

**WEST OAKLAND PROJECT AREA COMMITTEE
(WOPAC)**

**Wednesday, September 14, 2011
6:30 – 9:00pm
West Oakland Senior Center
1724 Adeline Street, Oakland, CA**

AGENDA

I. Welcome, Call to Order, Roll Call and Determination of Quorum (5 minutes)

Roll Call: Allstadt, Beveridge [Alternate: Miles], Bucknum, Gordon [Alternate: Oluwole], Harris, Horiuchi [Alternate: McGee], Hurwich, Kidd, Lowe, Mac Donald [Alternate: Johnson], McFadden [Alternate: Pierson], Parrott, Rice, Robertson, Vidor, Wells, Wyrick-Parkinson

West Oakland Redevelopment Staff: Jeff Chew, Sunny Nguyen

II. Approval of Draft Minutes for Meeting Held August 10, 2011 (2 minutes)

III. Chairpersons Report

IV. Open Forum (2 min/speaker)

V. Old Business/Other Action Items (20 mins)

1. Action Item: Fiscal Year 2011-13 Budget for West Oakland Redevelopment funds

VI. ORA Staff Report (25 minutes)

1. Housing Update, Christia Katz-Mulvey, CEDA, Housing
2. Standing Agenda Item: Staff Update re: State Budget and Redevelopment
3. Budget & Projects Update (*included in agenda packet; discussion only if necessary*)

VII. “Committee of the Whole” Report out: (10 minutes)
[The chairs will report out to the full WOPAC]

1. Report on items scheduled for the **September 7** meeting.
 - a. Planning (Follow up discussion regarding FY 2011-13 Budget and Tough on Blight)
 - b. Outreach (Review of WOPAC Bylaws: Attendance Policy; Picnic Prep)

VIII. New Business

IX. Announcements (5 minutes)

X. Future Agenda Topics and New Business (3 minutes)

XI. Adjournment

Written correspondence should be addressed to:

Jeff Chew, Project Area Manager, CEDA: Redevelopment Division
250 Frank H. Ogawa Plaza, Suite 5313
Oakland, California 94612
Phone: (510) 238-3629 Fax: (510) 238-3691

ADDRESSING THE WEST OAKLAND PROJECT AREA COMMITTEE

All persons wishing to address the Committee are required to fill out a **Speaker's Card**. Every effort will be made to ensure that citizens have ample opportunity to address the Committee. The public has the opportunity to speak on all items listed on the agenda prior to the committee taking final action unless the item has already been considered by a committee, at a public meeting wherein all interested members of the public were afforded the opportunity to address the Committee on the item, before or during the Committee's consideration of the item, unless the item has been substantially changed since the Committee heard the item, as determined by the Committee. Once the Chair has opened the item for discussion, citizens wishing to speak should approach the front podium when their name is announced, and direct questions or comments to the Chair or Committee. This meeting is wheelchair accessible. To request materials in alternative formats or to request an ASL interpreter or assistive listening device, please call 510-238-6284 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so those who experience chemical sensitivities may attend. Thank you.

**WEST OAKLAND PROJECT AREA COMMITTEE
(WOPAC)**

Item II

**Wednesday, August 10, 2011
6:30 – 9:00pm
West Oakland Senior Center
1724 Adeline Street, Oakland, CA**

MEETING MINUTES

These minutes are draft until approved by the WOPAC

I. WELCOME, CALL TO ORDER, ROLL CALL AND DETERMINATION OF QUORUM

The meeting was called to order by Co-Chair Allstadt at approx. 6:45 pm.

Present - 15: Allstadt, Bucknum, Gordon, Harris, Hurwich, Kidd, Lowe, MacDonald, McFadden, Parrott, Rice, Robertson, Vidor, Wells, Wyrick-Parkinson

Excused/Absent - 2: Beveridge, Horiuchi

Staff Present: CEDA Redevelopment: Jeffrey Chew, Sunny Nguyen; CEDA Planning: Elois Thornton, Ulla-Britt Jonsson, Holly Pearson

II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD JULY 13, 2011

MOTION was made by Robertson and seconded by Lowe: To approve the July 13, 2011 minutes.

