REPORT

Central District Plan Amendment 2010-11
Preliminary Report

Prepared for:

The Redevelopment Agency of the City of Oakland

Also serving as:

The Report to State Departments

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I. Overview and Background

A. Introduction

The City of Oakland (City) and the Redevelopment Agency (Agency) of the City of Oakland are considering a 17th Amendment (Plan Amendment) to the Central District Urban Renewal Plan (Redevelopment Plan) that will amend certain time and fiscal limits of the Central District Project Area (Project Area), comprised of the area originally adopted in 1969 (Original Area), territory added in 1982 (1982 Area) and territory added in 2001 (2001 Area).[1]

The Agency is preparing the Plan Amendment for consideration by the City Council in Summer 2011. This document serves as the Preliminary Report (Report) for the Plan Amendment, as required by Sections 33344.5 and 33333.11(e) of the California Community Redevelopment Law (CRL), a part of the California Health and Safety Code.[2] The Preliminary Report is the first major background document in the process to consider the proposed Plan Amendment. The report is a public document designed to provide background information to the Agency, the State Department of Finance and Department of Housing and Community Development, the taxing entities affected by the proposed Plan Amendment and the Oakland community.

The Plan Amendment serves to enhance the Agency's ability to eliminate remaining blight in the Project Area in a more effective manner than is possible under the existing Redevelopment Plan. If adopted, the Plan Amendment would provide the Agency with additional financial and legal resources needed to better alleviate blighting conditions and promote economic development in the Project Area (see Figure I-1). The Plan Amendment would also further Agency and City goals for enhancing the community's supply of affordable housing. The Plan Amendment will help accomplish City goals by furthering economic development, revitalizing areas and providing and improving community enhancements.

1. Chapter Organization

This chapter is organized into following sections:

A. Introduction
B. Summary of Plan Amendment
C. Central District Project Area Background
D. Reasons for Amending the Redevelopment Plan
E. Summary of Proposed Time and Fiscal Limits
F. Conformity with the General Plan

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[1] The City and Agency are also considering adoption of an 18th Amendment to the Redevelopment Plan that would extend plan effectiveness and tax increment receipt time limits for an additional year, per Health and Safety Code Section 33331.5. The 18th Amendment is not the subject of this Preliminary Report.

[2] Health & Safety Code Section 33000 et seq. All Code Section references used in the Preliminary Report refer to the Health & Safety Code unless otherwise specified.

G. CRL Requirements for the Preliminary Report and Report to State Departments

H. Overview of the Plan Amendment Process and Public Agency Actions

2. Report Organization

The Preliminary Report is organized into the following chapters:

- Chapter I presents a general overview and background of the Plan Amendment, summarizes the reasons for amending the Redevelopment Plan, describes the goals of the Plan Amendment, outlines the CRL requirements, and presents an overview of the process for amending the Redevelopment Plan.
- Chapter II describes the Agency's redevelopment efforts to date in the Project Area, delineates the portions of the Project Areas no longer blighted, and the significant physical and economic blighting conditions remaining in the Project Area.
- Chapter III presents the Redevelopment Program and the Plan Amendment goals and objectives. It describes the projects and activities the Agency proposes to undertake under the Plan Amendment (Redevelopment Program), and how the Redevelopment Program will alleviate the adverse conditions described in Chapter II. It also summarizes the anticipated cost of the Redevelopment Program.
- Chapter IV analyzes the financial feasibility of the Plan Amendment. It details the resources available to the Agency to accomplish the Redevelopment Program under the Plan Amendment, describes tax increment financing, presents projections of the tax increment revenue that will be generated in the Project Area, and evaluates the financial feasibility of the Redevelopment Program under the Plan Amendment.
- Chapter V discusses the Implementation Plan requirement, and refers to the Five-Year Implementation Plan, which is included in Appendix F. The Implementation Plan outlines statutory requirements for non-housing as well as affordable housing activities, and describes the Agency's housing responsibilities pursuant to Section 33490. It sets forth the Agency's goals, objectives, programs, and expenditures for the Agency's Five-Year Implementation Plan period, including program priorities and expenditure estimates over the five-year period.
- Chapter VI presents the Neighborhood Impact Report.
- Chapter VII describes the necessity for the Plan Amendment. It presents the reasons for amending the time and fiscal limits governing the Project Area, and describes why redevelopment is necessary to alleviate the remaining blighting conditions documented in Chapter II and complete the Redevelopment Program described in Chapter III.

The appendices include supporting documentation and background information on the Plan Amendment.

- Appendix A provides a list of sources used to prepare the Preliminary Report and a glossary of terms used in this Report.
- Appendix B includes the survey form used for the building conditions survey in the Project Area that support findings presented in Chapter II.
- Appendix C contains photographic documentation of the adverse physical and economic blighting conditions presented in Chapter II.
- Appendix D includes a matrix of potential funding sources for the Redevelopment Program.

- Appendix E includes supporting tables for the tax increment revenue projections.
- Appendix F includes the amended Five-Year Implementation Plan.
- Appendix G describes the bonds sold by the Agency to finance or refinance projects and activities within the Project Area prior to six months before the anticipated adoption date for this Plan Amendment.

This report has been prepared pursuant to the requirements of the CRL.

B. Summary of the Plan Amendment

If adopted, the Plan Amendment would:

- Increase the limit on the amount of tax increment revenue that the Agency may claim from the Project Area from the current limit of $1.3 billion to a proposed revised limit of $3.0 billion.
- Extend the time limit for plan effectiveness over the Project Area (other than the 2001 Area) for ten years to June 12, 2022, as authorized by CRL Section 33333.10.
- Extend the time limit for tax increment collection from the Project Area (other than the 2001 Area) for ten years to June 12, 2032, as authorized by CRL Section 33333.10.
- Extend the time limit for eminent domain authority for up to 12 years but no longer than the plan effectiveness limits for the Project Area.[3]
- Update various text provisions to conform to the requirements of the CRL in connection with the time extension amendments, including extending the affordable housing area production obligation, pursuant to CRL Section 33413(b) to the entire Project Area (other than the 2001 Area), and increasing the set-aside to the Agency's Low and Moderate Income Fund to 30 percent (other than the 2001 Area).

The fundamental purpose of the Plan Amendment is to provide the Agency with the necessary financial and legal resources and tools to complete the Redevelopment Program in the Project Area in order to:

- Eliminate the significant remaining blight identified in various portions of the Project Area.
- Facilitate the economic development of the Project Area including the provision of additional job opportunities for Oakland residents.
- Provide additional quality affordable housing for residents of the Project Area and the entire Oakland community.

This Preliminary Report is a background document in the process to consider the proposed Plan Amendment and is therefore broad in scope. The redevelopment projects and activities, and their associated costs, presented in Chapters III and IV serve to illustrate the range of projects the Agency may undertake through this Plan Amendment. The Five-Year Implementation Plan and annual Agency budgets will continue to serve as the principal guides for the Agency's ongoing specific activities and programs.

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[3] The Agency would not be authorized to employ the power of eminent domain to acquire property on which persons legally reside.

C. Central District Project Area Background

The Central Project Area consists of three components originally adopted between 1969 and 2001. The Project Area covers approximately 250 city blocks (828 acres) generally bounded by I-980, Lake Merritt, 27th Street and the Embarcadero. Within the Project Area, four major redevelopment activity areas, City Center, Chinatown, Old Oakland and the Uptown area, have served as the geographical focus of redevelopment activities for the Agency. The Project Area is a major economic and transportation hub in the San Francisco–Oakland Metropolitan Area and includes approximately 10.7 million square feet of office space. The Project Area is also at the center of the Bay Area Rapid Transit (BART) system, with three stations (12th Street Oakland City Center, 19th Street Oakland and Lake Merritt) located within its boundaries. More than 40 AC Transit bus lines connect the Project Area with other parts of Oakland and nearby communities.

