the Redevelopment Plan. This Implementation Plan for the Central District Redevelopment Project Area (the "Project Area") is a policy statement that has been prepared to guide and set priorities for redevelopment activities in the Project Area for the 2014-2019 period, to the extent there are remaining redevelopment activities. This Implementation Plan covers both the original Central District Redevelopment Project Area adopted in 1969 and the territory added to the Project Area by amendments in 1982 and 2001, and as such, references to the "Project Area" in this report include all three areas.

Dissolution of Redevelopment Agency

On December 29, 2011, the California Supreme Court upheld state legislation, ABx1 26, which dissolved all redevelopment agencies in California. On February 1, 2012, the Redevelopment Agency of the City of Oakland ("Redevelopment Agency") was dissolved. The dissolution process required the designation of a successor agency to the Redevelopment Agency to take over the affairs of the Redevelopment Agency, as well as a housing successor to specifically take over the housing assets and functions of the Redevelopment Agency. The successor agency, under the supervision of an oversight board, is responsible for winding down the Redevelopment Agency's obligations and affairs, including fulfilling the legally enforceable obligations of the Redevelopment Agency. On July 17, 2012, the Oakland Redevelopment Successor Agency ("ORSA") was formed to act as the successor agency to the Redevelopment Agency. On January 10, 2012, the City of Oakland ("City") elected to become the housing successor to the Redevelopment Agency's housing functions, obligations and assets.

ORSA is responsible for satisfying the remaining enforceable obligations of the Redevelopment Agency, as well as taking steps to wind down the affairs of the Redevelopment Agency. Remaining obligations still include many activities to eliminate physical and economic blight conditions in the Project Area, such as meeting the Redevelopment Agency's contractual obligations with private entities to redevelop vacant and/or underutilized properties.

While state law abolished redevelopment agencies, the obligation to prepare five-year implementation plans remains in the CRL, and is now the responsibility of ORSA, as successor to the Redevelopment Agency under California Health and Safety Code section 34173.

This Implementation Plan includes separate Redevelopment and Housing components. The Redevelopment component revisits the goals and objectives of the Redevelopment Plan, presents the programs, projects, and expenditures (other than those related to low- and moderate-income housing) that have been or will be implemented to achieve ORSA's goals

and objectives, to the extent there are remaining enforceable obligations of the Redevelopment Agency that need to be satisfied. It also describes how these programs, projects, and expenditures eliminate blight within the Project Area. The Housing component describes various CRL requirements regarding low- and moderate-income housing, such as housing preservation and production requirements. Regarding such activities, ORSA can only satisfy existing contractual obligations listed in its Recognized Obligation Payment Schedule (ROPS) that pertain to low-and moderate income housing, but cannot initiate any new housing projects and programs; the City, as housing successor, is now responsible for most affordable housing activities in Oakland

