

**COLISEUM AREA REDEVELOPMENT PROJECT
FIVE-YEAR IMPLEMENTATION PLAN
FY 2009-2014**

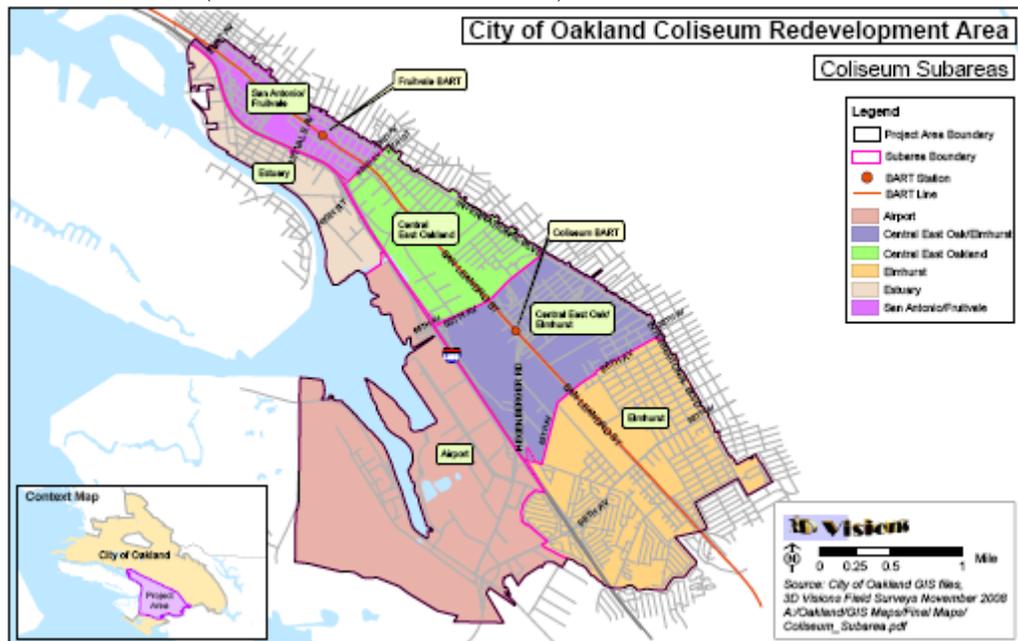
I. BACKGROUND AND INTRODUCTION

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.

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)



This Implementation Plan includes two complementary components, a redevelopment component and a housing component. The redevelopment section revisits the goals and objectives of the Redevelopment Plan, presents the projects, programs and expenditures that have been developed to achieve the goals and objectives and describes how these project, programs and expenditures will eliminate blight in the Coliseum Project Area. In the complementary housing section a similar review is presented for the low and moderate (“low-mod”) income housing program.

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 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 29th Avenue Street Improvement
 - iv. Developed the design for 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. Substantially constructed 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. Completed infrastructure improvements for the third phase of the Oakland Housing OHA Lion Creek Crossings Project enabling the construction of 370 units of mixed-income housing
 - 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 Fuentes
 - 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 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

- 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

II. GOALS AND OBJECTIVES FOR THE PROJECT AREA

The following implementation goals are based on those stated in the original Redevelopment Plan for the Coliseum Area Redevelopment Project as well as goals presented in the previous Five-Year Implementation 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 site 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.

III. PROJECTS AND EXPENDITURES PROPOSED FOR THE NEXT FIVE YEARS

The realization of Project Area goals and objectives for redevelopment, as well as the overarching purpose of successful revitalization, will be accomplished through the implementation of projects and programs categorized by the following four strategies. These strategies reflect input from business and neighborhood communities and are consistent with the strategies advanced in previous Implementation Plans:

Project and Program Strategies to Realize Redevelopment Goals and Objectives:

- A. Improve intermodal transportation opportunities, public facilities and infrastructure in residential, commercial and industrial areas
 - i. Develop Coliseum and Fruitvale Transit Villages
 - ii. Target streetscape improvements to key transit corridors
 - iii. Target improvements to public libraries, parks, community and recreation facilities
 - iv. Develop transit improvement and improve access between targeted development areas and activity nodes
 - v. Develop and improve bicycle, pedestrian and greenway routes

- B. Assist with environmental assessments, clean-up and land assembly to stimulate catalyst development projects and improve underutilized properties
 - i. Continue implementation of in-fill incentive programs
 - ii. Coordinate with City sustainable economic development plan to support catalyst developments in designated growth sectors
 - iii. Acquire and assemble land for attracting development interest in key growth and change areas

- C. Improve security and directly address on-going blight conditions through targeted engagement programs
 - i. Eliminate land-use conflicts between residential and industrial edge
 - ii. Continue implementation of anti-blight and code enforcement programs

- D. Promote and stimulate investment in the residential neighborhoods, commercial and industrial areas throughout the Coliseum Redevelopment Project Area
 - i. Assist in neighborhood commercial district and corridor revitalization
 - ii. Provide job-training and employment for residents
 - iii. Promote community-initiated neighborhood small capital projects
 - iv. Continue implementation of business and commercial support programs
 - v. Support and promote in-fill housing development

Table 1 outlines the projected tax increment revenue for the Coliseum Area Redevelopment Project over the five-year period of this Implementation Plan. The projections assume a 2% average growth in tax increment revenue over the 2010 assessed property valuation within the Project Area. The revenues stated for the last four of the five years proposed, FY2010-14, are projections *only* and are contingent upon specific Council authorizations at a later date.

Total projected gross tax increment revenues that will be available during the FY 2009-14 period are estimated to be \$144,217,135. The total projected Low and Moderate Income Housing Fund revenue is estimated to be \$34,000,605.

*Table 1: Projection of Coliseum Tax Increment Revenue
FY 2009-2014*

	FISCAL YEAR					TOTAL
	2009-10	2010-11	2011-12	2012-13	2013-14	2009-14
Gross Tax Increment Revenue (1)	27,515,305	28,065,611	28,626,923	29,606,757	30,402,539	144,217,135
Prior Years Revenue	8,500,000	-	-	-	-	8,500,000
Housing Set Aside Requirement (2)	(5,503,061)	(6,338,489)	(7,156,731)	(7,401,689)	(7,600,635)	(34,000,605)
AB 1290 Pass-Through	(6,871,840)	(7,074,353)	(7,280,916)	(7,641,494)	(7,934,342)	(36,802,945)
Debt Service	(6,844,710)	(6,846,721)	(6,844,518)	(6,842,962)	(6,836,985)	(34,215,896)
State Education Funds (ERAF)	(11,126,855)	(1,917,284)	-	-	-	(13,044,139)
School Set-Aside	-	-	(734,476)	(772,061)	(803,058)	(2,309,595)
Net Tax Increment Revenues (3)	5,668,845	5,888,764	6,610,282	6,948,551	7,227,519	32,343,961

(1) Net of Alameda County Administrative fee and estimated to grow at 2% per year.

(2) Housing Set Aside is 20% in 2009-2010, and 25% in years 2010-2014.