1. Central District Original Area

The Original Area was adopted on June 12, 1969. At the time of Plan Adoption in 1969, the area was characterized by buildings with defective design and construction, faulty interior arrangement, inadequate provision for ventilation and light, lack of fire safety and high vacancy rates for extended periods of time in addition to inadequate circulation and lack of infrastructure.

2. 1982 Area

The City amended the Redevelopment Plan on August 3, 1982 by adding territory near the southwestern edge of Lake Merritt and adjacent to the Original Area (1982 Area). At the time of the 1982 Plan Amendment, the 1982 Area consisted solely of land and buildings that were publically owned or dedicated to public use. Some of the buildings and infrastructure in the 1982 Area imposed burdens on the community, which could not be alleviated by private enterprise, including the Henry J. Kaiser Convention Center, which was in need of substantial rehabilitation due to its age and deteriorated condition. In addition, the 1982 Area included major public and private transportation entrances into the Original Area including Lakeshore Drive, East 12th Street, East 14th Street, and Foothill Boulevard. The 1982 Area was added in order to properly and efficiently plan for and implement traffic improvements.

3. 2001 Area

In June 2001, the City amended the Redevelopment Plan to add territory west of the Interstate 880 Freeway (2001 Area). The 2001 Area is bounded by Brush Street, Martin Luther King Jr. Way, 2nd Street, and Interstate 880 (I-880). The 2001 Area contained a mixture of industrial, commercial and residential uses. At the time of the 2001 Plan Amendment, the adverse conditions documented included poor building conditions, substandard streets and sidewalks, circulation impediments, incompatible uses, depreciated land value, hazardous waste sites, and high crime rates.

Figure I-1 indicates the location of the Project Area and Figure I-2 shows the boundaries of the Original Area, 1982 Area and 2001 Area.

Figure I-1
Central District Project Area Location

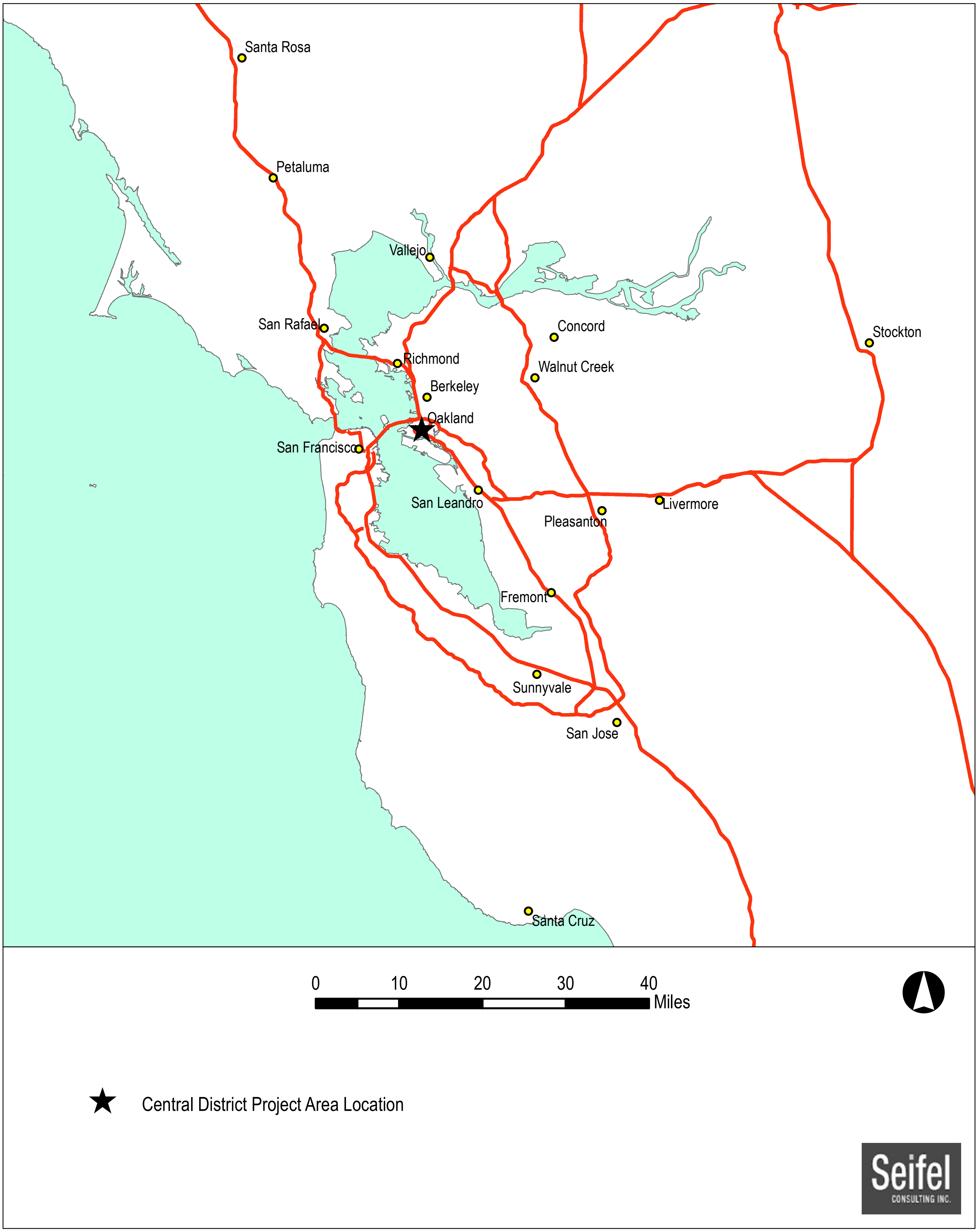
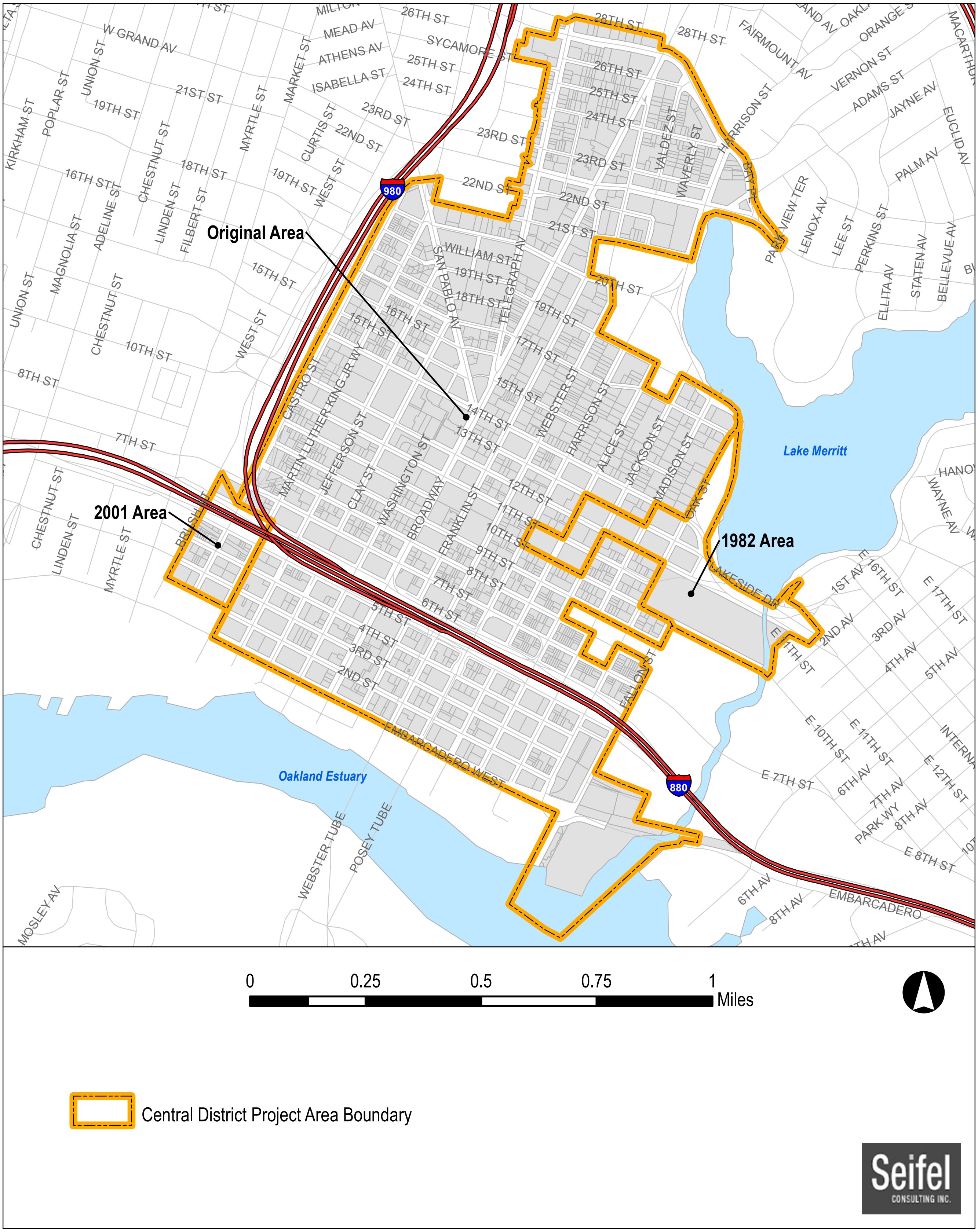