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

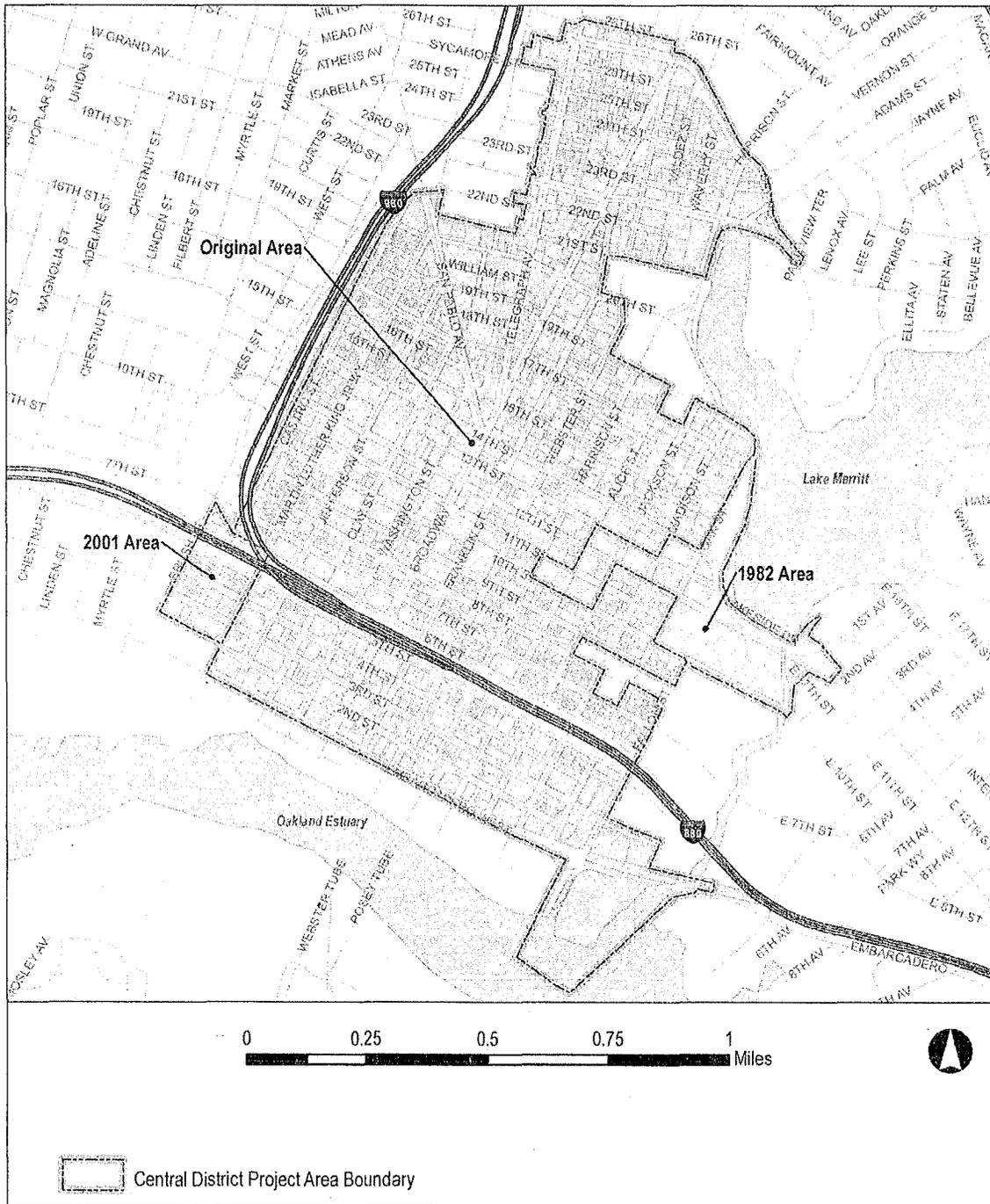
II. BACKGROUND

On June 12, 1969, the Oakland City Council adopted the Central District Urban Renewal Plan ("CDURP"), which was subsequently amended or supplemented on the following dates: January 21, 1971; May 29, 1973; December 16, 1975, December 12, 1978; June 12, 1979, August 3, 1982, October 2, 1984; June 11, 1985; March 27, 1990; February 18, 1997; October 27, 1998; July 10, 2001; January 6, 2004; July 20, 2004; December 21, 2004; June 20, 2006, March 20, 2012; and on April 3, 2012.

The Project Area covers approximately 250 city blocks (828 acres) generally bounded by I-980, Lake Merritt, 27th Street and the Embarcadero. Refer to Figure 1 for a map of the Project Area.

The area added in 2001 is known as the 2001 Brush & MLK Amendment Area. Within the Project Area, there are four major redevelopment activity areas: City Center, Chinatown, Old Oakland and the Uptown. The Project Area is a major economic and transportation hub in the San Francisco-Oakland Metropolitan Area and includes 24 Class A and 51 Class B office buildings with approximately 10.7 million square feet of office space. The Project Area is also at the center of the Bay Area Rapid Transit (BART) system, with three stations (12th Street Oakland City Center, 19th Street Oakland and Lake Merritt Oakland) located within its boundaries. More than forty AC Transit bus lines connect the Project Area with other parts of Oakland and nearby communities.

Figure 1. Map of Central District Project Area



III. GOALS AND OBJECTIVES FOR THE PROJECT AREA

Generally, the Redevelopment Agency pursued the implementation of the following specific goals and objectives as more particularly described in the CDURP:

- Strengthening of the Project Area's existing role as an important office center for administrative, financial, business service and governmental activities.
- Revitalization and strengthening of the Central District's historical role as the major regional retail center for the Metropolitan Oakland Area.
- Establishment of the Project Area as an important cultural and entertainment center.
- Re-establishment of residential areas for all economic levels within specific portions of the Project Area.
- Provisions of employment and other economic benefits to disadvantaged persons living within or near the Project Area.
- Restoration of historically significant structures within the Project Area.
- Improved environmental design within the Project Area, including creation of a definite sense of place, clear gateways, emphatic focal points and physical design which expresses and respects the special nature of each sub-area.
- Provision of adequate infrastructure such as public parking, sidewalks and traffic control.
- Utilization of key transit nodes to support transit-oriented development.

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

IV. PROJECTS, PROGRAMS AND EXPENDITURES PROPOSED FOR THE NEXT FIVE YEARS

This section of the Implementation Plan provides a summary of ORSA's remaining enforceable obligations for the next five years and how these will serve to eliminate blight in the

Project Area. Per the redevelopment dissolution law, and California Health and Safety Code Section 34177(1), ORSA is required to list its recognized enforceable obligations, payment sources, and related information in its ROPS each year. This Implementation Plan focuses on all items included on the ROPS.

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

In addition, pursuant to a Long-Range Property Management Plan (“LRPMP”), which was prepared pursuant to California Health and Safety Code section 34191.5, ORSA conveyed certain properties to the City for future development and governmental use. This Implementation Plan will identify those properties in the Project Area that were transferred to the City, although this Plan will no longer govern the disposition and development of these properties since they are now the City’s responsibility and no longer subject to CRL. Certain other properties formerly owned by the Redevelopment Agency and identified in the LRPMP remain with ORSA for sale or satisfaction of remaining enforceable obligations.

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

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

Table 1. Projected Expenditures in the Central District Project Area (including Amendment Area), Fiscal Years 2014/15 to 2018/19

