

**ACORN REDEVELOPMENT PROJECT  
FIVE-YEAR IMPLEMENTATION PLAN  
2009-2014**

**INTRODUCTION**

The California Community Redevelopment Law ("CRL") requires redevelopment agencies to adopt an implementation plan for every redevelopment project area for each five-year period that the project area is in operation and until the term for plan effectiveness of the project area expires. This Implementation Plan (the "Plan") for the Central District Redevelopment Project is a policy statement that has been prepared to guide and to set priorities for redevelopment activities for the 2009-2014 period. This Implementation Plan covers the Acorn Project Area, and references to the "Project Area" in this Implementation Plan includes this area.

This Implementation Plan includes two separate components: a Redevelopment and a Housing Component. The Redevelopment Component revisits the goals and objectives of the Central District Urban Renewal Plan ("CDURP" or "Redevelopment Plan"), presents the projects, programs and expenditures (other than those related to low- and moderate-income housing) that have been developed to achieve the goals and objectives, and describes how these projects, programs and expenditures will eliminate blight within the Project Area. The Housing Component describes how the components of the plan will implement various CRL requirements regarding low- and moderate-income housing; how the Redevelopment Plan goals and objectives for housing preservation and production will be implemented; and how the statutory requirements for the expenditure of tax increment set-aside funds for housing purposes will be met.

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

**I. BACKGROUND AND INTRODUCTION**

The Acorn Redevelopment Project Area (the "Project Area") in the West Oakland neighborhood covers 24.55 acres of land on 14 city blocks, is ten blocks from Oakland's downtown area, close to major employment centers in Oakland and San Francisco, and has good public transportation access to BART and AC Transit. The Project Area is fifty percent industrial and fifty percent residential. The Project Area consists of single-family homes, single-family homes that have been converted to multiple units, apartment buildings and public housing projects.

Since the inception of the Acorn Redevelopment Project in November 1961, the Redevelopment Agency has funded or otherwise supported a number of actions called for in earlier implementation plans. Recent accomplishments and actions include:

- Housing development totaling over 1,000 rental units between 1960 and 1970, including Acorn I and II, MOHR, and Apollo;
- Development rehabilitation resulting in 293 refurbished and redesigned rental units and 83 single-family houses;
- Completion of two infrastructure projects along 8th Street; and
- Development of the Jack London Gateway Shopping Center (formerly the Acorn Shopping Center), which is now fully occupied. A grocery store has located in the Center and all previously vacant space has been occupied. Other tenants include a credit union, laundromat/dry cleaners, apparel stores and fast food restaurants. Additional improvements include parking lot repaving, landscaping, plumbing upgrades and installation of a new, more visible sign.

## **II. GOALS AND OBJECTIVES FOR THE PROJECT AREA**

Although the original planned redevelopment activities have been completed, redevelopment goals and objectives for the Acorn Project Area still involve acquiring and/or rehabilitating blighted, vacant and underutilized properties, and identifying additional opportunities for improvements in housing, community retail, and infrastructure.

These activities will be focused primarily in and around the **Jack London Gateway Shopping Center**. In March of 2006, the East Bay Asian Local Development Corporation (“EBALDC”) obtained a funding commitment from the Redevelopment Agency in the amount of \$4.9 million for a 61-unit senior rental housing complex, located on an underutilized section of the Center’s parking lot identified as 900 Market Street. The project started construction January 31, 2008, and celebrated its grand opening on September 2, 2009. Jack London Gateway Associates (“JLG Associates”) also worked diligently on re-tenanting the “grocery space”, but after many tries they have decided to split the space into a smaller 13,000 square foot “grocery space” and an 11,000 square foot general retail space. The Agency agreed to allow the non-grocery use as long as the remaining space was held for a grocery use as required in the Disposition and Development Agreement. JLG Associates then leased the non-grocery space to Citi Trends, a value priced family apparel retailer with over 350 stores in twenty-two states.

## **III. PROJECTS AND EXPENDITURES PROPOSED FOR THE NEXT FIVE YEARS**

The provisions of the Acorn Urban Renewal Plan (“Redevelopment Plan”) are scheduled to terminate January 1, 2012, and all activity under the terms of the Plan shall cease at that time. Though project activities under the terms of the Redevelopment Plan will cease, the Agency may continue to use tax increment revenue to pay off indebtedness and continue monitoring and enforcing ongoing contracts.

The following table outlines the projected tax increment revenue for the Acorn Redevelopment Project over the next five-years. This implementation plan stretches out to 2014 to cover

activities in the event that the Redevelopment Agency elects to extend the Redevelopment Plan's termination date beyond 2012. The projections presented below assume a 1.5% average growth in tax increment revenue over the project area's 2010 assessed property valuation in FY 2010-11, 2% growth over the 2010 valuation in FY 2011-12, and a 2.5% average growth during FY 2012-13 and FY 2013-14. The revenues stated for the last four of the five years proposed, FY 2010-14, are projections *only* and are contingent upon specific Council authorizations at a later date.

**Projection of Tax Increment Revenue  
FY 2009-14  
(\$'000s)**

	FISCAL YEAR					TOTAL 2009-14	
	2009-10	2010-11	2011-12	2012-13***			2013-14
Gross Tax Increment Revenue*	1,392	1,413	1,441	1,477	347	351	6,074
Prior Years Revenue	800	0	0	0	0	0	800
Housing Set Aside Requirement	(278)	(328)	(360)	(369)	(87)	(88)	(1,423)
Debt Service	(162)	(162)	(162)	(162)	(162)	(162)	(810)
State Education Funds (ERAF)	(942)	(97)	0	0	0	0	(1,039)
City Repayment	(255)	(259)	(272)	(280)	(98)	(101)	(1,167)
<b>Net Tax Increment Revenues**</b>	<b>555</b>	<b>567</b>	<b>647</b>	<b>666</b>	<b>0</b>	<b>0</b>	<b>2,435</b>

\* Includes administrative costs.