The motion passed by acclamation.

III. OPEN FORUM

- Duane DeWitt (comment regarding appropriate communication and noticing of projects and meetings)
- Pat Webster (comment regarding Slim Jenkins Court)

IV. CHAIRPERSON REPORT

The chair reported on items discussed at last week's Committee Meeting (more information in Section VII).

V. NEW BUSINESS

- 1. West Oakland Specific Plan Orientation Meeting.** Morten Jensen of JRDV Urban International, the prime consultant for the West Oakland Specific Plan (WOSP), introduced his main consultant team: Art Clark (Project Manager, JRDV), Surlene Grant (Envirocom), Linda Hausrath (Economic Development Consultant, Hausrath Economic Group), and Mark Bowman (Transportation Engineer, Dowling Associates, not present). Ms. Elois Thornton from Planning provided an overview of the overall process and described the main objectives of the WOSP. As part of a detailed Powerpoint presentation, Mr. Clark and Mr. Jensen provided further information regarding the objectives, scope and deliverables of the WOSP process; described how the team has culled through 36-38 prior documents dating back to 1994 and provided a summary of the community's goals based on those documents; conducted an initial

definition of the opportunity areas and sites and their boundaries, taken from both the WOSP *Request for Proposals* and developed additional areas/sites for potential inclusion into the Plan; and described potential uses for the sites. Ms. Thornton announced that there will be a community workshop on September 13th. She also further elaborated on what a specific plan is and distributed a handout regarding this.

Comments and questions from the WOPAC regarded: where the appropriate opportunity would be for the collection of brownfields data (it would be a constraint, performed in Phase II); how to address global warming and the rise in sea levels (typically addressed in the *Environmental Impact Report*); the need to ensure buy-in from Caltrans and regional agencies, including the Association of Bay Area Governments and the Metropolitan Transportation Commission (opportunity to address as part of the Technical Advisory Committee); the need to address BART undergrounding, parks, schools, and entertainment uses as part of the plan; the need to address the current illegal entertainment uses occurring in West Oakland and make them legal; how the plan is overlaying with SB 375 (it should complement efforts, as public funding for public infrastructure investments will be targeted within Planned Development Areas, of which West Oakland is one); how the stimulus funds will overlay with the plan; how the plan can prioritize the need for more employment opportunities; whether there will be a process for evaluating former wetlands in the area as part of the plan (in the *EIR*); how to address real or perceived crime and general security issues.

One comment echoed by several board members centered on needing further clarification of the community outreach for the plan, and how to ensure that adequate and sufficient outreach and feedback will be attained. Comments included the need to develop relationships with housing developments in the area, to connect with local schools (Tim White, Facilities Manager, and Mia Settles, regional officer of the Oakland Unified School District)

Some specific comments regarding the Powerpoint presentation: using highways as boundaries seemed appropriate, although attention should be paid to the crossings and areas beneath the highways as well, perhaps to be viewed as gateways, perhaps to extend the boundaries by one block; to beware of Tuesdays (City Council meetings) and Wednesdays (Planning Commission meetings) as days for public meetings; a compliment regarding not just blindly following all of the goals stated by the community in past plans; regarding the comparison to Emeryville development, to articulate *how* Emeryville “got it done”.

Public Speakers: Victoria Coleman, Duane DeWitt

VI. ORA STAFF REPORT

1. State Budget and Redevelopment

Mr. Chew reported that City Council did pass the continuation ordinance on July 19, 2011, as indicated in last month’s meeting update. At that time, the CA Supreme Court had not issued the stay, and no other changes occurred.

2. Budget & Projects Update

This was included in the agenda packet with discussion only if necessary. There were no comments by WOPAC on this item.

VII. COMMITTEE OF THE WHOLE REPORT-OUT

1. Report on items scheduled for the August 3 meeting

a. Outreach (Newsletter, Housing Brochure, Picnic)

Co-Chair Allstadt reported that these items were discussed briefly at the Committee meeting, and provided time to discuss the items further.

MOTION was made by Gordon and seconded by Parrott: to hold an ad hoc committee meeting to discuss the Picnic, and coordination with the West Oakland Environmental Indicators Project group.