	2014-15	2015-16	2016-17	2017-18	2018-19	TOTAL
Administration & Overhead						
Administrative Cost Allowance	\$1,782,568	\$892,542	\$1,249,328	-	-	\$3,924,439
City Staff & Overhead	\$4,143,489	\$2,372,222	\$2,594,466	-	-	\$9,110,177
PERS Pension obligation	\$910,328	\$606,886	\$606,886	\$606,886	\$606,886	\$3,337,872
OPEB unfunded obligation	\$419,177	\$306,516	\$306,516	\$306,516	\$306,516	\$1,645,242
Unemployment obligation	\$18,420	\$4,605	\$0	\$0	\$0	\$23,025
Bond Expenditure Agreement (City Projects)	\$33,344,423	\$0	\$1,232,470	-	-	\$34,576,893
Debt Service	\$31,978,980	\$32,574,746	\$26,382,779	\$26,382,779	\$26,382,779	\$143,702,063
Grant funds (Uptown Prop IC)	\$16,151,739	\$0	\$0	-	-	\$16,151,739
Low-Mod Funds						
Staffing	\$1,686,110	\$1,493,627	\$769,490	\$769,490	\$769,490	\$5,488,207
Debt Service (Staffing proportion)	\$5,899,781	\$5,059,542	\$5,623,892	\$5,623,892	\$5,623,892	\$27,831,001
Projects	\$12,119,825	\$8,494,619	\$8,809,890	-	-	\$29,424,334
Projects						
Façade & Tenant Improvement Program	\$1,244,638	\$767,024	\$293,500	-	-	\$2,305,162
Sears LDDA	\$0	\$0	\$0	-	-	\$0
Downtown Capital Support	\$153,380	\$6,105	\$3,200	-	-	\$162,685
Basement Backfill	\$2,402,302	\$0	\$0	-	-	\$2,402,302
BART 17th Street Gateway	\$47,400	\$48,325	\$41,791	-	-	\$585,906
Uptown-Prop IC	\$0	\$10,796,822	\$4,048,083	-	-	\$14,844,905
17th Street Garage Project	\$92,536	\$48,323	\$0	\$0	\$0	\$140,859
Franklin 88 DDA	\$33,000	\$33,000	\$33,000	\$40,000	\$40,000	\$179,000
Uptown LDDA Admin Fee	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000
Uptown Apartments Project	\$1,390,196	\$1,570,224	\$1,652,383	\$1,617,383	\$1,674,000	\$7,904,186
Fox Theatre	\$0	\$3,530,000	\$0	\$0	\$0	\$3,530,000
Property Management, Maintenance & Insurance Costs	\$73,025	\$11,513	\$23,025	-	-	\$107,563
Property Remediation	\$23,025	\$11,513	\$0	-	-	\$34,538
TI Rebates	\$1,437,600	\$0	\$0	-	-	\$1,437,600
TOTAL	\$115,551,942	\$68,828,154	\$53,870,699	\$35,546,946	\$35,603,563	\$309,401,304

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

A. Property Development

1. 1800 San Pablo Avenue

This property has been conveyed to the City under the LRPMP to be held in retention for future development.

2. City Center Parcel T-5/6

This property has been conveyed to the City under the LRPMP to be held in retention for future development. The City has entered into a Disposition and Development Agreement with Strada T5 LLC for a residential and hotel project to be constructed in phases. The City and the developer are preparing to close on the first parcel to allow development of the residential phase.

3. City Center Disposition and Development Agreement (DDA) - Parcel T-12

The City Center DDA covers a twelve-block area of downtown Oakland bounded by Broadway, 11th Street, Martin Luther King, Jr. Way and 14th Street. The DDA was amended 14 times and assigned to Oakland T12, an affiliate of Shorenstein, pursuant to the Eighth DDA Amendment in 1996. City Center DDA Parcel T-12 is the only remaining undeveloped and underutilized parcel of land that is subject to the City Center DDA. Following an extended delay in development activities at the site in the aftermath of the Great Recession in late 2007, the developer has recommenced construction.

4. Key System Building – 1100 Broadway

This project includes the renovation of the historic Key System building on the corner of 12th Street and Broadway that has been vacant since the Loma Prieta Earthquake of 1989, and its integration into a new mixed-use office tower to be located on an adjacent vacant and underutilized property. Since September 2007, the Redevelopment Agency, and as of 2012, ORSA have worked with SKS Investment, owner of both properties, to redevelop these sites and put them back to productive economic use, pursuant to an Owner Participation Agreement between the parties.

5. Uptown Project – 1911 Telegraph Avenue

This property has been conveyed to the City under the LRPMP to be held in retention for future development.

6. Fox Theater

The Fox Theater was vacant for many years and had a blighting influence on the surrounding area which was centrally located in the Uptown Redevelopment Activity Area. The Fox Theater Master Plan prepared by the Redevelopment Agency called for the renovation and adaptive reuse of this major historic landmark in downtown Oakland into a performing arts center, an educational facility for the Oakland School for the Arts (OSA) and several restaurant spaces. Project construction started in September of 2006 and the rehabilitation of the Theater was completed in February of 2009. Another Planet Entertainment, a company that specializes in private concert booking, production and event design, manages the Fox Theater. The Fox Theater has become one of the most popular concert venues in the Bay Area and its renaissance has substantially contributed to the popularity of the Uptown Redevelopment Activity Area. On-going ORSA tasks include Disposition and Development Agreement (DDA) administration, monitoring compliance with funding source requirements and administration of property management contracts.

7. 2000-2016 Telegraph Avenue and 490 Thomas L. Berkley Way

On October 18, 2005, the Redevelopment Agency entered into a Lease Disposition and Development Agreement (LDDA) with Sears Development Company for the development of an automotive service facility at 2000-2016 Telegraph Avenue and 490 Thomas L.

Berkley Way (the LDDA Property). In July 2014, Sears sold its department store in downtown Oakland to W/L Broadway Telegraph Owner VII, LLC (BTO). Sears requested that the LDDA be assigned to BTO or an affiliate to assume responsibility for development of the LDDA Property. BTO asked that the LDDA be amended to extend missed development deadlines. On September 29, 2014, the Oakland Oversight Board approved these amendments, and ORSA assigned the LDDA to BTO. The amendment also extended development deadline by up to 96 months changing it from the currently stipulated date of October 2010 to October 2018, reduced a contingent payment obligation to BTO from \$1,600,000 to \$1,575,000, and required payment of \$100,000 to ORSA as consideration for the assignment and extension.