(3) Net Tax Increment Revenue includes staffing and operations & maintenance costs.

The list below summarizes tax increment revenue and expenditure information from Table 1 for the Coliseum area over the five-year planning period:

- For the five-year period, \$32.3 million net tax increment is projected to be available for City and Agency personnel costs, operating expenses, projects and programs
- \$34 million for the Low and Moderate Income Housing Fund
- \$36.8 million for other taxing agencies under the AB 1290 distribution formula
- \$34.2 million in debt service
- \$13 million in payments to the state Educational Revenue Augmentation Fund (“ERAF”)
- The State of California has required additional payments to the Supplemental Educational Revenue Augmentation Fund (“SERAF”) in the passage of the Fiscal Year 2009-2010 State of California budget. The California Redevelopment Association and participating cities and agencies are challenging the state-mandated payments under both the ERAF and SERAF provision. CRA and participating agencies filed litigation in October 2009 and expect a decision in spring 2010.
- There are no funds directed to the Oakland Unified School District in the two years, FY 2009-2011.

The Agency has allocated about \$97 million in projected tax increment revenue, tax allocation bonds, capital funding balances and prior year’s tax increment revenue to approximately 19 capital projects and 17 programs in the Coliseum Project Area. (See Table 2.)

Future expenditures for the remaining years based on available tax increment and other funds will largely be aimed toward improving transportation and infrastructure, improving obsolete and underutilized properties, and furthering the transit village development in the neighborhoods surrounding the Coliseum and Fruitvale BART stations. Additional investments will be made to improve security, improve linkages between area employers and potential area employees, retain and attract business, and revitalize neighborhood residential and commercial areas throughout the Project Area.

Table 2, on the following page, shows all major planned and ongoing projects and programs in the Project Area as approved by the City Council through individual Council actions and through the Agency's Fiscal Year 2009-2011 Adopted Budget.

Table 2: Currently Approved Coliseum Redevelopment Area Capital Projects and Programs

	Carry Forward FY 2008-09*	Tax Increment FY 2009-11	Bond Proceeds FY 2009-11	Total Project and Program Funding
Coliseum Area-Wide Projects and Programs				
Site Acquisition	67,942,299			67,942,299
Coliseum Capital Project Support		200,000		200,000
Coliseum Contract Contingency			400,000	400,000
Façade and Tenant Improvement Programs	453,592	1,250,000		1,703,592
Infill Incentives Program	84,961	150,000		234,961
Green Works Program		200,000		200,000
Blight Abatement Programs		580,000		580,000
Marketing and Business Assistance Center	180,124	810,000		990,124
Neighborhood Project Initiative Program	646,000	360,000		1,006,000
Coliseum Revolving Loan Fund	1,313,300	-		1,313,300
Police Enhancement Programs		550,000		550,000
Miscellaneous Program & Project Balance	136,643			36,643
Subtotal	70,756,919	4,100,000	400,000	75,256,919
Central Estuary Area				
Central Estuary Area Specific Plan	1,531,071			1,531,071
Subtotal	1,531,071			1,531,071
Hegenberger / Airport Gateway				
Oakland Airport Connector	725,000			725,000
S. Coliseum / Edes Ave Streetscape	1,800,000		900,000	2,700,000
Subtotal	2,525,000	-	900,000	3,425,000
Fruitvale BART Station Area				
Fruitvale Alive Streetscape	46,978		200,000	246,978
Subtotal	46,978	-	200,000	246,978
Coliseum BART Station Area				
Coliseum Transit Village Infrastructure			2,065,000	2,065,000
66th Ave Streetscape	927,582			927,582
Subtotal	927,582	-	2,065,000	2,992,582
Neighborhood Improvement Projects				
General Coliseum Infrastructure			1,675,000	1,675,000
Railroad Avenue Street Improvement	1,789,783		100,000	1,889,783
Sunshine Court Improvements			1,050,000	1,050,000
International Boulevard Streetscape Improvement			1,000,000	1,000,000
Subtotal	1,789,783	-	3,825,000	5,614,783
Public Facilities				
East Oakland Sports Center	1,000,000	1,000,000		2,000,000
Other Parks Projects	478,033			478,033
81st Avenue Branch Library	4,500,000	250,000		4,750,000
Other Library Projects	500,000			500,000
Subtotal	6,478,033	1,250,000	-	7,728,033
GRAND TOTAL	\$84,055,366	\$5,350,000	\$7,390,000	\$96,795,366

* Not including projects with no future allocations planned and less than \$50,000 balance remaining

Below are brief descriptions of projects and programs the Agency intends to pursue over the next five years in furtherance of the goals and objectives of the Coliseum Area Redevelopment Project. Most of the projects and programs below correspond to those listed above in Table 2. Others are included because they are projects that the Agency plans to pursue over the five year period, but for which funding has not yet been formally allocated.

COLISEUM-WIDE PROGRAMS

NEIGHBORHOOD PROMOTION AND IMPROVEMENT

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. Some tenant and façade improvements administered by redevelopment staff are also funded with monies from the federal Community Development Block Grant program.

Rebuilding Together Oakland

Rebuilding Together Oakland uses volunteer labor and leverages financial and in-kind donations to rehabilitate the homes of low-income elderly and disabled homeowners at no cost to the homeowners, so that they may live in safety, comfort and independence. Rebuilding Together Oakland also rehabilitates non-profit community facilities that work directly within low-income communities.

Green Works Development Program

Provides a two-year cycle of dedicated matching funds for “green-job” workforce training with connected capital funds for short-term/limited-scale green project installations (e.g., identified public landscaping/park components; neighborhood/residential greening projects) that will utilize up to 40 project area residents in-training as part of a formal green conservation crew. Specific installations are to be identified as augmentations to planned Coliseum Project Area capital projects or in response to expressed neighborhood/residential need.

Neighborhood Project Initiative

The Neighborhood Project Initiative (“NPI”) is intended to further blight reduction and beautification efforts in redevelopment areas through the funding of small-scale, community-initiated public/private improvement and infrastructure projects that currently have no other funding source. Funds have been allocated to 27 small projects since the program’s inception.

Infill Development Incentives Program

This program offers developers and property owners up to \$15,000 in matching funds for predevelopment analysis. The program is intended to encourage the exploration of residential and nonresidential development options for infill areas in the Coliseum Redevelopment Project Area. Major corridors are a particular focus of the program.

SECURITY AND BLIGHT ABATEMENT

Security Enhancement Program

Coliseum Area Redevelopment funds support OPD activities in the Project Area through the Neighborhood Enforcement Team (“NET”) program and the 8L18 Enhanced Patrol Area, which funds overtime costs for extra police patrols in commercial/industrial areas on nights and weekends.

Graffiti Abatement Programs

The Coliseum Redevelopment Project plans to abate graffiti through three different efforts: an apprenticeship program employing individuals to paint over graffiti, a mural program for highly visible properties, and through the implementation of “green walls”, where trellises and plantings cover walls that are frequently vandalized.