Figure I-2
Central District Project Area



4. Summary of Existing Time and Fiscal Limits

The Agency's ability to address remaining blighting conditions is limited by the existing time and fiscal limits that govern the Redevelopment Plan. Table I-1 summarizes the existing time and fiscal limits for the Redevelopment Plan.

a. Time Limits

Under the current Redevelopment Plan, the Original Area and 1982 Area share the same time limits on incurring debt, eminent domain, plan effectiveness, and tax increment receipt. In both areas, time limits on incurring debt were eliminated in 2004. Eminent domain authority in both areas expired on June 12, 2009. Plan effectiveness in both areas will expire on June 12, 2012, and tax increment receipt limits in both areas will expire on June 12, 2022. These plan effectiveness and tax increment receipt limits were extended by a total of three years, as permitted by SB 1045 and SB 1096.

In the 2001 Area, the authority to incur debt will expire on July 24, 2021. Eminent domain authority will expire on July 24, 2013. Plan effectiveness will expire on July 24, 2032, and tax increment receipt will expire on July 24, 2047. These limits on plan effectiveness and tax increment receipt were extended by one year, as permitted by SB 1045.

b. Fiscal Limits

The existing Redevelopment Plan allows the Agency to collect a maximum $1,348,862,000 ($1.3 billion) in tax increment generated from the Project Area. Of the $1.3 billion tax increment collection limit, the Agency may collect a maximum of $75 million in tax increment revenues generated from the 1982 Area. An incurring debt limit does not apply to the Project Area.[4]

[4] The 1982 Area has an incurring debt limit of $100 million.

Table I-1
Summary of Exisiting Time and Fiscal Limits
Central District Project Area

	Central District (Original Area)	Central District (1982 Area)	Central District (2001 Area)
Background Information			
Date Adopted	June 12, 1969	August 3, 1982	July 24, 2001
Base Year	FY 1968/69	FY 1982/83	FY 2001/02
Base Year Assessed Value	$275,241,000	$0[a]	$15,780,702
Existing Time Limits			
Incurring Debt	Eliminated[b]	Eliminated[b]	July 24, 2021
Eminent Domain	June 12, 2009[c]	June 12, 2009[c]	July 24, 2013
Plan Effectiveness	June 12, 2012[d]	June 12, 2012[d]	July 24, 2032[e]
Tax Increment Receipt	June 12, 2022[d]	June 12, 2022[d]	July 24, 2047[e]
Existing Fiscal Limits			
Combined Tax Increment Cap[f]		$1,348,862,000	
1982 Area Tax Increment Cap[f]	N/A	$75,000,000	N/A
Incurring Debt	N/A	$100,000,000	N/A

Note: N/A = Not applicable.

a. Estimated to be $0 as all parcels within the 1982 Area were publicly owned at the time the 1982 Area was added to the Central District.

b. The incurring debt limit for the Central District Original Area and 1982 Area was eliminated in by Ordinance 12570 C.M.S. in 2004, as authorized by the CRL.

c. Re-established and extended per Ordinance 12090 C.M.S.

d. Ordinance 12617 C.M.S. extended these time limits by one year per SB 1045, and Ordinance 12641 C.M.S. extended these time limits by two years per SB 1096.

e. Ordinance 12641 C.M.S extended these time limits by one year per SB 1045.

f. The limit of approximately $1.3 billion applies to the entire Central District Project Area. The 1982 Area has an individual cap of $75 million.

Source: Redevelopment Agency of the City of Oakland.

D. Reasons for Amending the Redevelopment Plan

Although significant progress has been made in alleviating blight and revitalizing some portions of the Project Area, much of the Project Area continues to exhibit significant remaining blighting conditions that burden the community.

The primary reasons for the proposed Plan Amendment are to:

- Achieve the goals and objectives set forth in the Redevelopment Plan,
- Implement the Agency's Redevelopment Program,
- Alleviate the significant physical and economic blighting conditions that remain in the Project Area.

The following physical and economic blighting conditions continue to hinder the Project Area:

- Unsafe or unhealthy buildings
- Conditions hindering the viable use or capacity of buildings or lots
- Depreciated or stagnant property values
- Impaired values due to hazardous wastes
- Excess problem businesses
- High crime rate
- Inadequate public improvements, public facilities, open spaces, and utilities

Without the Plan Amendment, only a portion of the ongoing redevelopment activities to address remaining blighting conditions will be able to be funded under the current time and fiscal limits. By extending the time and fiscal limits proposed through the Plan Amendment, the Agency would be able to continue alleviating the identified remaining blight and complete the Redevelopment Program. As described in Chapter III, the Redevelopment Program includes significant investments in economic development, community enhancement, and public improvement projects throughout the Project Area, including support for local businesses and property owners for building rehabilitation and business attraction, site preparation and assembly, public infrastructure, and affordable housing activities. Additionally, to maintain the Agency's ability to alleviate blight and promote economic growth in the Project Area, the Plan Amendment would extend the time limit for the Agency's eminent domain authority in the Project Area.

In summary, the primary reasons for the proposed Plan Amendment are to:

- Alleviate the significant physical and economic blighting conditions that continue to exist in the Project Area; and
- Achieve the goals of the Redevelopment Plan.

E. Summary of Proposed Time and Fiscal Limits

Table I-1 above summarizes the existing time and fiscal limits for the Redevelopment Plan. The Plan Amendment proposes to extend or increase several of these time and fiscal limits as described below.

a. Time Limits

The Plan Amendment proposes to extend the time limits for plan effectiveness and tax increment collection by ten years for the Project Area (other than the 2001 Area), pursuant to Section 33333.10 (SB 211). As noted above, the time limit for debt incurrence was repealed by ordinance for both the Original and 1982 Areas in 2004.

The Plan Amendment also proposes to reinstate eminent domain power in the Project Area for up to twelve years, but no longer than the plan effectiveness time limit.

b. Fiscal Limits

The Plan Amendment proposes two alterations to the existing fiscal limits for the Central District Project Area. It proposes to increase the increment collection limit (TI Cap) for the entire Central District from $1.3 billion to $3 billion. The Plan Amendment also proposes to eliminate the separate $75 million limit on tax increment collection from the 1982 Area. Table I-2 summarizes the proposed amendments to the time and fiscal limits.