Motion passed by acclamation.

b. West Oakland Redevelopment Budget (FY 2011-13)

Co-Chair Allstadt reported that the WOPAC Committee discussed how the potential Tough on Blight Program in West Oakland would work, if it were to be recommended for funding under the Fiscal Year 2011-12 Budget. Ed Labayog from Building Services and Roberto Costa from Economic Development were in attendance to answer questions about the potential program. Ms. Nguyen sent out a Supplemental Report which addressed some of the outstanding questions by the WOPAC. Co-Chair Allstadt also reported that, in addition to that program, the overall FY 2011-13 Budget was discussed, the “Land Acquisition & Infrastructure Improvement Fund” line item in particular.

VIII. OLD BUSINESS/OTHER ACTION ITEMS

1. Fiscal Year 2011-13 Budget for West Oakland Redevelopment funds

MOTION by Kidd: to pass the four non-controversial items in the FY 2011-12 Budget only (Façade/TI Program, NPI, Admin Services for West Oakland Business Alert, and Planning & Administration)

Motion fails by tally (please see attached Voting Record):

7 Yes

5 No

2 Abstain

3 Absent/Excused

The WOPAC asked for this item to be re-agendized at the September General Meeting for action.

Public Speaker: George Burt

IX. ANNOUNCEMENTS

Ms. Harris announced that there will be an Oscar Wright Celebration on Saturday, August 13 from 11am-5pm, at de Fremery.

X. FUTURE AGENDA TOPICS AND NEW BUSINESS

Committee of the Whole:

- Planning Items: *not discussed*
- Outreach Items: *not discussed*

General Meeting:

- Action on: FY2011-13 WOPAC O&M Budget

XI. ADJOURNMENT

MOTION by Gordon and seconded by Wyrick-Parkinson: to adjourn the meeting.
The meeting was adjourned at approximately 8:50 p.m.

WOPAC Voting Record

WOPAC Meeting Date:

Aug-10-11							
Agenda Item #:	VIII.1 (budget)						

- Allstadt
- Beveridge
- Bucknum
- Gordon
- Harris
- Horiuchi
- Hurwich
- Kidd
- Lowe
- Johnson
- Pierson
- Parrott
- Rice
- Robertson
- Vidor
- Wells
- Wyrick-Parkinson

yes							
absent							
no							
no							
no							
absent							
yes							
yes							
yes							
abstain							
no							
abstain							
absent							
yes							
no							
yes							
yes							

CITY OF OAKLAND

Item VI.1

Memorandum

TO: West Oakland PAC Members
FROM: Christia Katz Mulvey, Housing Development Coordinator
DATE: September 13, 2011
RE: **Housing and Community Development Update**

FYI: Info on Housing and Community Development’s projects and programs is available via our website: www.oaklandnet.com/government/hcd. If there isn’t an alternate contact listed below for a given project/program, you can contact me (cmulvey@oaklandnet.com, 510-238-3623).

Affordable Housing Development Updates:

2011 – 2012 Notices of Funding Availability (NOFAs): The 2011 NOFA for Affordable Rental and Ownership Housing, and the 2011 NOFA for Preservation and Rehabilitation of Existing Affordable Rental Housing will be released on September 6, 2011. Copies will be available from City offices or on-line (www.oaklandnet.com/hcd). At this time, given the uncertainty regarding Redevelopment funds, it is not clear how much funding will be available for this year’s NOFA applicants. Developers submitting applications in the Project Area are required to notify staff by September 16th, so that presentations may be scheduled for the Planning Subcommittee and WOPAC general meeting this fall.