Coliseum Tough on Blight Operation

This program is an enhanced blight enforcement operation that aggressively pursues blighted properties and blighting conditions within the Coliseum Project Area in cooperation with the Building Services Division, conducting two sweeps of Project Area streets per year.

Community Cleanup Corps

Individuals transitioning out of homelessness alleviate blight in Oakland redevelopment areas through a program of education, training and paid work experience. Program participants learn life skills, work readiness skills and safety skills in a classroom setting, and perform fieldwork activities, including light clean up, weed and blight abatement and limited vegetation management activities.

CAPITAL PROJECT SUPPORT

Coliseum Capital Project Support

This program provides equipment, promotional materials, and professional services in support of redevelopment activities throughout the Coliseum Project Area. Funds will also be used for environmental assessments, consultants, appraisals, and legal fees for general infrastructure and offsite improvements that support major redevelopment, neighborhood, and economic catalyst projects.

Site Acquisitions

The Agency will continue to explore site acquisition strategies to facilitate:

- Replacement parking for the development of residential housing on the existing Coliseum BART surface parking lot
- Development of a major mixed-use commercial center within the area bounded by 66th Avenue, Interstate 880, Hegenberger Road and San Leandro Street
- Continued development of the Coliseum Auto Mile
- Infill projects on International Boulevard
- Neighborhood shopping center sites with grocery store anchors in locations such as San Leandro Street and 66th Avenue
- Greater retail attraction to the Project Area

CENTRAL ESTUARY AREA

Central Estuary Area Specific Plan

The Central Estuary Area generally encompasses 19th Avenue to the north, 54th Avenue to the south, I-880 to the east and the Estuary and San Leandro Bay to the west. The Coliseum Area Redevelopment Project has engaged the services of the firm Community Design + Architecture to prepare a Central Estuary Specific Plan and a related Environmental Impact Report for the area through a formal planning process.

HEGENBERGER / I-880 GATEWAY

South Coliseum Way/Edes Avenue Streetscape Design

This project is intended to provide a stronger link between the hotels on Edes Avenue and the Coliseum entertainment complex and may include ornamental streetlights, banners and trees. It will extend from the south entrance of McAfee Coliseum to 85th Avenue along South Coliseum Way and Edes Avenue.

Airport Connector

The Airport Connector is an elevated rail link between the Coliseum BART station and Oakland International Airport. Planned as a self-propelled, automated aerial guideway system, the Connector will support the Airport's growth by connecting the Airport with public transit at the Coliseum Transit Hub including BART, Amtrak and AC Transit. Agency resources pay for City costs of plan review, administration and construction monitoring.

FRUITVALE BART STATION AREA

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 between 33rd and 35th Avenues west of International Boulevard. Three out of four phases, as well as a major public pedestrian plaza that connects the BART station with International Boulevard,

have been completed. Phase I included the construction of Las Bougainvilleas, a 68-unit senior housing development. Phase II comprised demolition, utility realignment, and streetscape improvement along East 12th Street. Phase III saw the construction of two major mixed-use buildings flanking the pedestrian plaza. In this phase, the Fruitvale Development Corporation (FDC) provided space for a new senior center, a day care center, senior and family housing, a community resource center, a health clinic, and a shopping and public pedestrian plaza. Phase IV, proposed for construction on the East 12th Street BART supplemental parking lot, will include 275 units of market rate and affordable rental housing to complement the transit village's existing mix of retail and community services.

Fruitvale Alive Streetscape Improvements

Improvements to this key corridor linking I-580 to I-880 will increase intermodal transit, address pedestrian safety and improve pedestrian connections between transit nodes and commercial centers. The blocks along Fruitvale Avenue between E. 12th and Farnam St. are within the Coliseum Project Area. The Redevelopment Agency is allocating \$200,000 in additional funds for this project in fiscal year 2009-10 to complement grants from the Metropolitan Transportation Commission.

COLISEUM BART STATION AREA

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/MacFarlane Partners on the development, which will replace the existing Coliseum BART parking lot and provide approximately 400 units of housing and about 20,000 sq. ft. of neighborhood-serving retail. The project, together with Lion Creek Crossings Phase IV, was recently awarded \$8.5 million in Transit Oriented Development (TOD) funding from the California Department of Housing and Community Development. Coliseum funds are allocated to infrastructure improvements supporting the Coliseum Transit Village and Lion Creek Crossings Phase IV to partially match the TOD grant.

Lion Creek Crossings (formerly Coliseum Gardens HOPE VI) Project

The Oakland Housing Authority, in partnership with EBALDC and Related Companies of California, is developing a mixed-income housing project on 20 acres at San Leandro Street between 66th and 70th Avenues. The project, which received \$34.5 million of HUD HOPE VI funding and a \$4 million Agency contribution, replaces the Coliseum Gardens public housing project that was demolished in 2004, and includes two new streets, a City park and the restoration of a portion of Lion Creek. Phase IV of Lion Creek Crossings recently received \$7.5 million in Transit Oriented Development funding from the California Department of Housing and Community Development.

Coliseum Transit Village Replacement Parking Infrastructure

As the core of the Coliseum Transit Village is situated on BART parking lots, replacement parking for BART patrons will be temporarily provided in surface parking. This temporary surface parking will ultimately be replaced by a parking garage system.

San Leandro Street Utility Undergrounding

Undergrounding of utilities along San Leandro Street between 66th and 73rd Avenues complements the recently completed Coliseum Transit Hub streetscape project and advances the larger redevelopment effort to create a transit-oriented development around the Coliseum BART station area. The undergrounding is currently underway and scheduled to be completed by the summer of 2010. The streetscape improvement and undergrounding projects for San Leandro Street comprise a \$6 million effort using \$3.5 million of Agency funds and \$2.5 million of federal, state and local grants.

66th Avenue Streetscape

This project is located on 66th Avenue between San Leandro Street and International Boulevard. Leveraging the Lion Creek Crossings and San Leandro Street infrastructure improvements, the project will improve pedestrian access to the transit facilities on both International Boulevard and San Leandro Street from area schools, residences and activity centers. Project design is complete with construction scheduled to begin in the summer of 2010. Grant funds in the amount of \$1,230,000 from MTC Housing Incentive Program and \$387,115 from the Transportation For Clean Air program complement Agency funding.

NEIGHBORHOOD IMPROVEMENTS

STREETSCAPES

Many streets in the older industrial and neighborhood commercial districts require improvement to accommodate current pedestrian and vehicle activity. Some of the streets lack sidewalks or other pedestrian amenities, which inhibit the full utilization of adjacent properties. The Coliseum Redevelopment Project aims to transform these districts into vital, functioning areas by upgrading the roadway infrastructure to help support and encourage private development.

International Boulevard Streetscape Improvement

Improvements are planned for three nodes comprising 23 blocks along the thoroughfare from 40th Avenue to 89th Avenue. The Agency and City are seeking regional, state and federal funding to complement existing City funding for the project. Coliseum Redevelopment funds will support project design and administration costs for Public Works capital improvement of International Boulevard, with allocations of \$750,000 in fiscal year 2009-10 and \$250,000 in fiscal year 2010-11.