Table I-2
Summary of Proposed Time and Fiscal Limits
Central District Project Area

	Central District (Original Area)	Central District (1982 Area)	Central District (2001 Area)
Background Information			
Date Adopted	June 12, 1969	August 3, 1982	July 24, 2001
Base Year	FY 1968/69	FY 1982/83	FY 2001/02
Base Year Assessed Value	$275,241,000	$0[a]	$15,780,702
Proposed Time Limits			
Incurring Debt	No Change	No Change	No Change
Eminent Domain	June 12, 2022	June 12, 2022	June 12, 2022
Plan Effectiveness	June 12, 2022[b]	June 12, 2022[b]	No Change
Tax Increment Receipt	June 12, 2032[b]	June 12, 2032[b]	No Change
Proposed Fiscal Limits			
Tax Increment Cap[c]		$3,000,000,000	
Incurring Debt	No Change	$100,000,000	No Change

Note: N/A = Not applicable.

a. Estimated to be $0 as all parcels within the 1982 Area were publicly owned at the time the 1982 Area was added to the Central District.

b. Per SB 211, the time limits for plan effectiveness and tax increment receipt for pre-1994 plans are proposed to be extended by ten years.

c. The Plan Amendment proposes to eliminate the $75 million limit for the 1982 Area and increase the Project Area's overall limit on tax increment receipt to $3 billion.

Source: Redevelopment Agency of the City of Oakland.

F. Conformity with the General Plan

CRL Section 33331 requires all redevelopment plans and plan amendments to be consistent with the General Plan. Also, CRL Section 33367(d)(4) requires that the ordinance adopting the Plan Amendment contain a finding that the Plan Amendment is consistent with the General Plan.

The redevelopment of the Project Area will be in conformance with the General Plan of the City of Oakland, as it is amended from time to time.

G. CRL Requirements for the Preliminary Report and Report to State Departments

This Preliminary Report is designed to comply with the CRL, pursuant to Sections 33344.5 and 33333.11(e), which require that the Preliminary Report demonstrate how a proposed plan amendment meets several criteria. CRL Section 33333.11(e) provides additional requirements for the Preliminary Report for plan amendments that extend the time limits for plan effectiveness and tax increment receipt by ten years. This includes a requirement that the Agency submit the Preliminary Report to the State Department of Finance (DOF), the Department of Housing and Community Development (HCD), and others no later than 120 days prior to the joint public hearing by the agency and the legislative body on the proposed amendment.

Additionally, Section 33451.5(c) applies to plan amendments that would:

> *(1) Change the limitation on the number of dollars of taxes, which may be divided and allocated to the redevelopment agency.*
>
> *(2) Change the limit on the amount of bonded indebtedness that can be outstanding at one time.*
>
> *(3) Change the time limit on the establishing of loans, advances, and indebtedness to be paid with the proceeds of property taxes received pursuant to Section 33670.*
>
> *(4) Change the time limit on the effectiveness of the redevelopment plan.*
>
> *(5) Change the boundaries of the project area.*
>
> *(6) Merge existing project areas.* [Section 333451.5(a)]

As the Plan Amendment would change the tax increment collection limit, this Report is also designed to comply with CRL Section 33451.5(c), which requires the Agency to submit a report to the DOF and the HCD (Report to State Departments), which includes much of the information presented in the Preliminary Report, no later than 45 days prior to the public hearing on a proposed plan amendment by an agency or a joint public hearing by the agency and the legislative body. This Report also serves as the Report to State Departments.

This section includes a summary of the Preliminary Report and Report to State Departments requirements and a description of how this Report is organized to meet these requirements. Excerpts from the CRL are referenced and italicized.

1. Reasons for the Plan Amendment

The reasons for the selection of the project area. [Section 33344.5(a)]

Because the Project Area was previously selected and established, this element of the Preliminary Report is focused on setting forth the reasons for adopting the Plan Amendment.

The reasons for amending and restating the existing Redevelopment Plan and for adopting the other components of the Plan Amendment are summarized in Section D above, and are detailed throughout Chapters II, III, and VII.

2. Project Area Urbanization

A description of the project area, which is sufficiently detailed for a determination as to whether the project area is predominantly urbanized. [Section 33344.5(c)]

This requirement does not apply to redevelopment plan amendments that do not add territory to a project area. As the Plan Amendment does not propose to add territory to the Project Area, this Report does not assess the Project Area's extent of urbanization.

3. Physical and Economic Conditions in the Project Area

A description of the physical and economic conditions existing in the project area. [Section 33344.5(b)]

The evidence provided in this Report demonstrates that the Project Area contains adverse physical and economic conditions sufficient to support a finding that significant blight exists within the Project Area.[5] It documents and maps remaining conditions in the Project Area, as provided in Chapter II and Appendix C. This Report also maps and identifies parcels no longer blighted.

a. Amendment to Increase Tax Increment Collection Limit

When an agency proposes to increase the limitation on the number of dollars to be allocated to the redevelopment agency, it shall describe and identify, in the report required by Section 33352, the remaining blight within the project area, identify the portion, if any, that is no longer blighted… [Section 33354.6(b)]

No later than 45 days prior to the public hearing on a proposed plan amendment by the agency or the joint public hearing by the agency and the legislative body, the agency shall prepare a report that contains all of the following: (1) A map of the project area that identifies the portion, if any, of the project area that is no longer blighted, the portion of the project area that is blighted, and the portion of the project area that contains necessary and essential parcels for the elimination of the remaining blight. (2) A description of the remaining blight. [Section 33451.5(c)]

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[5] The report to the legislative body (Report to Council), pursuant to Section 33352, requires specific quantifiable evidence of physical and economic blight in addition to a map showing where the conditions exist. While the Report to Council will be prepared subsequent to the Preliminary Report, the discussion of blighting conditions and maps within Chapter II serve to meet CRL Section 33352(b) requirements.

Chapter II of this report describes and documents the remaining blight in the Project Area and shows that the remaining blight is significant. Chapter II also includes a map of the Project Area that identifies the areas no longer blighted and areas with remaining blight.

b. Amendment to Extend Time Limit on Plan Effectiveness and Tax Increment Collection

A map of the project area that identifies the portion, if any, of the project area that is no longer blighted and the portion of the project area that is blighted and the portion of the project area that contains necessary and essential parcels for the elimination or the remaining blight. [Section 33333.11(e)(1)]

A description of the remaining blight. [Section 33333.11(e)(2)]

Furthermore, the CRL requires that significant blight must remain within the Project Area in order to extend the plan effectiveness and tax increment collection time limits. Specifically, Section 33333.10(c) provides the following:

(1) "Blight" has the same meaning as that term is given in Section 33030.

(2) "Significant" means important and of a magnitude to warrant agency assistance.

The blighting conditions documented throughout Chapter II and in the photographs in Appendix C support a finding that significant blight exists within the Project Area. The figures presented in Chapter II identify the portions of the Project Area that are no longer blighted and areas that remain blighted.

c. Amendment to Extend Time Limit on Eminent Domain Proceeding

This time limitation [eminent domain proceedings] *may be extended only by amendment of the redevelopment plan after the agency finds, based on substantial evidence, both of the following: (A) That significant blight remains within the project area. (B) That this blight cannot be eliminated without the use of eminent domain.* [Section 33333.2(a)(4)]

Pursuant to Section 33333.2(a)(4) the redevelopment agency must make blight findings in order to amend the time limit for eminent domain proceedings. The blight documentation presented in Chapter II and Appendix C illustrate that significant blight remains in the Project Area and the remaining blight cannot be eliminated without the use of eminent domain and fulfills the Section 33333.2(a)(4) requirement.

Chapter VII of this Report describes the necessity of the Plan Amendment and explains why the blighting conditions cannot be eliminated without the use of eminent domain.