8. Other Redevelopment Projects

ORSA staff is responsible for administering several LDDAs and DDAs for redevelopment projects that were completed prior to the Implementation Period. Generally, administrative tasks include providing as-needed responses to inquiries from current property owners and related parties, other public agencies or the public and/or enforcement of post-construction obligations, including transfers of development interests, reimbursement of tax increment or amendments to project agreements. The following LDDAs and DDAs are being administered by ORSA staff:

- 1728 San Pablo DDA
- 17th Street Garage DDA
- Fox Courts DDA
- Preservation Park Purchase and Sales Agreement
- Housewives Market Residential Development DDA
- Rotunda DDA
- Swans Market DDA
- Uptown LDDA
- UCOP Administration Building DDA

B. Commercial Development

1. Downtown Façade Improvement Program

The Downtown Façade Improvement Program (FIP) was created in 1999 and targets the Uptown, Old Oakland/Chinatown and the Lower Broadway areas. The FIP provides matching grants and design assistance to existing businesses and property owners to make storefront and façade improvements. The FIP is intended to restore the exterior of historic buildings, update and modernize the exterior of older buildings for reoccupation, promote retail activity, improve the pedestrian experience and help support other redevelopment projects by enhancing the general appearance of surrounding properties. Eligible work includes the following:

- Painting/wall repair/cleaning
- New awnings/canopies
- Renovation or repair of windows
- Landscaping and exterior seating and lighting
- Rehabilitation of historic facades

- Doors and storefront systems
- Improvement & removal of safety grilles
- Removal & replacement of signage

The goal for the 2014-19 Plan period is to complete 24 remaining projects listed on the ROPS.

2. *Downtown Tenant Improvement Program*

The Downtown Tenant Improvement Program (TIP) provides incentives to attract businesses to targeted locations in the downtown area. While the market for retail in Downtown has improved over the last few years, in many cases the building spaces that are available require substantial rehabilitation and must be modernized to bring them into compliance with current building codes and to meet the needs of retailers and restaurant operators. Some property owners are financially unable to improve their properties to allow them to attract premium tenants and customers. The TIP is part of the City's business CARES strategy (creation, attraction, retention and expansion.) The TIP offers property and business owners matching grants on a dollar-for-dollar basis of up to \$99,000 for tenant improvements to the interior of retail spaces. Under the TIP incentives can be provided to fund eligible expenses such as:

- Hazardous materials abatement i.e. removal of asbestos
- Compliance with the Americans with Disabilities Act (ADA)
- Demolition and shell reconstruction
- Plumbing, mechanical, electrical and HVAC
- Interior décor and historic restoration of interior materials
- The primary focus of the TIP will be helping to design the interior of vacant retail spaces

The goal for FY 2014-19 is to complete 12 projects listed on the ROPS.

3. *Small Business Loan Program*

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

C. Public Parking

1. *Franklin 88*

This 135-space garage serves Chinatown and was completed in October of 2004. The garage also provides overflow parking for the adjacent Courtyard by Marriott Hotel per a parking license agreement with ORSA. In 2010, Redevelopment Agency staff, in cooperation with the homeowners' association at Franklin 88 hired Pacific Park

Management to lease the facility. This new management company has improved the financial performance of the garage and eliminated the need for Redevelopment Agency subsidies. Plans for FY 2014-19 include administration of the parking operation agreement, and working with the operator and the homeowners' association on further improving the performance of this ORSA asset. Under the LRPMP, this garage is being retained by ORSA for eventual sale.

2. *City Center Garage West*

This property has been conveyed to the City under the LRPMP to be held in retention for future development.

3. *UC Office of President Parking Operations*

This property has been conveyed to the City under the LRPMP to be held in retention to meet the terms of a Purchase and Sale Agreement between the City and Ellis Partners, which must purchase the garage by June of 2019.

4. *Telegraph Parking Plaza*

This property has been conveyed to the City under the LRPMP to be held in retention for future development.

5. *2330 Webster and 2315 Valdez Street*

This property was conveyed to the City under the LRPMP to be held in retention for future development. In December 2016, the City entered into a Disposition and Development Agreement with TDP Webster, LLC for development of a mixed-use residential project and public parking garage. The property has been conveyed to the developer pursuant to the terms of the DDA and the project is currently under construction.

D. Streetscape and Circulation Improvements

1. *Proposition 1C - Infill and Infrastructure Grant Funded Projects*

Staff is working on the following projects that are partially funded by Proposition 1C grant program proceeds:

- The Latham-Telegraph Streetscape Project
- The Old Oakland Project
- The San Pablo Corridor Streetscape Project
- The San Pablo Corridor Led Lighting Upgrade Project
- The Uptown Pilot Wayfinding Signage Project

2. *Basement Backfill and Repair Program*

The Central District Basement Backfill and Repair Program (“BBRP”) was initiated by the Redevelopment Agency in 2008 to assist private property owners with the repair of their deteriorated sub-sidewalk basement spaces in specific areas of the Project Area. The purpose of this program was to correct the problems associated with these deteriorated basements such as rusted elevator access doors, deteriorated structural elements, rusted rebar, and leaking skylights and sidewalk grilles – so that the City can proceed with construction of several streetscape projects included in the Downtown Streetscape Master Plan. In 2014, there were 10 Basement Backfill projects to be completed. The funding for this program was transferred to the City under the Bond

Expenditure Agreement and completion of all remaining projects under the program are no longer enforceable obligations under ORSA's ROPS.

3. *Downtown Streetscape Master Plan*

The Streetscape Master Plan calls for the construction of various public improvements to complement existing and future redevelopment projects, and to attract new public and private investment into the Project Area. The recommendations of the Streetscape Master Plan were guided by the objective of improving the appearance of selected sub-areas of the Project Area. The planned improvements will achieve this goal by creating a definite sense of place, clear gateways, emphatic focal points and an attractive physical design. The improvements consist of repair and/or restoration of existing pavement, widening existing sidewalks, constructing pedestrian bulb-outs, introducing new landscaping such as street trees, improving signage and striping, installing new lighting, modifying existing traffic lane patterns, and creating bicycle lanes. Agency funds for the implementation of the Streetscape Master Plan are complemented with local Alameda County Transportation Improvement Authority Measure B grant funding, local Alameda County Congestion Management Agency grant funding, and state grant funding via a voter-approved Proposition 1C bond measure.

The funding for this program has been transferred to the City under the Bond Expenditure Agreement.

E. Recreational, Entertainment, Cultural and Arts Facilities

1. *Oakland Ice Center*

This property has been conveyed to the City under the LRPMP to be held in retention for future development.