Railroad Avenue Street Improvement Phase II

Improvement of Railroad Avenue from Louisiana Street to 98th Avenue will complete Agency efforts to reduce dumping activities and drainage problems on the roadway. Phase I successfully enhanced the appearance and function of Railroad Avenue from 85th Avenue to Louisiana Street for the businesses along that section of the road. Phase II, financed with approximately \$1.2 million of Coliseum Redevelopment funds, will provide the same level of improvements for the residents along the southern portion of Railroad Avenue. Construction of Phase 2 is scheduled to commence early spring 2010.

Sunshine Court Improvements

Sunshine Court is a severely unimproved street that falls within the Coliseum and Central City

East (CCE) Redevelopment Areas. It runs between 74th and 76th Avenue, beginning at International Boulevard and turning south to terminate at 76th Avenue. Redevelopment funds will be used to improve the blighted, damaged and unsafe condition of Sunshine Court. The Redevelopment Agency and the City of Oakland are in the process of acquiring the road. Improvements to the road will be necessary before it can be dedicated to the City. \$1,050,000 of Coliseum funds are allocated for Sunshine Court improvements in fiscal year 2009-10.

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. \$1,000,000 is allocated to this project in fiscal year 2009-10 and \$675,000 in fiscal year 2010-11.

PUBLIC FACILITIES

PARKS AND OPEN SPACE

The renovation and upgrading of various parks throughout the Coliseum Project Area minimizes the hazards of outdated and overused park structures and makes these public sites more safe and pleasant for community use. This investment in parks will also increase surrounding property values and eliminate blight.

Officer William “Willie” Wilkins Memorial Park (formerly Elmhurst Plaza Park)

Improvements to this park at 9700 C Street will include new lighting, a new play area, new restrooms, a picnic area, lawn, a jogging path with exercise stations and other paths.

Sobrante Park

Improvements to this park at 470 El Paseo Drive will include a new restroom structure and utility connections as well as handicap accessible pathways.

PUBLIC BUILDINGS AND FACILITIES

The Coliseum Redevelopment Area has many public facilities that are in need of renovations to meet current City building and safety standards. This project will refurbish and upgrade various recreation centers and libraries located within the Project Area to make these buildings more usable to the community and more relevant to current activities.

Teen Center at 5818 International Boulevard

Coliseum Redevelopment funds were used to purchase this former day-care facility for use as a teen center, and improvements are currently funded by the Agency through the Neighborhood Project Initiative program.

81st Avenue Community Branch Library

The Agency has contributed \$4.5 million toward the construction of a new public library in East Oakland at 81st Avenue and Rudsdale Street. The 21,000 square foot facility is a joint project of the Oakland Unified School District and the City of Oakland. When completed it will be the City’s first LEED certified, silver rated public building, sharing space with two new schools,

Encompass Academy and Woodland School. The library will serve 11 nearby schools, and will provide over 60 computers, a full-service computer training area as well as job and adult education resources, and life-skill program.

East Oakland Sports Center

The Agency has approved a \$2 million contribution to the East Oakland Sports Center project at Brookfield Recreation Center on Edes Avenue. The Agency funding supports construction and is matched by the East Bay Regional Parks Measure DD funding for an aquatic and exercise facility for the East Oakland area.

Brookfield and Martin Luther King, Jr. Libraries

Redevelopment funds are allocated for improvements that will enhance the functionality of these branch libraries serving the Coliseum Project Area community. Improvements to the Martin Luther King, Jr. Library are to include ADA upgrades to restrooms and drinking fountain, security and landscaping improvements. At Brookfield library skylight glazing will be replaced with insulated panels to reduce heat gain and glare and HVAC controls are to be enhanced.

IV. HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT

The Agency proposes to continue to focus activities on eliminating physical and economic blight over the next five years by implementing plans, programs and projects funded by tax increment revenues and tax allocation bonds. The principal objectives of the Implementation Plan are the abatement of physical and economic blight through the redevelopment of vacant and underutilized properties and the replacement of obsolete infrastructure. It is the Agency's intent that the Implementation Plan as proposed will encourage further private sector investment in commercial, residential and industrial areas.

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.

The recently completed *Coliseum Redevelopment Plan Amendment Blight Analysis* (Hausrath Economics Group 2009) documents significant physical and economic blight remaining in the Project Area. Conditions of physical blight include deteriorated and dilapidated parcels, substandard properties and multiple public nuisances. These conditions lead to inefficiencies and underutilization of land and encourage further blight such as graffiti, dumping and illegal activities. Such conditions exist at moderate percentages throughout the Project Area but are most concentrated in the Central East Oakland and Elmhurst sub-areas straddling the San Leandro Industrial Corridor and in the Central Estuary Area (see Hausrath, pp.32-38).

Other significant physical blight includes areas with inadequate public infrastructure including sidewalks, curbs, gutters and access to open space. These conditions are prevalent in several

neighborhoods bordering industrial areas such as in Brookfield Village adjacent to and east of Railroad Avenue, Elmhurst neighborhoods between 86th and 92nd Avenues east of San Leandro Boulevard, and the immediate areas north and south of the Coliseum BART station. Additionally, the unresolved residential/industrial land-use mix in these areas create environments where residents experience high pollutant and diesel emissions levels, must navigate hazardous and unwelcoming pedestrian environments and where industrial business operations are often limited by land-use and transportation constraints.

Documented economic blight conditions include a continuing lack of commercial facilities serving the residential population of the Project Area. The Coliseum Project Area has a much lower density of important commercial facilities such as banks and supermarkets compared to Countywide and Citywide averages while suffering from an excess of negative commercial uses such as bars and liquor stores. The Project Area also is impacted by prevailing crime rates considerably higher than the rest of Oakland or Alameda County (Hausrath, pp. 55-7).

This Implementation Plan specifically addresses these and other blight conditions in the scope of identified projects and programs per the strategies listed in Section III. Over the next five years the Agency intends to:

- A. Continue development planning and investment in the Central Estuary area and the Coliseum BART area;
- B. Improve infrastructure and public facilities along the San Leandro Corridor and residential-industrial edge neighborhoods in Elmhurst, Brookfield and around the Coliseum BART station;
- C. Continue investment in targeted blight and crime reduction programs such as commercial security enhancements, Community Cleanup Corps and public art/mural programs;
- D. Improve and support transportation infrastructure for mobility and goods movements (streetscape projects and the Airport Connector) and improve open space access across the project Area (East Bay Greenway);
- E. Support commercial catalyst developments in accordance with the City's Economic Development Plan in the Coliseum, by assisting in the clean-up and pre-development of vacant/underutilized parcels in the I-880/Shoreline and Hegenberger Gateway areas and along key transit corridors such as International Boulevard;
- F. Invest in creating linkages between area employers and businesses and potential area employees through sustainable job-training and local business retention efforts;

- G. Continue major planned catalyst projects including:
- i. Support for transit villages at the Fruitvale BART station areas
 - ii. Construction of the 66th Avenue and International Boulevard streetscape projects
 - iii. Implementation of the Coliseum Transit Oriented Development Concept Plan at the Coliseum BART station area
 - iv. Implementation of the state HCD Proposition 1C Transit Oriented Development (TOD) Infrastructure Grant to link Lion Creek Crossings and the proposed Coliseum Transit Village to the Coliseum BART Station Area Plaza
 - v. Improved implementation of the Neighborhood Project Initiative program in the Project Area
 - vi. Implementation of the industrial infrastructure for Woodland-81st Ave, Melrose-Coliseum and Tidewater Zones set forth in the *City of Oakland Industrial District Strategy Support: Public Infrastructure Assessment and Recommendations*; BKF Engineers; October 2008.
- H. Implement other projects and programs as described in Section III.

