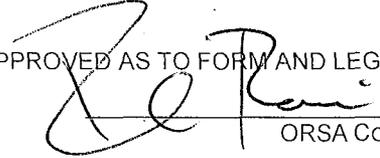


2018 MAR -1 PM 4:55

APPROVED AS TO FORM AND LEGALITY

ORSA COUNSEL

OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

RESOLUTION NO. 2018 006

RESOLUTION ADOPTING THE 2014-2019 IMPLEMENTATION PLAN FOR THE COLISEUM AREA 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 Coliseum Area 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 Coliseum project area, the specific programs, projects and estimated expenditures over the next five years, 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 Coliseum Area 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, _____, 2018
APR 17

PASSED BY THE FOLLOWING VOTE:

AYES- ~~WASHBURN~~, CAMPBELL WASHINGTON, GALLO, GIBSON McELHANEY, GUILLEN, KALB, KAPLAN, and CHAIRPERSON ~~WASHBURN~~ - 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
COLISEUM AREA REDEVELOPMENT PROJECT**

EXHIBIT A

**COLISEUM AREA REDEVELOPMENT PROJECT AREA
FIVE -YEAR IMPLEMENTATION PLAN
2014-2019**

I. INTRODUCTION

Since 1994, the California Community Redevelopment Law ("CRL") required redevelopment agencies to adopt an implementation plan for each five-year period that the Redevelopment Plan is effective. This 2014-2019 Implementation Plan for the Coliseum Redevelopment Project (the "Implementation Plan") 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. The Coliseum Area Redevelopment Plan was adopted on June 23, 1995 (Ordinance Number 11824 C.M.S.) and later amended on July 22, 1997 (Ordinance Number 12001 C.M.S.) to include an additional 680 acres in the San Antonio district of Oakland (references herein to the "Project Area" includes the original Coliseum project area as well as the additional territory added by the 1997 amendment.) The redevelopment plan documents, including the Implementation Strategy, were developed with considerable community input, led by the Coliseum Area Redevelopment Advisory Committee ("CARAC"), comprising representatives from the business, residential, faith and non-profit communities.

Dissolution of Redevelopment Agency

On December 29, 2011, the California Supreme Court upheld state legislation, ABxl 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 former redevelopment agency's obligations and affairs, including fulfilling the legally enforceable obligations of the former redevelopment agency. On July 17, 2012, the Oakland Redevelopment Successor Agency ("ORSA") was formed to act as the successor agency to the former Redevelopment Agency. On January 10, 2012, the City of Oakland ("City") elected to become the housing successor.

As a result, ORSA is unwinding the affairs of the dissolved Redevelopment Agency and fulfilling existing enforceable obligations. Existing obligations still include many activities to eliminate physical and economic blight conditions in the Project Area, such as completing the construction of public improvements and facilities, and meeting the former Redevelopment Agency's contractual obligations with the private sector to develop 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, which succeeded to the obligations and functions of the Redevelopment Agency under California Health and Safety Code section 34173. ORSA is responsible for satisfying the remaining enforceable obligations of the former Redevelopment Agency, as well as taking steps to wind down the affairs of the former Redevelopment Agency.

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 in the course of administering the Implementation Plan during the five-year period. Therefore, this Implementation Plan may be amended, if necessary, to effectuate changes in Agency priorities. Any such amendments will be reflected in the mid-term review of the Implementation Plan.