4. Proposed Projects and Blight Alleviation

A description of the specific project or projects then proposed by the agency. [Section 33344.5(e)]

A description of how the project or projects to be pursued by the agency in the project area will improve or alleviate the conditions described in subdivision (b). [Section 33344.5(f)]

A description of the projects or programs proposed to eliminate the remaining blight. [Section 33333.11(e)(4)]

A description of the projects or programs proposed to eliminate any remaining blight. [Section 33345.1(c)(3)]

A description of how these projects or programs will improve the conditions of blight. [Section 33345.1(c)(4)]

…the projects that are required to be completed to eradicate the remaining blight and the relationship between the costs of those projects and the amount of increase in the limitation on the number of dollars to be allocated to the agency. [Section 33354.6(b)]

Chapter III of this Report provides descriptions and preliminary cost estimates of the Redevelopment Program. It includes projects and activities to be undertaken by the Agency as a means to alleviate blighting conditions within the Project Area if the Plan Amendment is adopted. Chapter III establishes the relationship between the costs of the projects and the increased amount of tax increment proposed under this Plan Amendment.

5. Proposed Method of Financing and Feasibility

A preliminary assessment of the proposed method of financing the redevelopment of the project area, including an assessment of the economic feasibility of the project and the reasons for including a provision for the division of taxes pursuant to Section 33670 in the redevelopment plan. [Section 33344.5(d)]

The proposed method of financing these programs or projects. This description shall include the amount of tax increment revenues that is projected to be generated during the period of the extension, including amounts projected to be deposited into the Low and Moderate Income Housing Fund and amounts to be paid to affected taxing entities. This description shall also include sources and amounts of moneys other than tax increment revenues that are available to finance these projects or programs. [Section 33333.11(e)(6)]

The proposed method of financing these programs or projects. This description shall include the amount of tax increment revenues that is projected to be generated as a result of the proposed plan amendment, including amounts projected to be deposited into the Low and Moderate Income Housing Fund and amounts to be paid to the affecting taxing entities. This description shall also include sources and amounts of moneys other than tax increment revenues that are available to finance these projects or programs [Section 33451.5(c)(6)]

Chapter IV of this report describes the proposed methods of financing for the proposed projects and activities in the Project Area if the Plan Amendment is adopted. It demonstrates the financial feasibility of the Redevelopment Program by comparing available funding sources with projected costs of the Redevelopment Program. Appendices D and E provide a matrix of potential funding sources for the Redevelopment Program and detailed tax increment projections.

6. Implementation Plan Amendment

An amendment to the agency's implementation plan that includes, but is not limited to, the agency's housing responsibilities pursuant to Section 33490. However, the agency shall not be required to hold a separate public hearing on the implementation plan pursuant to subdivision (d) of Section 33490 in addition to the public hearing on the amendment to the redevelopment plan. [Section 33333.11(e)(7)]

An amendment to the agency's implementation plan that includes, but is not limited to, the agency's housing responsibilities pursuant to Section 33490. However, the agency shall not be required to hold a separate public hearing on the implementation plan pursuant to subdivision (d) of Section 33490 in addition to the public hearing on the amendment to the redevelopment plan. [Section 33451.5(c)(7)]

Chapter V and Appendix F of this report address the implementation plan amendment required by Sections 33333.10(e)(7) and 33451.5(c)(7). As the Original Area's plan effectiveness will expire two years earlier than the required five-year Implementation Plan cycle, the Agency's adopted 2009-2014 Five-Year Implementation Plan has been amended to reflect additional resources that would support projects during the last two years of the five-year Implementation Plan cycle. The amended 2009-14 Five-Year Implementation Plan is included as Appendix F. The Agency's non-housing and housing program priorities and expenditures for the Project Area are included in the Implementation Plan. As stated in the Five-Year Implementation Plan, the Agency will have an opportunity to update the Implementation Plan, as well as the proposed activities and estimated expenditures, during the Midterm Review process.

7. Neighborhood Impact Report

A new neighborhood impact report if required by subdivision (m) of Section 33352.
[Section 33333.11(e)(8)]

A new neighborhood impact report if required by subdivision (m) of Section 33352.
[Section 33451.5(c)(8)]

The Project Area contains low or moderate-income housing and therefore a neighborhood impact report is required by Section 33352(m) and Section 33333.11(e)(8). Chapter VI of this Report includes the Neighborhood Impact Report.

8. Description of Agency Bonds

A description of each bond sold by the agency to finance or refinance the redevelopment project prior to six months before the date of adoption of the proposed amendment, and listing for each bond the amount of remaining principal, the annual payments, and the date that the bond will be paid in full.
[Section 33333.11(e)(9)]

Appendix G of this Report provides a description of the bonds sold by the Agency, the amount of remaining principal, annual payments and date the bond will be paid in full, as required by the CRL.

9. Necessity for the Plan Amendment

The reasons why the projects or programs cannot be completed without extending the time limits on the effectiveness of the plan and receipt of tax increment revenues. [Section 33333.11(e)(5)]

This description shall also include the reasons that the remaining blight cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without the use of the tax increment revenues available to the agency because of the proposed amendment.
[Section 33333.10(e)(6)]

The reasons why the projects or programs cannot be completed without the plan amendment.
[Section 33345.1(c)(5)]

This description shall also include the reasons that the remaining blight cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without the use of the tax increment revenues available to the agency because of the proposed amendment.
[Section 33451.5(c)(6)]

Section D of this chapter and Chapters IV and VII describe the necessity for the Plan Amendment and includes the reasons the remaining blight cannot reasonably be expected to be alleviated by the private or public sector acting alone, or together, without the use of tax increment revenues from the Plan Amendment.

H. Overview of the Redevelopment Plan Amendment Process and Public Agency Actions

The Plan Amendment is considered a major amendment, which requires an adoption process that parallels the adoption of a new redevelopment plan under CRL Section 33354.6.
CRL Section 33333.11 provides additional requirements for plan amendments that extend the time limit for plan effectiveness and tax increment receipt. The plan amendment process includes the preparation of this Preliminary Report and the report to the legislative body (the Report to Council). Pursuant to Section 33451.5 of the CRL, the Agency must also submit the Report to State Departments, which must contain information similar to this Preliminary Report. Therefore, this Preliminary Report also serves as the Report to State Departments.

Amending a redevelopment plan involves a complex statutorily-mandated process designed to provide a community's legislative body with the necessary analysis and input to make informed decisions about the purpose, scope and content of the Plan Amendment and, ultimately, about whether to adopt the Plan Amendment. The procedures and documentation required for this Plan Amendment are similar to the adoption of an initial redevelopment plan. The following briefly describes the reports and steps in the process and the completed and anticipated actions:

1. <u>Statement of Redevelopment Plan Amendment Preparation</u>
   For plan adoptions and plan amendments that add territory, the Agency transmits to the State Board of Equalization (SBE), County officials and affected taxing entities a statement of plan preparation, a legal description and a boundary map. (33327)

   A Statement of Plan Preparation was not required for the proposed Plan Amendment because no territory is proposed to be added through the Plan Amendment.

2. <u>Preliminary Report</u>
   As described above, the Preliminary Report is the first major background document in the process to approve the Plan Amendment. It is required to be prepared and sent to affected taxing entities to inform them of the purpose and impact of the proposed Plan Amendment. The Preliminary Report also provides members of the City Council, other governmental bodies, affected taxing entities, community leaders, and interested citizens with an early statement of comprehensive background information on the proposed Plan Amendment.

   The Preliminary Report must be delivered to DOF, HCD and affected taxing entities at least 120 days prior to the public hearing by the legislative body on the proposed Plan Amendment.

   This Preliminary Report will be delivered to the affected taxing entities in Spring 2011.

3. Report to State Departments
The Agency is required to deliver a report similar to the Preliminary Report and a public hearing notice to DOF and HCD at least 45 days prior to the Agency's public hearing.

   This Preliminary Report serves as the Report to State Departments and will be delivered to the DOF and HCD in Spring 2011. Section 33333.10(h)(3) also requires that the Agency receive a letter from HCD confirming that the Agency has not accumulated an excess surplus in its Low and Moderate Income Housing Fund. The Agency anticipates receiving a letter from HCD prior to the joint public hearing in Summer 2011.

4. Environmental Review
The adoption of the Plan Amendment requires California Environmental Quality Act (CEQA) compliance. An Environmental Impact Report (EIR) will be prepared on the Plan Amendment.