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.

V. TIME LIMITS

The California Community Redevelopment Law ("CRL") as contained in Sections 33000 *et seq.* of the California Health and Safety Code, requires that this Implementation Plan identify the fiscal year that the Agency expects each of the following time limits described below to expire. For this Project Area and its amendment area, the time limit expirations are as follows:

DESCRIPTION OF TIME LIMIT EXPIRATION – ORIGINAL PROJECT AREA	FISCAL YEAR
(1) The time limit for the commencement for eminent domain proceedings to acquire property within the Project Area	2007-2008*
(2) The time limit for the establishment of loans, advances, and indebtedness to finance the redevelopment project	2014-2015
(3) The time limit for the effectiveness of the Redevelopment Plan	2026-2027 (i.e., on July 25, 2027)
(4) The time limit to repay indebtedness with the proceeds of property taxes	2041-2042 (i.e., on July 25, 2042)

*Plan amendment extending this limit for 12 years is pending.

DESCRIPTION OF TIME LIMIT EXPIRATION – KENNEDY/FRUITVALE AMENDMENT AREA	FISCAL YEAR
(1) The time limit for the commencement for eminent domain proceedings to acquire property within the Project Area	2007-2008*
(2) The time limit for the establishment of loans, advances, and indebtedness to finance the redevelopment project	2016-2017
(3) The time limit for the effectiveness of the Redevelopment Plan	2027-2028 (i.e., on July 29, 2028)
(4) The time limit to repay indebtedness with the proceeds of property taxes	2042-2043 (i.e., on July 29, 2043)

*Plan amendment extending this limit for 12 years is pending.

Some of these time limits may be extended pursuant to the CRL. For instance, if the Agency makes payment to the county Supplemental Educational Revenue Augmentation Fund, it is entitled to extend the time limits on the effectiveness of the Redevelopment Plan and the receipt of tax increment by an additional year (Section 33331.5).

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

Implementation Plan Requirements

This Housing Component of the Implementation Plan is required by Article 16.5 of the CRL. (All citations in this portion of the Implementation Plan are to the Health and Safety Code unless otherwise specified.)

The Housing Component presents those components of the Agency's intended program for the Project Area that deal with the expenditure of funds and activities relating to the production of housing at affordable housing cost to persons and families of low and moderate ("low-mod") income. Low-mod income is defined in the 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.

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

AMI = “Area Median Income,” which is the Median Family Income, adjusted for family size, for the metropolitan area (Alameda and Contra Costa Counties combined), as determined by the U.S. Department of Housing and Urban Development

The CRL provides that, in addition to the removal of blight, a fundamental purpose of redevelopment is to expand the supply of low-mod housing (Section 33071). To accomplish this purpose, the CRL contains numerous provisions to guide redevelopment agency activities with regard to low-mod housing. These provisions divide a redevelopment agency's housing responsibilities into three major categories:

- The production and/or replacement of low-mod housing depending upon activities undertaken by an agency within its project areas;
- The set-aside and expenditure of specified amounts of tax increment revenue for the express and exclusive purpose of increasing and improving a community's supply of low-mod housing; and
- Preparing reports on how the agency has met, or preparing plans on how the agency will meet its responsibilities with regard to the first two items.

This Housing Component is part of the Agency's responsibilities under the third major category. Its contents address how the Agency’s plans for the Project Area will achieve many of the housing responsibilities contained in the first and second major categories of Agency housing activities. Article 16.5 requires that the housing portion of an Implementation Plan address the applicable items presented in the list below.

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

- **AREA HOUSING PRODUCTION REQUIREMENTS.** In project areas adopted after January 1, 1976, at least 30 percent (30%) of all new and substantially rehabilitated dwelling units developed by a redevelopment agency must be available at affordable housing cost to persons and families of low and moderate income and shall be occupied by these persons and families (Section 33413(b)(1)). At least 15 percent (15%) of all new residential dwelling units developed within a project area under the jurisdiction of an agency by public or private entities or persons other than the Agency must be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons or families (Section 33413(b)(2)). At least 15 percent (15%) of all substantially rehabilitated units that have received agency assistance

must be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons or families (Section 33413(b)(2)(iii));

- **REPLACEMENT HOUSING REQUIREMENTS.** Suitable locations must be identified for replacement housing units rehabilitated, developed or constructed pursuant to Section 33413(a), if the destruction or removal of low-mod units will result from a project contained in the Implementation Plan (Section 33490(a)(3)).

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

- At least 20 percent of tax increment revenues must be set aside into a low and moderate income housing fund to increase, improve or preserve the community's supply of low and moderate income housing (Section 33334.2).
- The law requires the proportional expenditure of these housing funds on moderate, low, and very-low income housing (Section 33334.4).
- The law requires the transfer of housing funds to other public entities producing housing in the community in some cases if the low and moderate income housing fund has excess surplus (a possible outcome of the provisions of Sections 33334.12 et seq.).
- The law requires the proportional expenditure of housing funds on the same proportion of the population over the age of 65 as reported in the most recent U.S. census (Section 33334.4).

3. Additional Requirements:

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.

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 (Section 334900(a)(4)).

Applicable Low and Moderate Income Housing Requirements

1. Applicable Housing Production Requirements

The date of adoption, the existence of low-mod housing units, and the potential for residential development are the primary determinants of the practical applicability of the

various housing provisions of the CRL. The low-mod housing provisions as applied to the Project Area are discussed below:

a. Replacement Housing Obligations

The Agency is required to meet replacement-housing obligations pursuant to the CRL. This Section requires the 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.

In connection with the Tassafaronga Village Rental project, which will be assisted by the Agency, 87 vacant units of housing affordable to very low income households will be demolished. The Agency has adopted a Replacement Housing Plan that specifies that 137 units will be replaced with comparable new units to be built on the project site.

b. Housing Production Obligation

The Agency is required to comply with the housing unit production requirement of the CRL Section 33413(b). Subparagraph (1) of the Section requires that 30 percent (30%) of all housing units developed by the Agency be affordable to low-mod persons.