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

The leading indicators of blight in the Central District Redevelopment Project Area include:

Physical Blight

- Physical deterioration and dilapidation
- Defective design or physical conditions
- Age or obsolescence
- Toxic and hazardous waste
- Inadequate public improvements
- Incompatible uses
- Vandalism and refuse
- Vacant buildings

Economic Blight

- Impaired property values due to the presence of hazardous waste
- Vacant or abandoned buildings
- Vacant land
- Lack of neighborhood services

This Implementation Plan specifically addresses how ORSA and the City, to the extent possible, will address these and other blighting conditions in the scope of identified projects and programs listed in Section IV.

VI. TIME LIMITS

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

Table 2. Project Area Time Limit Expirations

	Central District (Original Area)	Central District (1982 Area)	Central District (2001 Area)
Background Information			
Date Adopted	June 12, 1969	August 3, 1982	July 24, 2001
Base Year	FY 1968/69	FY 1982/83	FY 2001/02
Existing Time Limits			
Incurring Debt	Eliminated	Eliminated	July 24, 2021
Eminent Domain	June 12, 2023	June 12, 2023	June 12, 2023
Plan Effectiveness	June 12, 2023	June 12, 2023	July 24, 2033
Tax Increment Receipt	June 12, 2033	June 12, 2033	July 24, 2048

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

A. Implementation Plan Requirements

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

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

This Housing component only covers ORSA’s remaining housing obligations under the dissolution law.¹ This Housing component also includes a summary of housing production in the Project Area since the extension of the term of the Project Area in April of 2012 until December of 2014, and estimates of housing production during the implementation period, both of which are subject to the affordable housing production requirement.

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

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

Affordable housing cost is defined in Section 50052.5 as shown in the following table. Housing cost for rental housing includes rent plus an allowance for tenant-paid utilities. Housing cost for owner-occupied housing includes principal, interest, insurance, taxes, utilities, homeowner association dues, and maintenance.

Table 3

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

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

The housing production requirement applies to pre-1976 redevelopment plans that adopt a 10-year time extension amendment under SB 211. On April 3, 2012, the City adopted a 10-year time extension amendment for the Project Area under SB 211. Hence the area production requirement applies to the Project Area beginning in April of 2012 and must be

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

applied prospectively to new and substantially rehabilitated dwellings for which building permits are issued on or after the effective date of the time extension amendment.

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

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

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

2. Replacement Housing Obligation

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

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

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

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

4. Additional Requirements

The CRL provides that the implementation plans must include estimates of the balances and deposits into the Low and Moderate Income Housing Fund; a housing program identifying expenditures from the Housing Fund; an indication of housing activity that has

occurred in the project area; and estimates of housing units that will be produced in the project area for each of the various income categories.

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

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

B. Historical Housing Production (through 2023) and Applicable Low and Moderate Income Housing Requirements

1. Housing Construction Activity in the Project Area (2012 to 2014)

ORSA estimates that between the date of the time extension amendment on April 3, 2012 and the end of the Project Area Plan effectiveness on June 12, 2023, as many as **8,862** units of housing will be “in the pipeline” or newly rehabilitated constructed (i.e., under review by the Planning Department, receive planning approvals, receive building permits, start construction/rehabilitation work, and/or complete construction.)

As shown in Table 4, from April 3, 2012 through the end of the last implementation plan period on December 8, 2014, a total of 523 units received building permits and started construction. Of this, 25 units will be affordable to very low-income households.

Table 4. Central District Project Area Housing Production from April 3, 2012 to December 8, 2014

Project Name	Units	Type	Status	Affordability Level			
				Very Low	Low	Mod	Above Mod
1701 Martin Luther King Jr. Way	26	Families	Permit Issued	25	-	-	1
194 6th Street	4	Ownership	Permit Issued	-	-	-	4
2345 Broadway (Parcel B)	367	Apartments	Permit Issued	-	-	-	367
2425 Valdez – The Nook	71	Apartments	Permit Issued	-	-	-	72
388 12th Street	31	Apartments	Permit Issued	-	-	-	31
526-528 Thomas L. Berkeley Way	24	Apartments	Permit Issued	-	-	-	24
Total	523			25	0	0	498
Percentage	100%			5%	0%	0%	95%

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

As shown in Table 5, ORSA staff estimates that during the Implementation Period as many as an additional **8,339** housing units will be “in the pipeline” or newly rehabilitated/constructed (i.e., under review by the Planning Department, receive planning approvals,

receive building permits, start construction/rehabilitation work, and/or complete construction.)