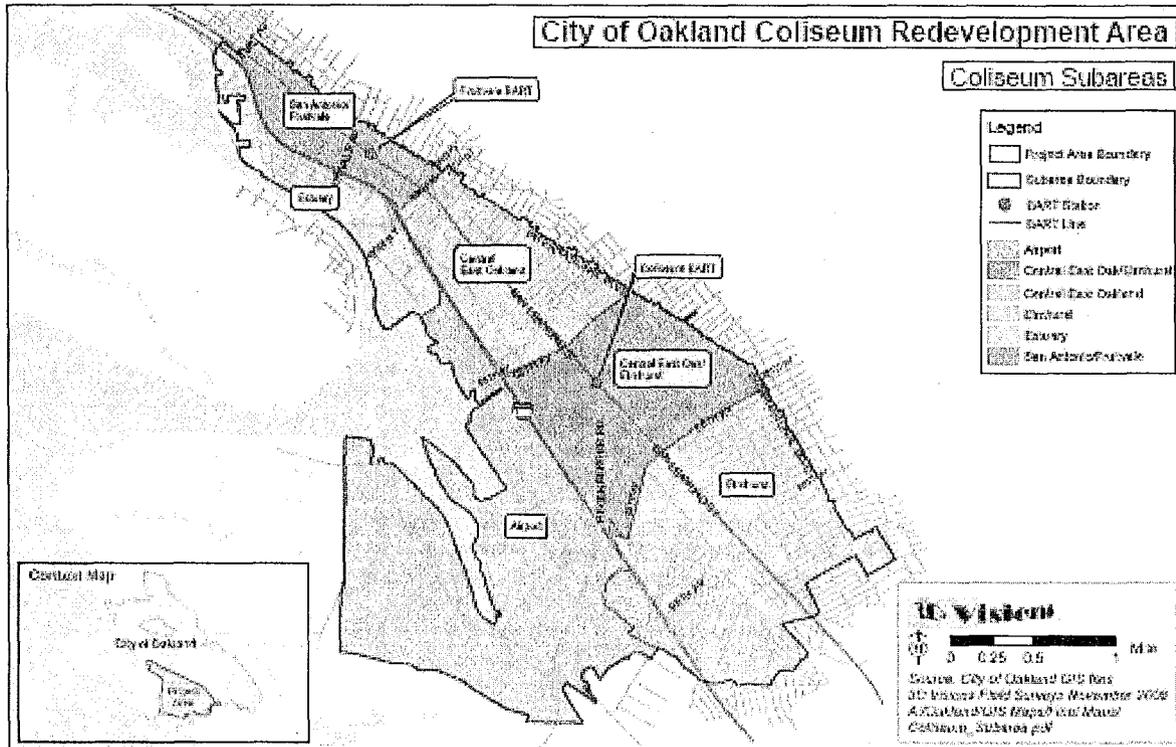
II. BACKGROUND

The Coliseum Redevelopment Project Area includes 6,764 acres bounded by 22nd Avenue, International Boulevard, the Oakland-San Leandro city border, and the Oakland International Airport and the Estuary. Approximately 75 percent of the total Project Area consists of commercial, industrial, and airport related uses with the remaining 25 percent of the total Project Area residential.

The Coliseum Project Area consists of six geographic sub-areas:

- Airport (MLK Shoreline/Edgewater and Hegenberger Gateway)
- Central East Oakland
- Central East Oakland/ Elmhurst (Coliseum BART Station Area)
- Elmhurst
- Estuary
- San Antonio/Fruitvale (Fruitvale Bart Station Area)

Figure 1. Map of Coliseum Project Area



The principal objectives of the Redevelopment Plan are the abatement of physical and economic blight through the redevelopment of vacant and underutilized properties and the replacement of obsolete infrastructure. Since the Coliseum Area Redevelopment Plan was first adopted in 1995, the former Redevelopment Agency has funded or otherwise supported a number of actions called for in the previous Implementation Plan:

- A. Improve intermodal transportation opportunities, public facilities and infrastructure in residential, commercial, and industrial areas:
 - i. Completed construction of the Coliseum Transit Hub streetscape and continued utility undergrounding along San Leandro Street
 - ii. Completed four major roads of the Airport Gateway Streetscape Improvements as part of the Airport Gateway Urban Design Concept, Hegenberger Road, 98th Avenue as part of the Airport Roadway project, Airport Access Road, and Doolittle Drive Streetscape Improvements
 - iii. Completed the Hegenberger East Streetscape, Coliseum Transit Hub along San Leandro Street at the Coliseum BART Station and the 23rd Avenue Street Improvement