The Agency does not plan to develop housing in the next five years, rather the Agency will assist in private sector affordable housing development. Thus, the Agency is not anticipated to incur any obligations under this provision of the CRL.

The Agency will assist the private sector in developing affordable housing and it is possible that there will be some residential infill within the Project Area that is not Agency assisted. As a result, the Agency will need to ensure the creation of low- and moderate-income housing in order to comply with the provisions of subparagraph (2) of Section 33413(b). Subparagraph two requires that 15 percent (15%) of all housing developed in the Project Area (inclusive of restricted units) be low-mod housing. Of these low-mod units, at least 40 percent (40%) must be affordable to persons and families of very-low income.

To determine the number of units that must be developed in order to comply with this requirement, and to identify how much of this requirement will be satisfied by the activities included in this Implementation Plan, a brief review of past and anticipated housing development activity in the Project Area is presented below.

c. Housing Construction Activity in the Project Area 1995 - 2014

From the inception of the Project Area in 1995 through 2004 (i.e. the first 10 year Production Requirement Compliance Period) a total of 690 units of housing were newly constructed or substantially rehabilitated.

For the second 10 year Compliance Period (2005-2014), a total of 707 units have been newly constructed or substantially rehabilitated to date (2005-2009).

The following table illustrates cumulative housing production from 1995 to 2009:

Coliseum Project Area Housing Production, 1995 to 2009

Project	Total Units	Very Low	Low	Moderate	Unrestricted
Jingletown Housing	53		53		
Oakwood Estates	36		19		17
Las Bougainvillas (1223-1237 37 th Ave)	68	67			1
Allen Temple Gardens	50	49			1
Allen Temple Manor	24	23			1
Habitat Village	40		40		
International Blvd Housing	30	29			1
Wang Scattered Site – 1063 82 nd Ave	2		2		
Wang Scattered Site – 1226 94 th Ave	1		1		
Stanley Avenue Apartments	24	23			1
Durant Square	251				251
Fruitvale Transit Village	47	3	7		37
Water Park Lofts	27				27
Derby Live/Work	35				35
Wang Scattered Site – 70 th Ave	1		1		
Wang Scattered Site – 71 st Ave	1				1
Subtotal 1995-2004	690	194	123	0	373
Chapman Street Condos	8				8
Lion Creek Crossings, 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 Crossings, Phase II	92	63	29		
Edes Avenue Homes, Phase A	26		26		
Seven Directions	36	23	12		1
Lion Creek Crossings, Phase III	59	58			1
Tassafaronga Village, Phase I	50		50		
Scattered Site Infill Development ¹	93				93
Subtotal 2005-2009	707	162	185	0	360
TOTAL 1995-2009	1,397	356	308	0	733
Affordable Units Required	210				
Very Low Income Units Required	84				

From 1995 to 2004, during the first Production Requirement Compliance Period, a total of 317 units of low and moderate income housing were developed, including 194 units of very low income housing.

¹ Source: Win2Data "Year Built" 2004-08

From 2005 to 2009, during the second Production Requirement Compliance Period, a total of 347 units of low and moderate income housing were developed, including 162 units of very low income housing.

Based on this housing unit production from 1995 to 2009, the Agency has a surplus of 454 low and moderate income units including a surplus of 272 very-low income units.

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

The Agency estimates that between 2009 and 2014, as many as 2,999 units of housing may be newly constructed, substantially rehabilitated, or acquired with affordability covenants.

The following table summarized the Coliseum Redevelopment area pending unit production:

**Coliseum Project Area Projected Housing Production,
2010 to 2014**

Project	Total Units	Very			
		Low	Low	Moderate	Unrestricted
10550 International Blvd	92				92
1242 35th Avenue	30				30
2641 International Blvd	154				154
2985 Ford Street	71				71
4021 International Blvd, Phase II	60				60
4108 International Blvd	16				16
414 29th Avenue	14				14
849 70th Avenue	70				70
Arcadia Park (98th at San Leandro St)	166				166
Brookfield Place Apartments	58		57		1
Coliseum BART Transit Village	414				414
Edes Avenue Homes, Phase B	28	13	15		
Fruitvale Point	96				96
Fruitvale Transit Village, Phase II	275				275
Gateway Community Development Project (formerly Fruitvale Gateway)	810				810
Hills Elmhurst Plaza	228				228
Hills Elmhurst Plaza Senior Housing	64	63			1
Lion Creek Crossing, Homeownership	28			28	
Lion Creek Crossing, Phase IV	51	50			1
Saint Joseph's Family Phase IIb	58	54	4		
Saint Joseph's family Phase IIa	16			16	
Saint Joseph's Senior	78	52	25		1
Tassafaronga Village, Homeownership	22		17	5	
Tassafaronga Village, Phase II	20		20		
Wattling Street	80				80
TOTAL	2,999	232	138	49	2,580
Affordable Units Required	660				
Very Low Income Units Required	264				

It should be noted that all of these units will be located within the Project Area and therefore the affordable units can be counted on a one-for-one basis toward the production obligation.²

² If the production requirement is met with units located outside of the Project Area, two units must be produced to fulfill one unit of housing production obligation.

e. Estimated Number of Units Required for Housing Production Obligation

If 2,999 units are built during this Implementation Plan period, the total number built from Plan inception through 2014 would be 4,396. This would generate a housing production obligation of at least 660 units affordable to very-low, low or moderate income households. Of these, at least 264 units would be required to be affordable to and restricted for occupancy by very-low income households.

f. How the Housing Production Obligation Will be Met

The tables in sections c and d. above shows that if all projected housing units are built, there will be approximately 1,083 of low and moderate income units estimated including 588 of very low income units to be constructed 1995-2014.

As shown in the table below, based on these estimates, the Agency will have exceeded its production requirements, with a surplus of 423 affordable units in total, and a surplus of 324 very-low units.

	Affordable	Very Low
Total Units Required	660	264
less Units Projected	1,083	588
Total Surplus (Deficit) Units	423	324

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

a. Set-Aside of Tax Increment

The Agency must comply with the Section 33334.2 requirement to allocate 20 percent of the gross tax increment (“Set-Aside”) to affordable housing activities. The Set-Aside is required to be deposited into the Agency’s Low and Moderate Income Housing Fund (the “Housing Fund”) created to hold the monies until expended.