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

Project Name	Units	Type	Status	Affordability Level			
				Very Low	Low	Mod	Above Mod
180 4 th Street (4 th & Madison, Bldg. 1)	240	Apartments	Permit Issued				240
1100 Clay Street	262	Apartments	Permit Issued	-	-	-	262
1110 Jackson – Prosperity Place	71	Apartments	Complete 2017	40	30	1	0
1314 Franklin Street	634	Apartments	Approved	50	-	-	584
1331 Harrison Street	169	Apartments	Approved	-	-	-	169
1433 Webster Street	176	Apartments	Under Review	-	-	-	176
1530 MLK Way	140	Apartments	Approved	-	-	-	140
1601 San Pablo Avenue	76	Apartments	Under Review	-	-	-	76
1640 Broadway	254	Apartments	Permit Issued	-	-	-	254
1700 Webster	206	Apartments	Permit Issued	-	-	-	206
1717 Webster	250	Apartments	Under Review	-	-	-	250
1801 Jefferson	80	Apartments	Permit Issued	-	-	-	80
1900 Broadway	451	Apartments	Approved	-	-	-	451
201 Broadway	48	Apartments	Permit Issued	-	-	-	48
226 13 th Street	262	Apartments	Approved	-	-	-	262
250 14 th Street	126	Apartments	Approved	-	-	-	126
265-277 27 th Street & 300,302,304 24 th St	448	Apartments	Permit Issued	-	-	-	448
285 & 301 12th Street	416	Apartments	Planning Approvals	-	-	-	416
2015 Telegraph Avenue	114	Apartments	Planning Approvals	-	-	-	114
2016 Telegraph Avenue	230	Apartments	Planning Approvals	-	-	-	230
2044 Franklin Street	184	Apartments	Under Review	-	-	-	179
2270 Broadway	223	Apartments	Planning Approvals	-	-	-	223
2302 Valdez	196	Apartments	Permit Issued	-	-	-	196
2305 Webster	130	Apartments	Under Review	-	-	-	130
2315 Valdez	235	Apartments	Permit Issued	14	11	11	199
2400 Valdez	225	Apartments	Permit Issued	-	-	-	225
2401 Broadway	147	Apartments	Under Review	-	-	-	147
2538 Telegraph Avenue	97	Apartments	Permit Issued	-	-	-	97
2630 Broadway	256	Apartments	Permit Issued	-	-	-	256
301 19 th Street	224	Apartments	Permit Issued	-	-	-	224
325 7th Street	382	Apartments	Planning Approvals	-	-	-	382
377 2 nd Street	134	Apartments	Planning Approvals	-	-	-	134
425-431 Madison Street (4 th &Madison, Building2)	90	Apartments	Permit Issued	-	-	-	90
456-466 23 rd Street	34	Apartments	Under Review	-	-	-	34
459 8 th Street	50	Apartments	Permit Issued	-	-	-	50
459 23 rd Street	65	Apartments	Permit Issued	-	-	-	65
585 22 nd Street	78	Apartments	Permit Issued	-	-	-	78
632 14 th Street – Civic Center 14 TOD	40	Apartments	Under Construction	26	13	-	1
Embark Apartments	66	Apartments	Under Review	65	-	-	1
Jack London Square Redevelopment (Parcel D)	135	Apartments	Under Review	-	-	-	135
Jack London Square Redevelopment (Parcel F)	335	Apartments	Under Review	-	-	-	335
Lake House Commons (12 th & 2 nd Street)	360	Apartments	Under Review	-	90	18	252
Total	8,339			195	144	30	7,970

3. *Estimated Number of Units Required for Housing Production Obligation*

If all of the estimated additional **8,339 units** start construction during this Implementation Plan period are combined with those **523 units** that received building permits and started construction during the period from April 3, 2012 to December 8, 2014, then a total of **8,862 units** would be built.

Table 6 shows if all **8,862 units** are built then the production requirement is **1,329** affordable housing units for low- and moderate income households, of which **532 units** would be required for occupancy by very-low income households. Currently, there are a total of **394** affordable housing units that have started construction or rehabilitation work, received planning approvals or building permits, or are under review by the Planning Department. Hence, there is a projected shortfall of **935** affordable units in the Project Area, including **313 units** affordable to very low income households.

Table 6.
Central District Project Area, Affordable Unit Production Requirements Based on Completed/Underway/Proposed Housing Units from 2012 – 2019

	Total	Total Affordable^a	VLI Only
Units Completed (2012-2014)	523	25	25
Units Completed/Underway (2014-2019)	8,339	369	195
<i>Total Units Completed/Underway (2012-2019)</i>	8,862	394	220
Required Affordable Units (15% total, 6% VLI)		1,329	532
Surplus/(Deficit)		(935)	(312)

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

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

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

a. Housing Goals and Objectives of the Implementation Plan

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

b. Estimated Housing Fund Revenues and Expenditures

The dissolution law abolished tax increment financing and there is no longer a requirement to deposit tax increment funds into the Low and Moderate Income Housing

Fund. The remaining unencumbered balance of the Low and Moderate Income Housing Fund were remitted to the County for distribution to the taxing entities per Health and Safety Code Section 34179.6. Therefore, ORSA will not receive any housing fund revenues or make housing fund expenditures in the Project Area. Pursuant to Health & Safety Code Section 34176(d), the City will deposit any revenue generated from the housing assets of the former Redevelopment Agency, such as loan repayments or sales proceeds, into a Low and Moderate Income Housing Asset Fund. State law will govern the use of such funds on expenditures by the City.

c. Anticipated Housing Program Activities

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

d. Allocation of Housing Funds over Previous Implementation Period

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

Tables 7 and 8 on the following pages provide information for previous implementation plan periods, 2000-2014, regarding:

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

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

**Table 7. Redevelopment Agency Assisted Housing Activities Completed or Underway,
2000-2014**

Property Name	Type	Status / Date Completed	Project Area	Number of Units at Each Affordability Level (2)				Total Low/Mod Funds (1)
				Very Low Income	Low Income	Moderate	Above Mod	
1574-1590 7th Street (Site Acq.)	TBD	Proposed	W. Oakland			2	3	\$127,327
3701 MLK Jr. Way (Site Acq.)	TBD	Proposed	W. Oakland		4			\$109,510
3801 MLK Jr. Way (Site Acq.)	TBD	Proposed	B/M/SP					\$800,000
3829 MLK Jr. Way (Site Acq.)	TBD	Proposed	B/M/SP		4			\$52,000
7th & Campbell Streets (Site Acq.)	TBD	Proposed	W. Oakland				79	\$789,598
94th and International	Family	Underway	Coliseum	58			1	\$5,597,000
Adeline Lofts	Family	2002	W. Oakland	31	6		1	\$70,179
Allen Temple Gardens	Senior	2001	Coliseum	49			1	\$1,951,000
Altenheim Phase I	Senior	2007	None	39	53		1	\$4,084,660
Altenheim Phase II	Senior	2010	None	48	32		1	\$1,753,000
Bayporte Village	Ownership	2000	Acorn		71			\$2,000,000
Brookfield Court	Ownership	2014	Coliseum	3	9			\$1,867,000
Byron Ave Homes (Site Acq.)	Ownership	Proposed	Central City East	4	4	2		\$386,550
California Hotel	SRO	2013	W. Oakland	135			2	\$5,253,000
Casa Velasco	Senior	2003	Central City East	19			1	\$1,350,000
Chestnut Court-Ownership	Ownership	2003	Oak Center		15			\$1,727,000
Chestnut Court-Rental	Family	2003	Oak Center		26		1	\$2,976,000
Clinton Commons	Family	2012	Central City East	37	17		1	\$5,827,497
Courtyards at Acorn	Family	2000	Acorn		87			\$904,500
CURA-North	Disabled or HIV/AIDS	2001	None	17			1	\$587,876
Drachma, Inc.	Family	2012	W. Oakland	14				\$840,000
Drachma, L.P.	Family	2003	W. Oakland		19			\$1,712,000
Drasnin Manor	Family	2013	Coliseum	25			1	\$1,800,000
East Side Arts and Housing	Family	2006	Coliseum	4	12		2	\$1,130,000
Eastmont Court	Disabled or HIV/AIDS	2005	Central City East	18			1	\$1,427,000
Edes Avenue Homes, Phase A	Ownership	2008	Coliseum		26			\$2,517,000
Edes Avenue Homes, Phase B	Ownership	2010	Coliseum		13	15		\$3,601,000
Effie's House	Family	2014	None	4	17			\$2,517,000
Eldridge Gonaway	Family	2013	Central City East	39			1	\$1,690,000
Fairmount Apartments	Family	2011	None	30			1	\$3,700,000
Fox Courts	Family	2009	Central District	40	39		1	\$4,950,000
Golf Links Road	Ownership	2009	None			3	7	\$584,000
Habitat Fruitvale Homes	Ownership	2003	None		4			\$112,000
Habitat Village	Ownership	2001	Coliseum		40			\$1,212,740
Harrison Senior	Senior	2012	Central District	29	43		1	\$5,133,000
Hugh Taylor	SRO	2011	Central City East	42				\$1,220,000
Irene Cooper Terrace	Senior	2000	Central City East	39			1	\$560,000
Ironhorse at Central Station	Family	2009	Oakland Army Base	98			1	\$8,379,000
Jack London Gateway Senior	Senior	2009	Acorn	24	36		1	\$4,900,000
James Lee Court	Family	2013	Central District	15	9	2		\$2,396,000
Kenneth Henry	Family	2013	Central City East	22	28			\$1,375,000

Property Name	Type	Status / Date Completed	Project Area	Number of Units at Each Affordability Level (2)				Total Low/Mod Funds (1)
				Very Low Income	Low Income	Moderate	Above Mod	
Court								
Lincoln Court Senior Apartments	Senior	2006	None	81			1	\$2,000,000
Linden Court Rental	Family	2003	W. Oakland		40		1	\$3,224,000
Linden Street Land Trust (NCLT)	Ownership	2002	W. Oakland		4			\$200,000
Lion Creek Crossings-Rental Phase I	Family	2005	Coliseum	14	56			\$1,500,000
Lion Creek Crossings-Rental Phase III	Family	2008	Coliseum	68			1	\$3,000,000
Lion Creek Crossings-Rental Phase IV	Family	2012	Coliseum	50			1	\$2,980,547
MacArthur Apartments	Family	2013	Central City East	30	1		1	\$4,485,000
Madison Park Apartments	Family	2013	Central District	96			2	\$1,250,000
Madison Street Lofts	Family	2008	Central District	78			1	\$4,522,915
Mandela Gateway Rental	Family	2005	W. Oakland	60	60		2	\$2,500,000
Mandela Gateway Townhomes	Ownership	2008	W. Oakland		8	6		\$1,479,100
Marcus Garvey Commons	Family	2013	W. Oakland	12	9			\$352,000
Merritt Crossing	Senior	2013	Central District	69			1	\$3,699,656
MLK Plaza Homes	Ownership	2002	None		6	5		\$1,287,175
Mural Apartments	Family	2016	B/M/SP	89			1	\$17,200,000
Northgate Apartments	Family	2003	None	32	9		1	\$ 349,229
Oak Park Apartments	Family	2004	Central City East	34			1	\$3,419,000
Oak Street Terrace Senior	Senior	2004	Central District	16	22		1	\$2,072,000
Oakland Point Limited Partnership	Family	2012	W. Oakland		31			\$2,397,000
Orchards on Foothill Senior	Senior	2008	Central City East	64			1	\$1,025,000
Palm Court	Ownership	2005	Acorn		12			\$855,400
Palm Villas Residential Project	Ownership	2005	Central City East			78		\$5,353,000
Percy Abrams Jr. Senior	Senior	2006	None	44				\$1,445,000
Posada de Colores	Senior	2011	Central City East	99			1	\$450,000
Project Pride	Transitional Housing	2012	W. Oakland	20				\$1,600,000
Redwood Hill	Ownership	Underway	None			12		\$1,310,000
Rising Oaks	Special Use	2013	None	30			1	\$1,652,000
Saint Joseph Senior	Senior	2011	Coliseum	35	48		1	\$4,639,000
San Pablo Gateway	Ownership	2000	B/M/SP		5	6		\$1,475,000
Santana	Family	2003	Central City East	30				\$670,923
Sausal Creek	Ownership	2008	None			17		\$3,980,000
Seven Directions	Family	2009	Coliseum	23	12		1	\$3,289,000
Slim Jenkins	Family	2012	W. Oakland	27		3	2	\$1,920,000
Swans Market Apartments	Family	2000	Central District		18			\$2,500,000
Sylvester Rutledge Manor	Senior	2003	W. Oakland	64			1	\$2,551,750
Kinsell Commons	Ownership	2012	Coliseum		17	5		\$1,868,000