\*\* Net Tax Increment Revenue includes staffing and operations & maintenance costs.

\*\*\* Section 33331.5 allows for a 1-year time extension in exchange for the Agency making payments to the Supplemental Educational Revenue Augmentation Fund. If the extension doesn't happen there will be a \$1,130,000 reduction in gross tax increment; a \$282,000 reduction in the Housing Set-Aside; a \$182,000 reduction in the City Repayment; and a \$666,000 reduction in net tax increment for projects and programs for FY 2012-13.

The total projected net tax increment revenue that will be available in the Project Fund during the FY 2009-14 period is estimated to be approximately \$2,435,000.

The proposed expenditures for the next five years are based on the projected tax increment revenue that will be available in the Project Fund as described above. It is anticipated that existing residences could benefit from home rehabilitation loans. Additionally, the adjacent West Oakland Redevelopment Project will be engaging in various main street activities, the creation of an Area Plan and the implementation of the 7<sup>th</sup> Street design plan. Since the Acorn Project Area contains the entrance to the 7<sup>th</sup> Street corridor, and contains other underutilized commercial and industrial properties, it is recommended that funding be provided for commercial façade improvements and tenant improvements to attract and retain retail activity and commercial/industrial employers. It is also recommended that rehabilitation loans be provided for the aging housing stock in the area. The chart below shows the percent allocation for each year for non-housing set aside funds:

Year:	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14
Residential Rehabilitation Program	50%	50%	50%	50%	50%
Retail and commercial façade improvements and tenant improvement programs	50%	50%	50%	50%	50%

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

The substantial rehabilitation of Acorn has eliminated blight from the 30 year-old project and provided an updated, lower density, integrated income project. Additional funding will be used for façade improvements, commercial and residential rehabilitation loans.

**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, the time limit expirations are as follows:

<b>DESCRIPTION OF TIME LIMIT EXPIRATION</b>	<b>FISCAL YEAR</b>
(1) The time limit for the commencement for eminent domain proceedings to acquire property within the Project Area	1998-1999
(2) The time limit for the establishment of loans, advances, and indebtedness to finance the redevelopment project	2003-2004
(3) The time limit for the effectiveness of the Redevelopment Plan	2011-2012 (i.e., on January 1, 2012)
(4) The time limit to repay indebtedness with the proceeds of property taxes	2021-2022 (i.e., on January 1, 2022)

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). Or the Agency may extend these time limits by up to ten additional years if certain conditions are met and certain procedures are followed (Section 33333.10, *et seq.*). Should the Agency extend the time limit for the effectiveness of the Redevelopment Plan, this Implementation Plan shall cover this extended period up through the Implementation Plan term.

**V. 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**

<b>Income Level</b>	<b>Rental Housing</b>	<b>Owner-Occupied Housing</b>
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 law 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 Section 33413(a). 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.

The Agency does not anticipate undertaking or assisting any actions in the Project Area that would result in the demolition or removal from the market of low and moderate income housing. Therefore there is no replacement housing obligation at present.

###### **b. Housing Production Obligation**

Because the Acorn Redevelopment Plan was adopted prior to 1976, the Agency is not required to comply with the area housing unit production requirement of the CRL Section.

##### **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 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:

<b>Category</b>	<b>RHNA</b>	<b>Threshold</b>
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 or 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.

<b>Age Category</b>	<b>Percentage of Funds</b>
Senior	10.5% Maximum
Unrestricted	89.5%
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 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, \$1,424,380 in revenues are projected to be available over the five-year term of this Implementation Plan.

**Estimate Housing Set-Aside Revenue  
2009-2014**

<b>Plan Year</b>	<b>Fiscal Year</b>	<b>Housing Set Aside</b>
1	2009-10 <sup>1</sup>	\$278,382
2	2010-11	\$328,459
3	2011-12	\$360,266
4	2012-13	\$369,273
5	2013-14	\$88,000
Total		\$1,424,380

### 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

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<sup>1</sup> 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 the "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.

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.

**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 rental 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. 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 <sup>th</sup> & Oak Streets	Seniors	Underway	Central District		69			\$ 3,699,656
720 E. 11 <sup>th</sup> 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

Project Name	Type	Year Built	Project Area	Number of Units at Each Affordability Level (2)				Agency Funding (1)
				Very Low	Low	Moderate	Above Moderate	
Lion Creek Crossings, Phase IV	Families	Underway	Coliseum	50			1	\$ 2,980,547
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 <sup>2</sup>	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.

<sup>2</sup> 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 <sup>th</sup> St.	Homeownership	2004	Coliseum		1		
Wang Scattered Site – 1311 Campbell Street	Homeownership	2005	West Oakland		1		

## **7. Time Limits and Compliance with Housing Obligations**

Per Section 33490(a)(4), there are fewer than six years until the Agency reaches the time limit on the effectiveness of the Redevelopment Plan. Since there are no planned projects in the Project Area that would create a replacement housing obligation, and since area production requirements do not apply to the Project Area, there is no issue with complying with these statutory requirements prior to the time limit. Since all of the Agency's housing setaside funds are pooled into one Citywide Low and Moderate Income Housing Fund, the housing setaside funds generated by the Project Area will continue to remain with the Low and Moderate Income Housing Fund upon expiration of the time limits.