Previous NOFA Projects: Status Report

NOFA Awardee (Developer/ Owner)	Address	# Units	Type	City/Agency Development Funding (Year Awarded)	Status/Updates
California Hotel (EBALDC)	3501 San Pablo Avenue	137*	Acquis/ Rehab, mainly SROs (some 1-2BRs)	\$8,821,000 (2011, inc. \$87,478 in WOPAC funds)	Awarded 9% tax credits; loan scheduled to close in November, & rehab work to start soon thereafter, presuming Redevelopment suspension is lifted.
Marcus Garvey (EBALDC)	721A Wood Street	22	Family Rehab	\$352,000 (2011)	Pre-development work underway; est loan closing and start of rehab work is late 2011/early 2012.
Slim Jenkins Court (EBALDC/Slim Jenkins Inc.)	720 Willow Street	32	Family, Acquis/ Rehab	\$1,920,000 (2009, inc. \$1,154,245 in WOPAC funds)	Rehab underway; scope expanding to include weatherization work. Temporary relocations to on-site units.
OPLP (EBALDC)	Scattered units	31	Family rehab	\$2,397,000 (2009, inc. \$167,776 in WOPAC funds)	Rehab loan closed in August. Rehab scheduled to start Sept. No more than one tenant household at a time will be temporarily relocated.
Drachma (RCD)	Scattered duplexes	14	Family rehab	\$840,000 (2009: Ph 1); \$840,000 (2010: Ph 2)	Phase one work completed. Phase two loan pending closing for added scope.

* Currently 150 units (of which only 37 can be occupied) – providing some larger units in the mix, and ensuring all units have their own kitchenette brings the unit count down to 137.

Discussions with Contract Compliance re: Local Hiring: concerns have been raised over the last year regarding the City's local hiring and contracting programs, in general and for specific developments. Housing staff is in discussion with Contract Compliance staff regarding having the latter group attend a future WOPAC meeting in order to discuss the City's existing programs and requirements and hear suggestions from WOPAC members.

7th and Campbell (Mostly vacant lots): Purchased originally by Oakland Community Housing, Inc. (OCHI) with Site Acquisition loans for affordable housing development. Last year, the Agency purchased the LISC note on the parcels using non-affordable Agency funds to allow WOPAC to assist in guiding the future development of the site as part of the West Oakland Specific Plan process. If the property eventually becomes restricted affordable housing (with at least 25% of units restricted to households earning <80% of Area Median Income (AMI)), affordable housing funds would re-pay the Agency's costs of acquiring the LISC note. If it is decided not to include an affordable housing component, since the parcels are vacant the Agency may instead use non-Housing funds to repay the Site Acquisition principal.

It is imperative that the accrued property taxes and liens be paid off, or else the County Assessor will auction off the property in 2012's tax lien sale. In July, the Agency authorized up to \$500,000 to clear the taxes and liens and to conduct the foreclosure sale so that the Agency will fully own/control the property. The funding will come from non-Housing increment funds, which will also be paid back using affordable funds if the site becomes affordable housing. This action cannot occur until the latest suspension of Redevelopment activities is lifted, but staff is taking steps to ensure that the process moves forward and the lots are cleaned up in the meantime.

Other Housing and Community Development Activities:

- First-time Homebuyers Program: At this time, staff is processing outstanding commitments; however, new loan commitments are on hold until pending resolution of the Redevelopment suspension issue. Since the WOPAC set-aside began for this program, there have been 14 applications in the area, of which 11 have closed loans (two applicants withdrew their applications, and the final applicant has been approved but has not yet closed their loan). As of August 31, 2011, there is \$1,867,841 remaining in WOPAC-area funds for loans under this program. \$494,170 has been expended since the start of this pool of funds (slight correction from the June 2011 report), and an additional \$100,000 is being held for the pending transaction. Contact: Homeownership Programs (Jackie Campbell or Christina Morales, 510-238-6201).
- WO Specific Residential Lending Programs: Automatic Gas Shut-Off Valve Program, Vacant Housing Acquisition/ Rehab/New Construction, and Owner Rehab Program: staff is accepting applications, following through with all underwriting procedures, designing projects and preparing scopes of works but not proceeding with bidwalks until the Redevelopment suspension is lifted. <http://www2.oaklandnet.com/Government/o/CEDA/o/hcd/s/HousingRepairRehabPrograms/index.htm>. Contact: Residential Lending (Loyd Ware: lware@oaklandnet.com, 510-238-3909).
- 319 Chester Street lot: Zoning change was approved by the Planning Commission this summer, and will go to Council next on that change in September/October first for their approval of the zoning change. Following that approval, a proposal for the Alliance for West Oakland Development to develop between 2-4 units of housing with a \$400K subsidy, with the property to be sold on completion at market rate. Contact: Residential Lending (Loyd Ware: lware@oaklandnet.com, 510-238-3909).
- Housing Programs Brochure: See attached for current version (HUD revised its 2011 income limits in July 2011).