- iv. Completed the 66th Avenue Streetscape Project from San Leandro Street to International Boulevard to implement the MTC Housing Incentive Program grant
 - v. Constructed the Coliseum InterCity Rail Platform for Amtrak and Capitol Corridor rail service complementing the Coliseum Oakland Airport BART Station and AC Transit Intermodal transportation hub
 - vi. Developed the design and launched the San Leandro Street Utility Under Ground project with PG & E and City of Oakland PWA Electrical Division as part of the overall Coliseum Transit Village project
 - vii. Constructed Railroad Avenue Improvements and designed Railroad Avenue Phase II street improvements
 - viii. Provided funding support for the administration, construction monitoring and plan review during construction of proposed Oakland Airport Connector project
 - ix. Supported and completed designs and environmental reviews for the Fruitvale Alive Streetscape Project (portions in the Coliseum Project Area)
 - x. Allocated funds to support the construction of the East Oakland Sports Complex
 - xi. Completed the 81st Avenue Branch of the Oakland Public Library
- B. Assist with environmental assessments, clean-up, and land assembly to stimulate catalyst development projects and improve underutilized properties:
- i. Financed a portion of infrastructure improvements for Oakland Housing Authority's (OHA) Lion Creek Crossings Project enabling the construction of over 400+ units of affordable housing
 - ii. Completion of the Jingletown Housing Development – for sale units for first time homebuyers
 - iii. Completion of the Fruitvale Transit Village Phase I project including key tenants such as the La Clinica de la Raza, the Cesar Chavez Branch Library, the Oakland Multipurpose Senior Center and a retail courtyard of 38,000 square feet around the 34th Avenue Paseo, now known as Avenida de la Fuente
 - iv. Coordinated the completion of the conveyance and construction of the OUSD Cesar Chavez Education Center housing the kindergarten and early education program and three (3) elementary schools

- v. Completion of the Las Bougainvilleas Senior Housing Development – 64 rental units for low-income seniors
 - vi. Completed design and construction for the replacement park associated with the Lion Creek Crossings development
 - vii. Provided continued support and funding acquisition for Fruitvale Transit Village Phase I and Coliseum Transit Village Phase I and associated infrastructure improvements
 - viii. Completion of the Fruitvale Station Shopping Center, 160,000 sf. on 13 acres
- C. Improve security and directly address on-going blight conditions through targeted engagement programs:
- i. Cited approximately 1,400 code violations via Tough on Blight Campaign in cooperation with Building Services Division
 - ii. Installed security cameras to deter illegal dumping and graffiti
 - iii. Contracted through Youth Employment Partnership workforce development to assist in graffiti abatement
 - iv. Funded Neighborhood Enforcement Team (NET) and 8L18 Police Department programs and funded additional patrol and investigative operations including walking patrols and vice enforcement actions to promote public safety
 - v. Initiated Community Cleanup Corps (CCC) with Department of Human Services using Goodwill Industries as the training coordinator to employ homeless individuals for blight abatement
 - vi. Implemented murals to abate graffiti
 - vii. Contracted with Men of Valor a non-profit organization that works with at risk youth and formerly incarcerated individuals to clean and remove blight throughout E. Oakland
- D. Promote and stimulate investment in the neighborhoods, commercial, and industrial areas throughout the Coliseum Redevelopment Project Area:
- i. Tenant Improvement Program
 - ii. Façade Improvement Program
 - iii. Rebuilding Together Oakland

- iv. Established Coliseum Green Works workforce and neighborhood project development program
- v. Neighborhood Projects Initiative (“NPI”) provided funds for improvements to Officer William “Willie” Wilkins Memorial park, Sobrante Park, and Fruitvale Plaza/35th Ave Park
- vi. Infill Development Incentives Program
- vii. Coliseum Revolving Loan Program
- viii. Developed a new marketing program with new neighborhood and area profiles on the Coliseum Redevelopment Project Area, Transit Oriented Development (TOD), the Hegenberger/ I-880 District, In-Fill Housing, and the Coliseum Auto Mile