The Redevelopment Agency has adopted a general policy that 25 percent of all tax increment be allocated to the Housing Fund, subject to certain conditions. The projections of deposits into the Housing Fund that are included in the following section assume that the 25 percent Set-Aside will be deposited into the Housing Fund in each of the years covered by the Implementation Plan except for 2009-10 and 2010-11, where some or all of the voluntary 5% increase may be used to make State-mandated payments to the Supplemental Educational Revenue Augmentation Fund if that requirement survives a pending legal challenge.

b. Proportional Expenditures of Housing Fund Monies

The Project Area is subject to the Section 33334.4 requirement that the Agency expend Housing Fund monies in accordance with an income proportionality test and an age restriction proportionality test. These proportionality tests must be met every

ten years, in the case of the income proportionality test, and over the duration of the implementation plan in the case of the age test, through the termination of the Redevelopment Plan life. These tests do not have to be met on an annual basis.

c. Very-Low and Low Income Housing Expenditures

The income proportionality test requires the Agency to expend Set-Aside funds in proportion to the housing needs that have been determined for the community pursuant to Section 65584 of the Government Code. The proportionality test used in this Implementation Plan is based on the adopted 2008 Regional Housing Needs Allocation (RHNA) Plan prepared by the Association of Bay Area Governments. Based on the 2008 RHNA, the City’s minimum required allocation for very-low and low-income expenditures and maximum moderate income housing expenditures are:

Category	RHNA	Threshold
Very-Low Income	1,900	At least 27%
Low Income	2,098	At least 29%
Moderate Income	3,142	No more than 44%
Total	7,140	

Therefore, the CRL requires for Oakland that at least 27 percent of the Housing Fund monies dedicated to projects and programs be spent on housing for very-low income households. In addition, at least 29 percent of these funds must be spent on housing for low-income households, and no more than 44 percent of the funds may be spent on housing for moderate-income households. However, the Agency is entitled to expend a disproportionate amount of the funds for very-low income households, and to subtract a commensurate amount from the low and/or moderate-income thresholds. Similarly, the Agency may provide a disproportionate amount of funding for low income housing by reducing the amount of funds allocated to moderate-income households. In no event may the expenditures targeted to moderate-income households exceed the established threshold amount.

The Agency will allocate its funds in such a way that these percentages are met over the ten-year period from 2009 through 2019. In addition, the City and other entities may provide assistance for the construction of units affordable to very low and low income households that may also be counted toward meeting the proportionality requirements of Section 33334.4.

d. Age Restricted Housing Expenditures

Section 33334.4 also requires that the Agency assist housing that is available to all persons, regardless of age, in at least the same proportion as the population under age 65 bears to the City’s total population as reported in the most recent census of the United States Census Bureau. The 2000 Census indicates that 89.5 percent of the City’s population is under 65 years of age. As such, at least 89.5 percent of the Agency expenditures on affordable housing projects must be spent to assist projects

that do not impose age restrictions on the residents. The following summarizes the allocation of housing fund monies.

Age Category	Percentage of Funds
Senior	10.5% maximum
Unrestricted	89.5% minimum
Total	

The Agency will ensure that over the term of this Implementation Plan from 2009 through 2014 not more than 10.5 percent of its expenditures on affordable housing projects are for projects exclusively serving seniors.

e. Transfer of Housing Funds to Other Providers

The Housing Fund is subject to the CRL provisions requiring the transfer of housing funds to other housing producers in the Oakland area in certain circumstances. Such transfers could possibly occur if the Housing Fund contained "excess surplus." Excess surplus means any unexpended and unencumbered amount in the Housing Fund that exceeds the greater of \$1,000,000 or the aggregate amount deposited into the Housing Fund during the project's preceding four fiscal years.

The Agency does not anticipate having an excess surplus during the current Implementation Plan cycle or throughout the subsequent remaining Project Area life.

3. Housing Goals and Objectives of the Implementation Plan

The primary goal of the Agency is to comply with the affordable housing requirements imposed by the CRL in a responsible manner. The affordable housing activities identified in this proposed Implementation Plan will explicitly assist in accomplishing the intent of the CRL in regards to the provision of low-mod housing.

The CRL establishes that certain housing expenditures, and preservation and production requirements, be attained during five and ten year increments. The housing production requirement, if applicable, must be met every ten years, while the proportionality tests must be achieved over the next five or ten years, and then again through the end of the Project Area life. It is the Agency's goal and objective for this Implementation Plan to accomplish sufficient activity and expenditures over the Implementation Plan term, and through the term of the Project Area, to comply with the applicable requirements.

4. Estimated Housing Fund Revenues and Expenditures

The following table presents the projected future deposits into the Housing Fund. As shown below, \$34,000,600 in revenues are projected to be available over the five-year term of this Implementation Plan.

Estimate Housing Set-Aside Revenue 2009-2014

Plan Year	Fiscal Year	Housing Set Aside
1	2009-10 ³	\$5,503,056
2	2010-11	\$6,338,489
3	2011-12	\$7,156,731
4	2012-13	\$7,401,689
5	2013-14	\$7,600,635
Total		\$34,000,600

5. Anticipated Housing Program Activities

The Agency may assist in a variety of programs to provide, improve, and preserve affordable housing such as the following:

a. Production

The Agency can make loans and grants from the Low and Moderate Income Housing Fund to non-profit and for-profit developers for the new construction or rehabilitation of affordable housing. Loans can be made on a deferred payment and/or below market interest rate basis.

The Agency can also participate in land acquisition, land cost write-down, developer recruitment, credit enhancement, and other participation to cause affordable housing to be developed. This is normally accomplished after identification of a housing site, development of a housing concept, and issuance of a Request for Proposals for development of housing. Such affordable housing could be rental or ownership housing. The Agency may also acquire land and directly build housing.

³ Note that in fiscal year 2009-2010 the Agency will deposit only 20% -- instead of 25% -- tax increment set-aside into the Housing Fund due to the State of California's requirement that Redevelopment Agencies make an additional deposit to fund education -- into "Supplemental" Educational Revenue Augmentation Funds (SERAF) account. In FY 2010-11, the Agency will deposit approximately 23% of the projected gross increment for the project area in order to make the required SERAF payment.

b. Rehabilitation

The Agency may offer low-interest or no-interest loans or grants to assist low- and moderate income homeowners in making repairs to existing residences. Such repairs could consist of correcting health and safety violations, re-landscaping, and re-painting. This preserves the affordability of the housing and extends its lifespan, as well as improves the neighborhood. Additionally, such programs can be extended to owners of properties to make repairs to affordable rental housing. In either case, covenants must be recorded to keep these properties affordable for the time period required by CRL.

c. Affordability Assistance

The Agency may provide direct subsidies to lower the cost of producing housing or first-time homebuyer programs to assist very-low to moderate income families with mortgage assistance for the purchase of a home. The latter can take the form of a deferred loan with a low interest rate and equity sharing provisions. When the home is sold, the loan and equity share would be used to help another first-time homebuyer.

d. Preservation of Existing Affordable Housing

The Agency may offer loans, grants or other forms of investment to assist in the preservation of existing assisted housing that is otherwise threatened with conversion to market rate. Such assistance would be coupled with affordability restrictions of 55 years for rental housing and 45 years for owner-occupied housing.

6. Allocation of Housing Funds over Previous Implementation Period

While Agency funds are tracked individually for each project area, the funds from all of the Agency's project areas are combined into a single Low and Moderate Income Housing Fund (except for West Oakland and Central City East, both of which restrict the use of housing funds to their Project Areas). The Agency has made findings that affordable housing activities in any part of the City are of benefit to all of the redevelopment project areas. As a result, Low and Moderate Income Housing Funds may be used both inside and outside the project area. In addition, the City of Oakland also provides assistance for the development, improvement and preservation of affordable housing.