West Oakland Redevelopment Project Area

HOUSING LOAN & GRANT PROGRAMS

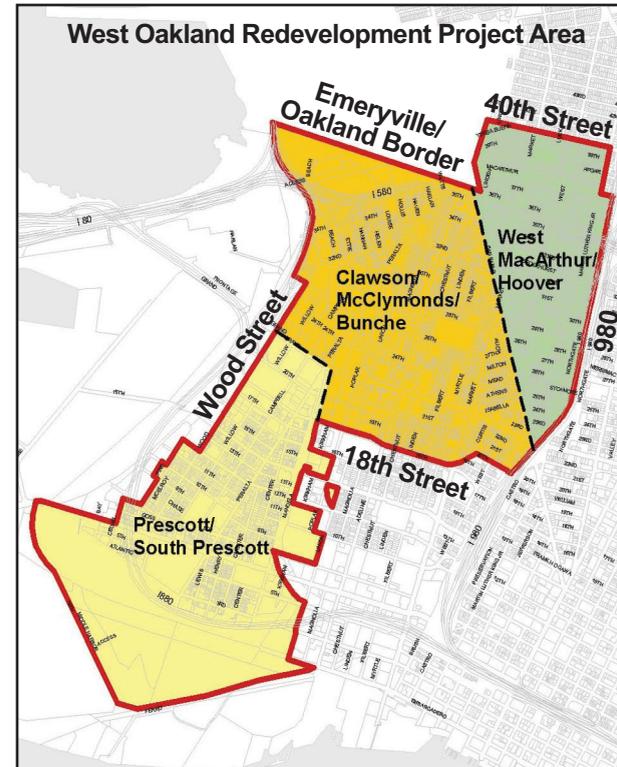
- Mortgage Assistance Program
- Vacant Housing Rehab/New Construction Program
- Automatic Gas Shut-Off Valve Program
- Owner Home Maintenance And Improvement Program



**West Oakland Redevelopment
Project Area Committee**
Oakland Redevelopment Agency
 Attn: West Oakland PAC Staff
 250 Frank H. Ogawa Plaza, Suite 5313
 Oakland, CA 94612
 Phone: 510-238-3015
 Fax: 510-238-3691; TTY: 510-238-3254
www2.oaklandnet.com/Government
 > CEDA > Redevelopment > WestOakland



strengthening
neighborhoods while
building community



Properties must be located within the Project Area.

The West Oakland Redevelopment Project Area was adopted by the Oakland City Council in 2003. The West Oakland Project Area Committee (WOPAC) is a publicly elected organization of volunteer community representatives who live, work, own property or a business, or represent a community organization active in the Project Area. WOPAC serves as an advisory body to the Redevelopment Agency/City Council on housing, economic development, blight elimination and other neighborhood improvement issues.

Two major housing goals of the Project Area's 2008-2013 Redevelopment Plan are to

1. Improve the quality of housing
2. Increase opportunities for homeownership.

For more information or to get involved, call 510-238-3015 and ask for West Oakland Redevelopment staff or visit:

www2.oaklandnet.com/Government
 > CEDA > Redevelopment > WestOakland

INCOME LIMITS BY HOUSEHOLD SIZE (AS OF JULY 13, 2011)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
50% OF MEDIAN	\$32,350	\$36,950	\$41,550	\$46,150	\$49,850	\$53,550	\$57,250	\$60,950
80% OF MEDIAN	\$45,500	\$52,000	\$58,500	\$64,950	\$70,150	\$75,350	\$80,550	\$85,750
100% OF MEDIAN	\$64,600	\$73,850	\$83,050	\$92,300	\$99,700	\$107,050	\$114,450	\$121,850
120% OF MEDIAN	\$77,500	\$88,600	\$99,700	\$110,750	\$119,600	\$128,450	\$137,350	\$146,200

Read More About Our Housing Programs Inside ►

WEST OAKLAND REDEVELOPMENT PROJECT AREA HOUSING PROGRAMS

Mortgage Assistance Program

Purpose: Provides low-interest deferred mortgage assistance loans to low- and moderate-income first-time homebuyers.