   The City is in the process of preparing a Draft EIR for the Plan Amendment. Agency staff has prepared the Notice of Preparation, which was available for public review on October 18, 2010. The Notice of Availability of the Draft EIR is scheduled to be transmitted to the State Clearinghouse in February 2011, and it will be distributed to public agencies as well as other persons and organizations who have requested this notice as required by CEQA.

5. Taxing Entity Consultation
Prior to the publication of the notice of the public hearing, the Agency staff consults with affected taxing entities.

   The Agency plans to hold consultations with affected taxing entities in Spring 2011.

6. Community Participation
The CRL requires that prior to the publication of the notice of the joint public hearing, the Agency consult with residents, community organization and the PAC, if one exists and provide the Plan Amendment to residents, community organizations and the PAC prior to submitting the Plan Amendment to the legislative body. The Preliminary Report must also be made available to the PAC, residents and community organizations no later than 120 days prior to the joint public hearing.

   The Agency will provide the Preliminary Report to residents, and community organizations in Spring 2011. No PAC exists for the Central District.

7. Planning Commission Report and Recommendation
No later than 120 days prior to the joint public hearing on the Plan Amendment, the Agency transmits to the Planning Commission the proposed Plan Amendment. The Planning Commission considers the Redevelopment Plan Amendment for its conformance with the General Plan and makes a recommendation on approval and adoption of the Plan Amendment. The Planning Commission also conducts a hearing on the EIR.

   The Agency plans to transmit the proposed Redevelopment Plan Amendment to the Planning Commission in Summer 2011, and the Planning Commission is anticipated to consider the Redevelopment Plan Amendment's conformance with the General Plan and make its report and recommendations in Summer 2011.

8. Report to Council
The Report to Council is the report to the legislative body describing the proposed Plan Amendment and presents the updated information from the Preliminary Report and additional chapters addressing specific requirements of the CRL. The Report to Council must be sent to the DOF, the HCD, tax entities, and individuals and organizations that have commented on this Preliminary Report no later than 45 days prior to the joint public hearing on the Plan Amendment.

   The Report to Council is anticipated to be completed in Summer 2011.

9. Participation by State Departments
A taxing entity, DOF, or HCD may request the Attorney General to participate in the Plan Amendment adoption process within 21 days after the notice of the joint public hearing. The Attorney General notifies the Agency and others whether it intends to participate no later than five days before the hearing.

10. Redevelopment Agency and City Council Hearing
The Redevelopment Agency Board and City Council consent to holding the joint public hearing on the Plan Amendment, and the Agency publicly notices the hearing. Notice for the joint public hearing on the Plan Amendment is sent no later than 45 days prior to the hearing to DOF, HCD, affected taxing entities and each individual and organization that submitted comments on the Preliminary Report or Plan Amendment. Notice is also published, and mailed to all property owners, residents and businesses in the Project Area at least 30 days prior to the public hearing.

    The joint public hearing is anticipated to be held in Summer 2011.

11. Ordinance Adoption
The City Council and the Agency Board hold the joint public hearing on the Plan Amendment, and the City Council makes the required findings and adopts the ordinance (with two readings) amending the Redevelopment Plan. The City Council also adopts a resolution responding to written objections to the Plan Amendment, if written objections are received prior o the public hearing. Council and the Agency also adopt resolutions certifying the EIR.

    The City Council's findings and adoption of the Plan Amendment is anticipated to be considered in Fall 2011.

II. Existing Conditions

A. Introduction

To increase the Redevelopment Plan's tax increment limit, extend by ten years the time limits on plan effectiveness and tax increment collection, and extend the Agency's eminent domain authority over non-residential properties, the CRL requires findings that significant adverse physical and economic conditions (blight) remain within the Project Area. This chapter describes existing conditions in the Project Area. In accordance with the CRL, it documents the adverse physical and economic conditions remaining in the Project Area. The analyses, tables, maps, and other documentation in this chapter, as well as the photographs in Appendix C, provide substantial evidence that significant blight remains in the Project Area. The chapter also describes the projects and activities to date and the parcels no longer blighted in the Project Area.

1. Chapter Organization

This chapter contains the following sections:

A. Introduction

B. Methodology

C. Redevelopment Projects and Activities in the Central District Project Area

D. Remaining Physical Blighting Conditions

E. Remaining Economic Blighting Conditions

F. Inadequate Public Improvements

G. Conclusions for Remaining Significant Blight

2. Relevant Provisions of the CRL

As the proposed Plan Amendment for the Central District Project Area is a major amendment, the Agency must follow procedures and meet the same requirements as those for adopting a new redevelopment plan. CRL Section 33344.5(b) requires the Preliminary Report to describe existing conditions in the project area. Also, because the Plan Amendment proposes to increase the tax increment collection limit and extend the plan effectiveness and tax increment collection time limits by 10 years, the CRL imposes additional requirements. Specifically, the Agency must describe the remaining blight in the existing Project Area, per CRL Sections 33354.6(a) and 33333.11(e)(2). This chapter addresses the CRL provisions requiring the description of existing conditions and remaining blight in the Project Area. Refer to Chapter I for CRL provisions governing other aspects of the Preliminary Report.

a. CRL Definition of a "Blighted Area"

CRL Section 33030 defines the standards for and characteristics of blighted areas. The language states the following (excerpts from the CRL are italicized for ease of reference):

> *(a) It is found and declared that there exist in many communities blighted areas that constitute physical and economic liabilities, requiring redevelopment in the interest of the health, safety, and general welfare of the people of these communities and of the state.*

(b) A blighted area is one that contains both of the following:

(1) An area that is predominately urbanized, as that term is defined in Section 33320.1, and is an area in which the combination of conditions set forth in Section 33031 is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.

(2) An area that is characterized by one or more conditions set forth in any paragraph of subdivision (a) of Section 33031 and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031.

(c) A blighted area that contains the conditions described in subdivision (b) may also be characterized by the existence of inadequate public improvements or inadequate water or sewer utilities.

b. Urbanization

The CRL requires that at least 80 percent of any new redevelopment project area, or area to be added to an existing project area, be predominantly urbanized. This requirement does not apply to redevelopment plan amendments that do not add territory to a project area. As the Plan Amendment does not propose to add territory to the Project Area, this Report does not assess the Project Area's extent of urbanization.

c. CRL Definitions of Adverse Physical and Economic Blighting Conditions

The definitions of blight in the CRL upon which the documentation of blight must be based have been modified since the Central District Project Area was adopted in 1969. Key legislative changes effective in 1984, 1994, and 2007 narrowed the blight definitions. The current definitions of physical and economic conditions are specified in CRL Section 33031.

Under the CRL, the presence of inadequate public improvements cannot be the sole reason for redevelopment. However, CRL Section 33030(c) permits consideration of inadequate public improvements when blighting conditions exist in a project area. Inadequate public improvements may be a contributing factor to blight, and an agency may undertake needed public improvements to alleviate blight. To the extent they are present, inadequate public improvements typically reflect problems that exaggerate the effects of blight.

This Preliminary Report documents remaining blight under the current blight definitions, which are presented in Table II-1. The Project Area continues to exhibit blighting conditions, as described in Sections D and E below. In addition, public improvement deficiencies continue to contribute to blighting conditions in the Project Area, as described in Section F below.

d. Significant Remaining Blight

The CRL requires that significant blight must remain within the Project Area in order to increase the tax increment collection limit. CRL Section 33354.6(b) specifies the following:

(b) When an agency proposes to increase the limitation on the number of dollars to be allocated to the redevelopment agency, it shall describe and identify, in the report required by Section 33352, the remaining blight within the project area…. The ordinance

adopting the amendment shall contain findings that both (1) significant blight remains within the project area and (2) the blight cannot be eliminated without the establishment of additional debt and the increase in the limitation on the number of dollars to be allocated to the redevelopment agency.

Similarly, the CRL requires that significant blight must remain within the Project Area in order to extend the plan effectiveness and tax increment collection time limits. Specifically, CRL 33333.10(c) provides the following:

(1) "Blight" has the same meaning as that term is given in Section 33030.