The tables on the following pages provide information for the previous implementation plan period 2004-2009, regarding:

- the amounts of Low and Moderate Income Housing Fund moneys 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

Redevelopment Agency Assisted Housing Activities Completed or Underway, 2004 - 2009

Project Name	Type	Year Built	Project Area	Number of Units at Each Affordability Level (2)				Agency Funding (1)
				Very Low	Low	Moderate	Above Moderate	
1574-1590 7th Street	Homeownership	Underway	West Oakland			2	3	\$ 127,327
3701 Martin Luther King, Jr. Way	Homeownership	Underway	West Oakland	TBD	TBD	TBD	TBD	\$ 109,909
3829 Martin Luther King, Jr. Way	TBD	Underway	Broadway/MacArthur	TBD	TBD	TBD	TBD	\$ 52,000
6 th & Oak Streets	Seniors	Underway	Central District		69			\$ 3,699,656
720 E. 11 th Street Project	Families	Underway	Central City East	30	24			\$ 4,859,833
Altenheim Phase I	Senior	2007	None	39	53		1	\$ 4,084,660
Altenheim Phase II	Seniors	Underway	None	48	32		1	\$ 1,753,000
Byron Avenue Homes	Homeownership	Underway	Central City East	4	4	2		\$ 386,550
California Hotel	Special Needs	Underway	West Oakland	149				\$ 600,000
Drachma, Inc (14 unit scattered site)	Families	Underway	West Oakland	14				\$ 840,000
East Side Arts and Housing	Families	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	Homeownership	2008	Coliseum		26			\$ 2,517,000
Edes Avenue Homes, Phase B	Homeownership	Underway	Coliseum		13	15		\$ 3,601,000
Effie's House	Families	Underway	None	4	17			\$ 1,257,000
Eldridge Gonaway	Families	Underway	Central City East		39		1	\$ 1,655,000
Emancipation Village	Special Needs	Underway	None	35			2	\$ 1,652,000
Fairmount Apartments	Families	Underway	None	30			1	\$ 3,400,000
Faith Housing	TBD	Underway	West Oakland	TBD	TBD	TBD	TBD	\$ 689,598
Foothill Plaza Apartments	Families	Underway	Central City East	53			1	\$ 2,910,000
Fox Courts	Families	2009	Central District	40	39		1	\$ 4,950,000
Golf Links	Homeownership	2009	None			3	7	\$ 584,000
Harrison Senior	Senior	Underway	Central District		73			\$ 5,133,000
Hills Elmhurst Plaza Senior Housing	Senior	Underway	Coliseum		63		1	\$ 6,032,000
Hugh Taylor	SRO	Underway	Central City East	42				\$ 1,222,000
Ironhorse at Central Station	Families	2009	Oakland Army Base		98		1	\$ 8,379,000
Jack London Gateway	Senior	2009	Acorn	24	36		1	\$ 4,900,000
Lincoln Court	Senior	2006	None	81			1	\$ 2,000,000
Lion Creek Crossings, Phase I	Families	2005	Coliseum	14	56			\$ 1,500,000
Lion Creek Crossings, Phase III	Families	2008	Coliseum		58		1	\$ 3,000,000
Lion Creek Crossings, Phase IV	Families	Underway	Coliseum	50			1	\$ 2,980,547

Project Name	Type	Year Built	Project Area	Number of Units at Each Affordability Level (2)				Agency Funding (1)
				Very Low	Low	Moderate	Above Moderate	
MacArthur Homes (3801-3807 MLK Jr. Way)	Homeownership	Underway	Broadway/MacArthur	TBD	TBD	TBD	TBD	\$ 800,000
Madison Street Lofts	Families	2008	Central District	78			1	\$ 4,522,915
Mandela Gateway Rental	Families	2005	West Oakland	60	60		2	\$ 2,500,000
Mandela Gateway Townhomes	Families	2008	West Oakland		8	6		\$ 1,479,100
Marin Way Court	Families	Underway	Coliseum		19		1	\$ 1,200,000
Mortgage Assistance Program ⁴	Homeownership	multiple	Citywide	47	242	2	1	\$13,451,314
Oak Park Homes	Families	2004	Central City East	34			1	\$ 3,419,000
Oak Street Terrace Senior	Senior	2004	Central District	16	22		1	\$ 2,072,000
Oaks Hotel	SRO and Special Needs	Underway	Central District	85				\$ 1,100,000
Orchards on Foothill	Senior	2008	Central City East	64			1	\$ 1,025,000
Palm Court	Homeownership	2005	Acorn		12			\$ 855,400
Palm Villas Residential Project	Homeownership	2005	Central City East			78		\$ 5,353,000
Percy Abrams Jr. Senior	Senior	2006	None	44				\$ 1,000,000
Posada de Colores	Senior	Underway	Central City East	99			1	\$ 450,000
Project Pride	Transitional	Underway	West Oakland	42				\$ 1,600,000
Redwood Hill	Homeownership	Underway	None		8	9		\$ 2,310,000
Saint Joseph's Family Phase IIb	Families	Underway	Coliseum	54	4			\$ 3,019,656
Saint Joseph's Family Phase IIa	Families	Underway	Coliseum			16		\$ 3,584,000
Saint Joseph's Senior	Senior	Underway	Coliseum	42	25		1	\$ 4,639,000
Saint Patrick's Terrace	Senior	Underway	West Oakland		65			\$ 753,600
Sausal Creek	Homeownership	2008	None			17		\$ 3,980,000
Seven Directions	Families	2009	Coliseum	23	12		1	\$ 3,289,000
Slim Jenkins	Families	Underway	West Oakland	27		3	2	\$ 1,920,000
Southlake Towers	Seniors	2004	Central District	26	103		1	\$ 445,300
Tassafaronga Homeownership	Homeownership	Underway	Coliseum		17	5		\$ 1,868,000
Tassafaronga Village Rental Phase I	Families	Underway	Coliseum		50			\$ 3,000,000

(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 2004.

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

⁴ Represents fiscal years 2004-2005 through 2008-2009.

**Housing Units Newly Constructed in Redevelopment Project Areas,
Assisted With Locally-Controlled Government Assistance and
No Redevelopment Agency Low & Moderate Income Housing Financing, 2004 - 2009**

Project Name	Type	Year Built	Project Area	Number of Units at Each Affordability Level			
				Very Low	Low	Moderate	Above Moderate
Lion Creek Crossings, Phase II	Families	2007	Coliseum	63	29		
Nathan A. Miley Senior Housing Community	Senior	2007	Central City East	50	19		
Uptown Project – Parcel 1	Families	2008	Central District	55		15	185
Uptown Project – Parcel 2	Families	2007	Central District	44		9	140
Uptown Project – Parcel 3	Families	2008	Central District	34		9	174
Wang Scattered Site – 901 70 th St.	Homeownership	2004	Coliseum		1		
Wang Scattered Site – 1311 Campbell Street	Homeownership	2005	West Oakland		1		