Eligible properties: Property must be a single-family dwelling, including condos, townhouses, live/work units & manufactured housing. A Satisfactory General Home Inspection is required.

Maximum Loan Amount and Terms: 80% OF MEDIAN OR LESS: 30% of purchase price not to exceed \$75,000; 81%-100% OF MEDIAN: 20% of the purchase price not to exceed \$50,000.

Occupancy: Must be owner-occupied.

Maximum Purchase Price: \$450,000

Maximum Household Income: Cannot exceed 100% of Area Median Income (AMI).

For additional information: Homeownership Programs, 510-238-6201; www2.oaklandnet.com/Government > CEDA > Housing and Community Development > Homebuyer Assistance

Vacant Housing Rehab/New Construction Program

Purpose: Provides financial assistance to owners/purchasers of vacant and blighted 1-4 unit residential properties that are in need of extensive rehabilitation to correct code violations and to eliminate safety and health hazards or the owners of vacant parcels to construct new 1-4 unit residential properties.

Eligible properties: Properties must either be vacant parcels or vacant single family to four unit residential buildings with serious blight/major code violations.

Maximum Loan Amount: \$200,000, for 2 years at 10% interest. Principal and accrued interest are due and payable on or before the expiration of the 2 year term, except as noted below.

Income: No income restrictions; however, all interest payments are waived if the property is sold to a first-time homebuyer with household income not exceeding 120% of AMI.

For additional information: Residential Lending, 510-238-3909; www2.oaklandnet.com/Government > CEDA > Housing and Community Development > Housing Repair and Rehab Programs

Automatic Gas Shut-Off Valve Program

Purpose: To promote seismic safety by providing grants for installation of state-certified automatic gas safety shut-off valves at existing gas meters.

Maximum Grant Amount: Cost of the acquisition and installation of the shut-off valves, as determined by competitive bids pending staff verification. No payments will be released to property owners.

Occupancy: Owner-occupied residential properties.

Income: Annual household income cannot exceed 80% of AMI.

For additional information: Residential Lending, 510-238-3909; www2.oaklandnet.com/Government > CEDA > Housing and Community Development > Housing Repair and Rehab Programs

Owner Home Maintenance and Improvement Program

Purpose: Loans to low and moderate-income homeowners to correct health & safety violations, building code deficiencies and repair major systems in danger of failure.

Deferred Loan Terms (50% AMI Households): No interest. No payments until property is sold or title transferred. Secured by deed of trust. Maximum loan amount of \$125,000 or cost of rehabilitation, whichever is less.

Deferred Loan Terms (80% AMI Households): 3% simple interest. No payments until property is sold or title transferred. Secured by deed of trust. Maximum loan amount of \$125,000 for single family unit and \$5,000 for each additional unit (up to \$140,000 for four units).

Occupancy/Income: At least one unit must be owner-occupied. One unit structures must be occupied by a low to moderate income household. Two unit structures must have at least one unit occupied by a low-moderate income household. Three to four unit structures must have at least 51% of the units occupied by low to moderate income households.

For additional information: Residential Lending, 510-238-3909; www2.oaklandnet.com/Government > CEDA > Housing and Community Development > Housing Repair and Rehab Programs