III. GOALS AND OBJECTIVES FOR THE PROJECT AREA

Generally, it was the objective of the Redevelopment Agency to assist in the improvement of the Project Area, which is still in need of redevelopment and private reinvestment to correct health and safety concerns and to address economic and physical blighting conditions. The following specific goals and objectives are included in the Coliseum Area Redevelopment Plan:

- A. Eliminate blighting influences and correct environmental deficiencies in the Project Area.
- B. Assemble land into parcels suitable for sustainable, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- C. Re-plan, redesign, and develop undeveloped areas which are economically stagnant or improperly utilized.
- D. Provide opportunities for participation by owners and tenants in the revitalization of their properties.
- E. Strengthen retail and other commercial functions in the Project Area.
- F. Strengthen the economic base of the Project Area and the community by the installation of improvements to stimulate commercial/light industrial expansion, employment and economic growth.
- G. Improve transportation, public facilities and infrastructure in residential, commercial and industrial areas.
- H. Improve public safety for people living and working in the area.
- I. Provide adequate land for parking and open spaces.
- J. Establish and implement performance criteria to assure high design standards and environmental quality and other design elements which provide unity and integrity to the entire Project.
- K. Expand and improve the community's supply of low- and moderate-income housing.
- L. Improve the quality of the residential environment by assisting new construction, rehabilitation, and conservation of living units in the area.
- M. Revitalize the International Boulevard corridor and other key Project Area corridors.

Along with the Project Area Goals and Objectives, the implementation of the Redevelopment Plan will also conform to the City's General Plan and adopted land-use policies and standards, and with City-wide goals and adopted policies for encouraging sustainable development and

implementing contracting and employment programs. Taken together, achieving all of these goals and objectives will ensure successful redevelopment and foster a livable community.

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 prepare a Recognized Obligation Payment Schedule ("ROPS") each year listing the Redevelopment Agency's recognized enforceable obligations, payment sources, and related information. This Implementation Plan focuses on all the items included on the ROPS.

Please note 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 the 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, not ORSA, those uses are not governed by CRL and are not part of this Implementation Plan.

In addition, pursuant to its 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 of Oakland for future development and governmental use, and the City accepted these properties from ORSA. This Implementation Plan will indicate those properties in the Project Area that are now with the City pursuant to the LRPMP, although this Plan will no longer govern the development of those properties since they are now the City's responsibility and are not 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 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 funds into 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 Coliseum Area, Fiscal Years 2014/15 to 2018/19

	2014-15	2015-16	2016-17	2017-18	2018-19	TOTAL
ORSA Budget						
Administration & Overhead						
Administrative Cost Allowance	\$870,962	\$436,096	\$610,421			\$1,917,478
City Staff & Overhead	\$1,925,084	\$706,848	\$786,802			\$3,418,734
PERS Pension obligation	\$444,786	\$296,524	\$296,524	\$296,524	\$296,524	\$1,630,882
OPEB unfunded obligation	\$204,810	\$149,764	\$149,764	\$149,764	\$149,764	\$803,865
Unemployment obligation	\$9,000	\$2,250	\$0	\$0	\$0	
Bond Expenditure Agreement (City Projects)	\$32,586,724	\$0	\$2,500			\$32,589,224
Debt Service (Includes 2015 TE Bonds)	\$6,839,295	\$6,833,433	\$7,273,644	\$7,273,644	\$7,273,644	\$35,493,661
Low-Mod Funds						
Staffing	\$823,760	\$729,722	\$375,940	\$375,940	\$375,940	\$2,681,301
Debt Service (Staffing proportion)	\$2,882,379	\$2,471,874	\$2,747,591	\$2,747,591	\$2,747,591	\$13,597,027
Projects	\$5,921,739	\$0	\$2,500			\$5,924,239
Projects						
Façade & Tenant Improvement Program	\$565,000	\$385,000	\$192,500			\$1,142,500
Coliseum Transit Village	\$0	\$0	\$12,000,000			\$12,000,000
PWA Environmental Consultants	\$100,000	\$100,000	\$50,000			\$250,000
Fruitvale Ave Streetscape	\$162,217	\$48,078	\$0			\$210,295
81st Avenue Library	\$232,480	\$102,907	\$0			\$335,387
Property Management, Maintenance & Insu	\$211,250	\$5,625	\$11,250			\$228,125
Property Remediation	\$511,250	\$5,625	\$0			\$516,875
TI Rebates	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$50,836,093	\$10,682,264	\$22,655,925	\$10,397,175	\$10,397,175	