(2) "Significant" means important and of a magnitude to warrant agency assistance.

To extend the time limit for eminent domain authority, CRL Section 33333.2(a)(4) provides the following:

This time limitation [for eminent domain] may be extended only by amendment of the redevelopment plan after the agency finds, based on substantial evidence, both of the following:

(A) That significant blight remains within the project area.

(B) That this blight cannot be eliminated without the use of eminent domain.

For amendments increasing tax increment collection limits, CRL Section 33354.6(b) requires the description and identification of remaining blight within the project area.[1] For amendments extending plan effectiveness and tax increment collection by up to 10 years, CRL Section 33333.11(e)(2) requires that the preliminary report contain a description of the remaining blight. For amendments that extend the time limit on eminent domain proceedings CRL Section 33333.2(a)(4) requires that significant blight remains in the Project Area.

The blighting conditions documented throughout Chapter II and in the photographs in Appendix C support the significant blight findings required for the Plan Amendment as set forth by the CRL. The financial resources made possible through the Plan Amendment will enable the Agency to eliminate blighting conditions through the completion of its existing program of economic development, community enhancement and affordable housing for the Project Area and its implementation of new activities related to the proposed stadium.

[1] CRL Section 33354.6(b) requires the report to the legislative body (Report to Council) to be prepared subsequent to the preliminary report, to include a description of remaining blight within the project area. Section 33451.5(c)(2) requires that the Report to the State Departments, also to be prepared subsequent to the preliminary report, include a description of the remaining blight. This description of remaining blight is included in this Preliminary Report (which will serve as the Report to the State Departments) and will also be included in the Report to Council.

Table II-I
CRL Blight Definitions: 2007–Present (SB 1206)

	Blight Characteristic	Definition Under CRL as Amended by SB 1206 Effective January 1, 2007
A. Physical Conditions [CRL Section 33031(a)]		
(1)	***Unsafe or Unhealthy Buildings***	Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities.
(2)	***Conditions Hindering Viable Use of Buildings or Lots***	Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards.
(3)	***Adjacent or Nearby Incompatible Uses***	Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.
(4)	***Irregular Lots in Multiple Ownership***	The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.
B. Economic Conditions [CRL Section 33031(b)]		
(1)	***Depreciated or Stagnant Property Values***	Depreciated or stagnant property values.
(2)	***Impaired Property Values Due to Hazardous Wastes***	Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459).
(3)	***Indicators of Economically Distressed Buildings***	Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.
(4)	***Serious Lack of Neighborhood Commercial Facilities***	A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.
(5)	***Serious Residential Overcrowding***	Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, "overcrowding" means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the the California Code of Regulations.
(6)	***Excess of Problem Businesses***	An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems.
(7)	***High Crime Rates***	A high crime rate that constitutes a serious threat to the public safety and welfare.
C. Inadequate Public Improvements [CRL Section 33030(c)]		
		A blighted area ... may also be characterized by the existence of inadequate public improvements or inadequate water or sewer utilities.

Source: California Community Redevelopment Law.

e. CRL Requirement for Identification of Area No Longer Blighted

CRL Section 33354.6(b) states that plan amendments that increase the limit on the number of dollars to be allocated to the redevelopment agency must identify the portions of the project area that are no longer blighted.[2] Additionally, CRL Section 33333.11(e) requires that the preliminary report for plan amendments that extend the time limit for plan effectiveness and tax increment receipt by up to 10 years must include a map that identifies the portion of the project area that is no longer blighted.

This chapter identifies the portion of the Project Area that is no longer blighted. For purposes of this analysis, a parcel no longer blighted is defined as a parcel that is characterized by no observable blighting conditions. The Agency does not anticipate providing redevelopment assistance to activities or projects located on these parcels, and will not provide Agency financial assistance during the 10 years plan effectiveness extension period.

f. CRL Requirement for Identification of Necessary and Essential Parcels

For plan amendments that increase the limit on the number of dollars to be allocated to the redevelopment agency, CRL Section 33451.5(c)(1) requires that the Report to the State Departments include a map that identifies the portion of the project area that contains necessary and essential parcels for the elimination of the remaining blight. CRL Section 33451.5(c)(1) does not define “necessary and essential parcels for the elimination of blight.”

CRL Section 33333.11(e) requires the preliminary report for plan amendments extending the time limit for plan effectiveness and tax increment receipt by up to 10 years to identify the portion of the project area that contains necessary and essential parcels for the elimination of the remaining blight. Section 33333.10(c)(3) includes a definition of necessary and essential parcels as follows:

> *(3) “Necessary and essential parcels” means parcels that are not blighted but are so necessary and essential to the elimination of the blight that these parcels should be included within the portion of the project area in which tax increment funds may be spent. "Necessary and essential parcels" are (A) parcels that are adjacent to one or more blighted parcels that are to be assembled in order to create a parcel of adequate size given present standards and market conditions, and (B) parcels that are adjacent or near parcels that are blighted on which it is necessary to construct a public improvement to eliminate the blight.*

None of the parcels that have been identified as no longer blighted are considered necessary and essential to the elimination of blight. The portion of the Project Area with remaining blight may contain some necessary and essential parcels, however, these parcels are not identified because they lie within the portion of the Project Area with remaining blight.

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[2] CRL Section 33354.6(b) requires the Report to Council to identify the portion of the project area no longer blighted. Section 33451.5(c)(1) requires that the Report to the State Departments include a map of the project area that identifies the portion of the project area that is no longer blighted. The identification and map of the area no longer blighted is included in this Preliminary Report, also serving as the Report to the State Departments, and will also be included in the Report to Council.

3. Map of Blighting Conditions

The CRL requires a map indicating where blighting conditions continue to exist. Numerous figures throughout this chapter and Appendix C summarize and locate various blighting conditions in the Project Area. Together, these figures constitute the blighting conditions map required by the CRL. The map has been broken into separate figures for ease of reading and reference due to the substantial amount of information provided about blight in the Project Area. The figures demonstrate that significant blight remains in the Project Area.[3]

B. Methodology

The methodology for assessing existing conditions and remaining blight in the Project Area included review of previous blight documentation, a field survey of the Project Area, analysis of public records, reports and data, and discussions with professionals with knowledge of the Project Area. This section describes the sources and methods in detail.

1. Review of Past Conditions and Redevelopment Activities

Prior existing conditions analyses and reports on redevelopment activities to date were reviewed to establish the Project Area's history and identify likely areas of remaining blight. The Agency's current Five-Year Implementation Plan and documents prepared for Plan Amendments in 1982 and 2001 documented past blighting conditions and efforts to remediate blight in the Project Area. City and Agency staff provided information on projects completed since 2003, projects underway, and those planned in the immediate future.

This existing conditions assessment describes blighting conditions previously identified, blight that has been alleviated by redevelopment activities to date, and remaining blight that cannot be fully addressed within the current time and fiscal constraints of the Redevelopment Plan.

2. Field Survey and Photo Documentation

a. Field Survey

Seifel and Conley Consulting Group (CCG) staff (the Seifel Team) conducted a field survey of the Project Area in late 2010. This survey documented existing conditions in the Project Area.[4] Surveyors spent six days evaluating the Project Area by walking through every publicly accessible street. At each parcel, surveyors recorded the blighting conditions they observed from adjacent parcels and/or the public right-of-way. Surveyors did not inspect the interior of buildings except where interiors were open to the public. Surveyors evaluated buildings using standardized criteria. The survey form used in the field, which contains these criteria, is contained in Appendix B. The blighting conditions observed by surveyors are presented in Sections D.1 and D.2 below.

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[3] The Report to Council must include a map indicating where the blighting conditions exist, as required by CRL Section 33352(b). This Preliminary Report includes the map required by Section 33352(b), and the Report to Council will also include the map.

[4] Parcels in areas no longer blighted were not surveyed during the field survey.