Property Name	Type	Status / Date Completed	Project Area	Number of Units at Each Affordability Level (2)				Total Low/Mod Funds (1)
				Very Low Income	Low Income	Moderate	Above Mod	
Tassafaronga Village	Family	2010	Coliseum		50			\$3,000,000
Terraza Palmera	Family	2014	Coliseum	25	18	18	1	\$6,427,656
The Savoy	SRO and Special Needs	2013	Central District	105			1	\$1,100,000
Town Center at Acorn	Family	2000	Acorn	102	104			\$565,000
Wang Scattered Site	Ownership	2009	None		2		1	\$148,000

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

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

Table 8. Housing Units Newly Constructed in Redevelopment Project Areas, Assisted With Locally-Controlled Government Assistance and No Redevelopment Agency Low & Moderate Income Housing Financing, 2000 - 2016

Property Name	Type	Status / Date Completed	Project Area	Number of Units at Each Affordability Level (2)				Total Other City Funds (1)
				Very Low Income	Low Income	Moderate	Above Mod	
1701 MLK Jr. Way	Family	2015	Central District	25			1	\$1,960,000
Adeline Lofts	Family	2002	W. Oakland	31	6		1	\$2,163,821
Allen Temple Manor	Disabled or HIV/AIDS	2001	Coliseum	23			1	\$1,035,350
Altenheim Phase I	Senior	2007	None	39	53		1	\$1,901,740
Altenheim Phase II	Senior	2010	None	48	32		1	\$6,440,000
Bancroft Senior Homes	Senior	2001	None	60			1	\$1,719,847
Bishop Nichols Senior Housing	Senior	2003	Stanford / Adeline	16			1	\$1,308,800
C. L. Dellums Apartments	SRO	2013	Downtown	72			1	\$1,000,000
California Hotel	SRO	2013	W. Oakland	135			2	\$3,168,000
Cathedral Gardens	Family / Special Needs	2014	Central District	57	42		1	\$9,840,000
Civic Center 14 TOD	Family	2017	Central District	26	13		1	\$1,575,000
Clinton Commons	Family	2012	Central City East	37	17		1	\$1,669,500
Drachma, Inc.	Family	2012	W. Oakland	14				\$ 840,000
Drachma, L.P.	Family	2003	W. Oakland		19			\$ 516,475
Drasin Manor	Family	2013	Coliseum	25			1	\$1,159,031
Eastmont Court	Disabled or HIV/AIDS	2005	Central City East	18			1	\$ 460,600
Fox Courts	Family	2009	Central District	40	39		1	\$6,300,112
Fruitvale Transit Village, Phase I	Family	2003	Coliseum	3	7		37	\$ 750,000
Golf Links	Ownership	2009	None			3	7	\$2,165,000
International Blvd Family Housing	Family	2002	Coliseum	29			1	\$2,285,853
Irene Cooper Terrace	Senior	2000	Central City East	39			1	\$ 526,000
James Lee Court	Family	2013	Central District	15	9	2		\$1,105,000
Lincoln Court Senior Apartments	Senior	2006	None	81			1	\$1,500,000
Lion Creek Crossings-Rental Phase I	Family	2005	Coliseum	14	56			\$1,500,000
Lion Creek Crossings-Rental Phase III	Family	2008	Coliseum	68			1	\$1,600,000
Lion Creek Crossings-Rental Phase IV	Family	2012	Coliseum	50			1	\$3,499,453
Madison Street Lofts	Family	2008	Central District	78			1	\$2,472,585
Mandela Gateway Rental	Family	2005	W. Oakland	60	60		2	\$1,000,000
Mandela Gateway Townhomes	Ownership	2008	W. Oakland		8	6		\$ 771,300
Marcus Garvey Commons	Family	2013	W. Oakland	12	9			\$ 382,000
Merritt Crossing	Senior	2013	Central District	69			1	\$3,850,344
Northgate Apartments	Family	2003	None	32	9		1	\$2,200,771
Oakland Community Land Trust	Ownership	2012	Scattered Sites		15			\$5,025,000
Orchards on Foothill Senior	Senior	2008	Central City East	64			1	\$3,475,000
Percy Abrams Jr. Senior	Senior	2006	None	44				\$1,045,800

Property Name	Type	Status / Date Completed	Project Area	Number of Units at Each Affordability Level (2)				Total Other City Funds (1)
				Very Low Income	Low Income	Moderate	Above Mod	
Project Pride	Transitional Housing	2012	W. Oakland	20				\$904,000
Prosperity Place	Family	2016	Central District	40	30		1	\$2,750,000
Saint Andrew's Manor	Senior	2013	W. Oakland	59			1	\$1,248,300
Saint Joseph Senior	Senior	2011	Coliseum	35	48		1	\$3,991,000
Saint Patrick's Terrace	Senior	2009	W. Oakland	65			1	\$753,600
Seven Directions	Family	2009	Coliseum	23	12		1	\$1,216,600
Slim Jenkins	Family	2012	W. Oakland	27		3	2	\$ 669,000
Stanley Avenue Apartments	Family	2002	Coliseum	23			1	\$2,033,167
Terraza Palmera	Family	2014	Coliseum	25	18	18	1	\$3,850,344
The Savoy	SRO and Special Needs	2013	Central District	105			1	\$2,500,000
Town Center at Acorn	Family	2000	Acorn	102	104			\$450,000
Wang Scattered Site (4100 MLK Jr. Way)	Ownership	2002	None		1			\$65,000
Wang Scattered Site 2002 - Wang (1063 82nd St)	Ownership	2002	Coliseum		2			\$27,000
Wang Scattered Site 2002 (1226 94th Ave)	Ownership	2002	Coliseum		1			\$13,000
Wang Scattered Site	Ownership	2007	None		2			\$60,000
Wang Scattered Site	Ownership	2004	Coliseum		1			\$60,000
Wang Scattered Site	Ownership	2005	W. Oakland		1			\$45,000
Wang Scattered Site	Ownership	2009	None		2		1	\$34,000

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

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

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