Below is a description/history of the projects listed in the above expenditure table. Others are included because they are projects that ORSA plans to pursue over the five year period, but for which funding has not yet been formally allocated. This section also identifies the properties and funds that were transferred to the City pursuant to the LRPMP and the Bond Spending Plan.

A. Coliseum-wide Programs

1. Neighborhood Improvement

a) Façade and Tenant Improvement Programs

These programs offer architectural assistance and matching grants for improvements to commercial property on targeted streets in the Project Area. The Façade Improvement Program provides grants for the improvement of building exteriors and the Tenant Improvement Program provides grants for interior spaces.

2. Blight Abatement

a) Maintenance and Graffiti Abatement Program

The Coliseum Redevelopment Project plans to continue abating graffiti and maintaining former agency parcels through contracting with the Men of Valor Academy organization.

3. *Capital Project Support*

a) Coliseum City Project Support

This project requires extensive project management assistance, information and materials, and professional services in support of future disposition at the Oakland Alameda County Coliseum Complex. Funds will also be used for environmental assessments, consultants, appraisals, and legal fees for on-going negotiations with the sports teams, County, BART and other major stakeholders.

B. Hegenberger / I-880 Gateway

1. *Acura Dealership*

The City sold its 3.625-acre property on Oakport Street to Oakland Acura. The Property is also situated in an area known as the Coliseum Auto Mile, which runs along I-880 between High Street and 98th Avenue and features dealerships such as One Toyota of Oakland, Coliseum Lexus, Paul Blanco's Auto Dealership, Freightliner, and TEC Oakland (Volvo, Mack, GMC Trucks). The area features the Bob Dron Harley Davidson Motorcycle dealership located on Hegenberger. Nearby auto parts retailers such as Napa Auto Parts are located on 66th and Coliseum Way, as well as nearby auto service facilities, providing an excellent complement to existing and new dealerships. The City will continue to attract new auto dealers and support the Coliseum Auto Mile.

C. Fruitvale Bart Station Area

1. *Fruitvale BART Transit Village*

The Fruitvale Transit Village, located west of East 12th Street between 33rd and 35th Avenues, is a major mixed-use development project that has revitalized the Fruitvale BART station area. Phase I, as well as a major public pedestrian plaza that connects the BART station with International Boulevard, has been completed. Phase IIA proposes construction of 94 units of primarily affordable rental housing to complement the transit village's existing mix of retail and community services. ORSA will continue to work in support of Phase IIB, which envisions up to an additional 181 units of rental housing.

2. *Derby Avenue*

The City will continue to work with the developer, Pacific Companies, to develop the Derby Avenue parking lot into a new Aspire Charter School. The developer has already purchased two adjacent privately-held parcels at 2956 International Blvd and 3022 International Blvd, which consists of a six-story medical building. The additional Derby Avenue lot provides a larger footprint towards development of an affordable housing project and/or a new Aspire public charter school. The Aspire Charter School needs to relocate and expand their existing Aspire ERES Academy located at 1936 Courtland Avenue since their current leased facility is not large enough and in desperate need of repair. In addition, the majority of their students live in the Fruitvale area. The Derby Avenue lot could potentially provide them with a permanent facility solution. The new development could also produce over a hundred new affordable housing units for the residents of Oakland.