strengthening
neighborhoods while
building community

WEST OAKLAND O&M BUDGET AND PROJECTS UPDATE

Fiscal Years 2004-11

Item VI.3

CURRENT O&M ALLOCATION		BUDGET	WOPAC Allocation	Status as of July 2011
FY 1	FY 2004-05 O&M Budget Facade Improvement (FI) Program Tenant Improvement (TI) Program Utility Undergrounding Study	\$220,410	\$100,000 \$125,000 \$400,000	Complete Complete Report produced in-house; addressed in Infrastructure Study
FY 2	FY 2005-06 O&M Budget City Wide Retail Study 7th Street Streetscape match, Phase I	\$293,567	\$26,944 \$205,000	Complete Under construction
FY 3	FY 2006-07 O&M Budget Alliance for West Oakland Development Job Training Grant Mandela Foods TI Grant, 1st Allocation	\$533,151	\$100,000 \$200,000	Complete Complete
FY 4	FY 2007-08 O&M Budget Raimondi Park, 1st Allocation Raimondi Park, 2nd Allocation Cal-Reuse Program Fitzgerald Park Design Funds for FI/TI Program NPI Program Round 2008 (Round 1) Alleviating Blighted Illegal Encampment and Dumping Sites Graffiti Abatement by Cypress Mandela Brown Sugar Kitchen TI grant 7th Street Streetscape MTC HIP match, Phase I	\$2,740,801	\$336,107 \$1,238,803 \$50,000 \$100,000 \$75,000 \$200,000 \$25,000 \$45,000 \$75,000 \$271,250	Complete Complete WOPAC approved; Funds returned due to not being spent Complete Complete Complete Reallocated for Graffiti Abatement contract; add'l \$20,000 from pre-O&M funds to be used Complete Design complete Under construction
FY 5	FY 2008-09 O&M Budget Automatic Gas Shut-Off Valve Program PS Print TI Grant FI and TI Program MLK Streetscape Design Work Peralta Streetscape Design Work Trees Master Plan Mandela Foods TI Grant, 2nd Allocation Trash Cans for Mandela Parkway Business Retention Services: Survey & Business Alert Admin Business Assistance Center: TI Grant 7th Street Streetscape; Phase I/II	\$2,602,418	\$250,000 \$75,000 \$250,000 \$300,000 \$300,000 \$40,000 \$58,000 \$24,000 \$19,500 \$54,000 \$650,000	Council approved November 2010 Complete Complete Council approved; Community workshop completed; Schematic design in development Council approved; Community workshop completed; Schematic design in development Council approved; Project underway with PGA as consultant Complete Complete Complete Complete \$350k/\$300k for Ph I/II; Ph I Under construction
FY 6	FY 2009-10 O&M Budget Seismic Retrofit Program Oakland Crossroads Community Garden Oakland Crossroads Community Garden, Remaining Allocation Library in Hoover NPI Program 2010 (Round 2) LISC Note on 7th and Campbell Purchase of 7th and Peralta WO Specific Plan	\$1,912,436	\$160,000 \$3,865 \$156,135 \$4,000,000 \$300,000 \$100,000 \$160,000 \$310,000	Ongoing/Active Program WOPAC approved; environmental testing, negotiated site purchase and defined project scope Bank did not accept Agency offer to purchase site; site purchased by outside party Preplanning/unassigned/not taken to Council Reallocated for the Teen Center Projects selected by WOPAC and Council approved; 2010-11 Project Implementation Closed June 25, 2010; Additional \$2,119 in closing fees Unassigned/not taken to Council Consultant team selected (JRDV Urban Int'l) June 2011; Contract executed
FY 7	FY 2010-11 O&M Budget FI and TI Program (Round 3) NPI Program 2011 (Round 3) West Oakland Teen Center West Oakland Works Website <i>Land Acquisition & Infrastructure Improvements Fund (LAIF)</i> LAIF: Purchase of LISC note on 7th & Campbell overage LAIF: On-Call Economic Consultant Contract LAIF: Redevelopment Plan Amendment Admin Cost LAIF: Infrastructure Study - Part II LAIF: Purchase of 7th & Campbell Sites LAIF: 7th Street Phase II - Complete Construction Drawings	\$853,990	\$300,000 \$400,000 \$1,098,000 \$10,000 \$2,119 \$94,500 \$22,000 \$30,000 \$500,000 \$225,912	Council approved September 2010 Call for Projects in Jan 2011; City Council approval of WOPAC selected projects May 2011 City Council approved May 2011; Begin construction scheduled for Summer 2011 \$874,531 approved: "Discretionary Fund - Targeting Land Acquisition & Infrastructure" Complete Selected consultants are in contract for on-call services Complete Completed March 2011 City Council Approved July 2011 Phase II on hold until Phase I nears completion.
TOTAL CURRENT		\$9,156,773	\$8,860,000	2004-11 CARRYFORWARD: \$296,773