3. Former Melrose Ford Site

The 3050 Property is located on the southeast corner of Derby Avenue and International Boulevard and consists of a vacant parcel approximately 32,500 square feet (APN#: 025-0719-007-01). The property fronts International Boulevard, the north boundary faces Derby Avenue, and the south boundary faces 31st Avenue. The Native American Health Center (NAHC) and Satellite Affordable Housing Associates (SAHA) are partnering to develop 75 affordable residential units with parking and a 7,000 square-foot pharmacy on this site. The units will be available to households earning 60 percent or less of the area median income.

D. Coliseum BART Station Area

1. Coliseum BART Station Transit Village

The Coliseum Transit Village is a mixed-use transit oriented development at the inter-modal mass transit hub at the Coliseum BART Station. Currently, the City and BART are working with OEDC/Urban Core Partners on the development, which will replace a portion of the existing Coliseum BART parking lot and provide approximately 110 units of affordable and market rate housing. The project was awarded \$8.5 million in Transit Oriented Development (TOD) funding from the California Department of Housing and Community Development and approximately \$15 million in Affordable Housing Sustainable Communities funds.

E. Neighborhood Improvements

1. Industrial Zone Improvements: General Coliseum Infrastructure Project

The General Coliseum Infrastructure project will provide infrastructure investments in targeted industrial areas to increase jobs in the Coliseum area. Components include utilities and lighting equipment, surface and street improvements, landscape amenities, trees and signage. Targeted areas include the Melrose-Coliseum, Woodland-81st Avenue and Tidewater industrial zones.

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

The leading indicators of blight in the Coliseum Project Area include obsolete and underutilized land, poor transportation circulation and connections, and lack of private investment. Over the last thirteen years, the Coliseum Project Area has made considerable steps in addressing these blight conditions and spurring investment in the Project Area. Nevertheless, given the size of the Project Area, there are still continuing conditions of significant blight.

This Implementation Plan specifically addresses these and other blight conditions in the scope of identified projects and programs per the strategies listed in Section IV. Over the next five years, the City, and, in a limited capacity, ORSA intend to:

- A. Continue development planning and investment around the Oakland Coliseum and at the Fruitvale and Coliseum BART Stations;
- B. Continue investment in the targeted blight program such as working with the Men of Valor Academy;
- C. Improve and support transportation infrastructure for mobility and goods movements and improve open space access across the project Area (East Bay Greenway);
- D. Support additional in-fill, commercial and mixed use developments by issuing Request for Proposals on former Agency parcels;
- E. Invest in creating linkages between area employers and businesses and potential area employees through sustainable job-training and local business retention efforts;
- F. Continue major planned catalyst projects including:
 - i. Support for transit villages at the Coliseum and Fruitvale BART stations
 - ii. Further development of the Coliseum transit hub and advancement of the Coliseum project
 - iii. Implementation of developments at: 66th and San Leandro Street; 3050 International Blvd; Derby Avenue site; 95th and International Blvd etc.; and
- G. Implement other projects and programs as described in Section IV.

The goals, objectives, and expenditures of the Implementation Plan will collectively attract continued development to the Project Area, create a safer public environment, and support needed investments that otherwise would not be borne by the private sector to address the prevailing blight conditions as documented in the Coliseum Project Area.

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 as well as the amended area.

Table 2. Project Area Time Limit Expirations

DESCRIPTION OF TIME LIMIT EXPIRATION – ORIGINAL PROJECT AREA	
(1) The time limit for the commencement for eminent domain proceedings to acquire property within the Project Area	July 25, 2019
(2) The time limit for the establishment of loans, advances, and indebtedness to finance the redevelopment project	July 25, 2015
(3) The time limit for the effectiveness of the Redevelopment Plan	July 25, 2027
(4) The time limit to repay indebtedness with the proceeds of property taxes	July 25, 2042
DESCRIPTION OF TIME LIMIT EXPIRATION – KENNEDY/FRUITVALE AMENDMENT AREA	
(1) The time limit for the commencement for eminent domain proceedings to acquire property within the Project Area	July 25, 2019
(2) The time limit for the establishment of loans, advances, and indebtedness to finance the redevelopment project	July 28, 2017
(3) The time limit for the effectiveness of the Redevelopment Plan	July 29, 2028
(4) The time limit to repay indebtedness with the proceeds of property taxes	July 29, 2043

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 1995, 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:

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.

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 a redevelopment 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 the 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 plan 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 and Applicable Low and Moderate Income Housing Requirements

1. Housing Construction Activity in the Project Area from 1995 through 2014

From the inception of the Redevelopment Plan for this Project Area in 1995 through 2004 (the first 10 year look-back period), the Implementation Plan Mid-Term Review (IP-MR) published in 2012 identified a total of 690 housing units that were newly constructed or substantially rehabilitated. Also, there were a total of 707 housing units that were newly constructed or substantially rehabilitated from 2005 to 2009. As shown in Table 4, from December 8, 2009 through December 8, 2014, **a total of 601 units had been newly constructed, substantially rehabilitated, approved or under construction.** Of this, **428** units are or will be affordable to low-income households, of which **265** housing units are or will be for very low-income households.

Table 4. Coliseum Project Area Housing Production from 1995 to 2014

Project Name	Units	Affordability Level			
		Very Low	Low	Mod	Above Mod
1995-2004					
Jingletown Housing (29th Ave and E. 12th St)	53		53		
Oakwood Estates	36		19		17
Las Bougainvillas (1223-1237 37th Ave)	68	67			1
Allen Temple Gardens (10121 International Blvd)	50	49			1
Allen Temple Manor (7607 International Blvd)	24	23			1
Habitat Village (formerly Bonita Village)	40		40		
International Blvd Family Hsg (6600 International Blvd)	30	29			1
Wang Scattered Site - 1063 82nd Avenue	2		2		
Wang Scattered Site - 1226 94th Avenue	1		1		
Stanley Avenue Apartments (6006 International Blvd)	24	23			1
Durant Square (International Blvd and Durant)	251				251
Fruitvale Transit Village (3301, 3401 E. 12th St)	47	3	7		37
Water Park Lofts (2875 Glascock)	27				27
Derby Live/Work	35				35
Wang Scattered Site - 70th Avenue	1		1		
Wang Scattered Site - 71st Avenue	1				1
<i>Subtotal 1995-2004</i>	<i>690</i>	<i>194</i>	<i>123</i>	<i>0</i>	<i>373</i>
<i>Percentage 1995-2004</i>	<i>100%</i>	<i>28%</i>	<i>18%</i>	<i>0%</i>	<i>54%</i>
2005-2009					
Chapman Street Condos	8				8
Lion Creek Crossing, Phase I	70	14	56		
Cotton Mill Studios	74				74
East Side Arts & Housing	18	4	12		2
The Estuary	100				100
Harborwalk	81				81
Lion Creek Crossing, Phase II	92	63	29		
Edes Avenue Homes, Phase A	26		26		
Seven Directions	36	23	12		1
Lion Creek Crossing, Phase III	59	58			1
Tassafaronga Village, Phase I	50		50		
Scattered Sites Infill Development	93				93
<i>Subtotal 2005-2009</i>	<i>707</i>	<i>356</i>	<i>309</i>	<i>0</i>	<i>770</i>
<i>Percentage 2005-2009</i>	<i>100%</i>	<i>50%</i>	<i>44%</i>	<i>0%</i>	<i>109%</i>
2009-2014					
Arcadia Park	168				168
Brookfield Court	12	3	9		

Drasnin Manor	26	25			1
Edes Avenue Homes, Phase B (10800 Edes Ave)	28		13	15	
Lion Creek Crossings, Phase IV	51	50			1
Lion Creek Crossings, Phase V	128	127			1
Saint Joseph's Senior Housing	84	35	48		1
Tassafaronga Homeownership-Kinsell Commons	22		17	5	
Tassafaronga Village, Phase 2	20		20		
Terraza Palmer (aka Saint Joseph's Family ^a)	62	25	18	18	1
Subtotal 2009-2014	601	265	125	38	173
Percentage 2009-2014	100%	44%	21%	6%	29%

TOTAL	1,998	815	557	38	1,316
--------------	--------------	------------	------------	-----------	--------------

a. St. Joseph's is an adaptive re-use development with all affordable units to count toward Redevelopment housing production requirements.

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

As shown in Table 5, ORSA projects that through 2019, there are as many as 977 units of housing that have been approved or where construction is currently underway building housing that is new, substantially rehabilitated, or acquired with affordability covenants.

Table 5. Coliseum Project Area, Projected Housing Production, (approved¹ and underway through 2019)

Project Name	Units	Type	Year Completed	Affordability Level			
				Very Low	Low	Mod	Above Mod
105th & International	317	TBD	TBD				317
414 29th Avenue	14	TBD	TBD				14
94th & International	59	TBD	TBD	58			1
Coliseum BART Transit Village, Ph 1	110	TBD	TBD	55		55	
Coliseum Place	59	TBD	TBD		58		1
Derby Lofts	63	TBD	TBD				63
Fruitvale Transit Village, Phase IIB	181	TBD	TBD				181
Fruitvale Transit Village, Phase II	94	TBD	TBD				94
Wattling Street	80	TBD	TBD				80
Total	977			113	58	55	751

¹ Approved means that there are planning approvals for development that are still active or construction is underway.

3. Estimated Number of Units Required for Housing Production Obligation

If the allowed 977 units are built during this Implementation Plan period, this would generate a housing production obligation of at least 226 units affordable to very-low, low or moderate income households. Of these, at least 113 units would be required to be affordable to and restricted for occupancy by very-low income households.

Approximately **2,975** housing units are proposed, approved, underway, or completed. Given this, the housing production requirement triggered will be approximately **447** units for low- and moderate income households of which, **179** units would be required for occupancy by very-low income households. Affordable housing units that are currently under construction or that are planned total approximately **971** units are targeted for households with low- and moderate incomes. Of those affordable housing units, approximately **735** units are targeted for households with very low-incomes. This leaves a net surplus of **524** housing units for low- and moderate income households of which, **556** units that are or will be constructed for occupancy by very-low income households. in the Coliseum Project Area. If these numbers change and there is a production requirement, projects will be identified and if necessary provided financial assistance to ensure that the required number of low- and moderate-income units are developed or otherwise made available.

Table 6. Coliseum Project Area, Affordable Unit Production Requirements Based on Completed/Underway/Proposed Housing Units from 1995 – 2014

	Total		Total Affordable ^a	VLI Only
Total units Completed plus Underway / Pending Units	2,975			
Required Affordable Units (15% total, 6% VLI)			447	179
Affordable units Completed plus Underway / Pending Units			971	735
Net Surplus/(Deficit) including Underway / Pending			524	556

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

1. 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 the previous implementation plan periods, 2000-2016, 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,
2000-2016**

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

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	
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 Court	Family	2013	Central City East	22	28			\$1,375,000
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

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	
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
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
Wood Street Affordable Housing Parcel (Site Acq.)	TBD	Proposed	Oakland Army Base		141		29	\$8,000,000

(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 - 2014

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
3823 MLK Jr. Way (Site Acq.)	TBD	Proposed	B/M/SP					
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
Brooklyn Basin		Approved	Central District / Central City East		465		2,635	
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
Drasnin 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

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	
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
Oakland Home Renovation	Ownership	Proposed	Scattered Sites			3	2	\$ 750,000
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
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.

(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.