Surveyors rated the physical condition of buildings on a scale from 1 to 5, in which the worst condition is 1 and the best is 5. Table II-2 shows this scale in detail.

These building ratings document one aspect of the extent of remaining physical blight in the Project Area and inform the proposed Plan Amendment. They are not intended to identify individual properties for potential City or Agency action.

Table II-2
Building Condition Rating Descriptions
Central District Plan Amendment 2010-11

Condition Rating	General Condition
1	Very extensive physical/structural deficiencies (dilapidated)
2	Extensive physical/structural deficiencies (deteriorated)
3	Fair condition, some deficiencies present (deferred maintenance)
4	Relatively few deficiencies present (sound)
5	Generally excellent condition (excellent)

b. Photographic Documentation

Field surveyors took photographs documenting the significant adverse physical and economic conditions in the Project Area that are described in this chapter. They used digital cameras with GPS locators to record each photograph's location. These photographs are presented in Appendix C. Their locations, which are widely distributed throughout the Project Area, are shown in Figure C-1.

3. Other Data and Sources

Other data and sources used in the blighting conditions analysis include:

- Discussions with Agency, City, County and State staff in meetings, by telephone and by e-mail in late 2010.
- Available documents including reports, studies, maps, and aerial photographs provided by City and Agency staff and County and State departments; and technical reports, analyses and maps prepared by other consultants and professionals.
- Data provided by the Alameda County Assessor's Office, U.S. Census, California Department of Toxic Substances Control, California State Water Resources Control Board, California Department of Alcoholic Beverage Control, California Department of Conservation, and newspaper articles.
- Interviews with property owners/managers and real estate professionals familiar with Oakland and the Project Area.
- Analyses of economic and other data from various sources.

Refer to Appendix A for a list of sources used in the existing blighting conditions analysis.

C. Redevelopment Projects and Activities in the Project Area

This section describes the blighting conditions historically documented in the Project Area, and the Agency's activities to alleviate those blighting conditions.

1. Historical Blighting Conditions in the Project Area

The City Council found evidence of blight at the time of plan adoption and evidence of remaining blight at the time of applicable plan amendments, and concluded that redevelopment was necessary to effect the public purposes declared in the CRL. The blighting conditions in the Project Area included:

- Deteriorated and dilapidated buildings – At the time of the Original Area Plan Adoption on June 12, 1969, over a third of the buildings in the area were previously documented as seriously deficient. The Plan Amendment in 1982, which added the 1982 Area, included the Henry J. Kaiser Convention Center, which due to age and building deterioration needed substantial rehabilitation that could not be alleviated by private investment. The 2001 Area contained dilapidated and deteriorated buildings, including unreinforced masonry buildings.
- Underutilized and vacant land or abandoned buildings – At the time of the Original Area Plan Adoption, low intensity pattern of construction with an extremely low floor area ratio was a hindrance to the private market to capitalize on the area's location potential.
- Lots of irregular form and shape and inadequate size – Extensive fragmented ownership, parcelization and subdivision of the interiors of structures prevented private investment in the Project Area at the time of the Plan Adoption.
- High vacancy rates – Nearly 45 percent of the total usable floor space in the Original Project Area was vacant at the time of the plan adoption in 1969.
- Obsolete design – The majority of the Original Project Area suffered from obsolete design due to technological progress and modern building techniques. The existing building stock in the 2001 Area failed to satisfy the needs of modern industrial users for availability of parking, outside storage, on-site truck access, and loading dock facilities.
- Inadequate public infrastructure – Inadequate vehicle and pedestrian infrastructure in the Project Area caused congestion and disrupted traffic flow in the Project Area at the time of Plan Adoption. The City added the 1982 Area in order to properly and efficiently plan and implement traffic improvements. The 2001 Area suffered from inadequate/substandard streets, curbs and/or gutters.

2. Redevelopment Activities

The Agency's redevelopment program has included projects and activities that span the entire Project Area and focused projects in Old Oakland, Chinatown, Uptown, and Downtown. Since the adoption of the Project Area, the Agency has facilitated or assisted in the implementation of numerous major projects and developments that alleviated blighting conditions and catalyzed development in the Project Area, including but not limited to the following:

a. Real Estate Development

Property Acquisition, Site Preparation and Disposition

Office

- City Center - In 1970, the Agency signed a (Disposition and Development Agreement) DDA with a development company to redevelop a 12-block area in the Project Area. To date, the City Center project consists of the low-rise "City Center" retail and office facilities atop a below-grade parking garage. Additionally, a Federal office building on two blocks and 4 high-rise office buildings on another 4 blocks are park of the City Center project. A residential development is underway at another block. The Agency still has two remaining blocks to be developed into office space.
- Center 21, formerly known as the Bermuda Building - Center 21 is comprised of two towers, the 215,000-square-foot, nine-story, 2100 Franklin completed in January 2008, and the 2101 Webster tower, a 20-story, 475,000-square-foot building. The Agency worked with the original developer, Brandywine Realty, on the demolition of the original Bermuda building and development of the new office tower located at 2100 Franklin and also played a major role in facilitating the transfer of the property to the CIM group. This project is finished and currently being leased. The Agency acquired the site of the Bermuda Building in an eminent domain action for $3 million.
- University of California Office of the President (UCOP) - The Agency owns a condominium interest consisting of a 145-space public parking garage located within portions of the ground floor and basement levels of the UCOP building at 1111 Franklin Street. The Agency paid $2,419,000 for the garage pursuant to the terms of the 1996 DDA between the Agency and Oakland Developments, LLC for development of the UCOP building. The Agency provided the property for the development of the UCOP building.
- Elihu M. Harris State Office Building – The Agency provided an environmentally clean site to the State of California for the development of the 22-story, 542,000 square foot Elihu M. Harris State Office Building. The Agency also provided a bridge loan in the amount of $4.6 million for the initial design of the building. Construction of the office building was completed in 1998.
- Swans Market – This project, completed in the summer of 2000, renovated the historic Swans Market in Old Oakland into a mixed-use development including: ground floor retail and parking with second and third floor office and housing.
- City Administration Complex – The City Administration Complex was completed in 1998 and includes the seismically upgraded City Hall and Broadway Building, in addition to two new office buildings. The Agency contributed $37 million in financing to the project.
- Rotunda Renovation Project – The Agency contributed $12 million to the rehabilitation of this historic building, providing 187,000 square feet of office space and 50,000 square feet of retail space. The Agency transferred the building to Rotunda Partners II in 1998, and the project was completed in 2001.
- Preservation Park - In the 1970s, the Agency acquired eleven Victorian houses that were going to be displaced as a result of construction of the 980 Freeway. The Agency moved the buildings to a block bounded by 12th Street, Castro, 14th Street and Martin Luther King, Jr. Way in the Project Area. The site, which already included five historic buildings, was subsequently named "Preservation Park". From 1986 until 1991, private developers, with funding assistance provided by the Agency, renovated the buildings to preserve their

historical significance and architectural quality, and converted them from residential to commercial office use.

- Victorian Row – In the 1980s, the Agency assisted with the renovation of 18 parcels, which occupied most of the two City blocks in Old Oakland, into a mixture of ground floor retail and commercial second and third floors. The stunning Victorians were preserved, and the project prompted a vigorous neighborhood revival.
- Tribune Tower – The Agency provided funding of up to $1.2 million toward the renovation of the Tribune Tower, a 21-story historic office building that was damaged during the 1989 Loma Prieta Earthquake. The project was completed in 1999.

Housing

- 10K Housing Initiative - In 1999, the Mayor and the City Council launched the 10K Downtown Housing Initiative. This major downtown redevelopment effort aimed to attract 10,000 new residents to the Central District by marketing the area, identifying opportunity sites and working with private developers to build housing for new urban dwellers. The 10K initiative has significantly contributed to positioning the Project Area as a desirable location for the development of rental and owner-occupied housing. As of August 2010, 4,274 housing units were completed, 371 units were in construction, 1,670 units had planning approvals and 1,439 units were in planning. The Agency acquired and prepared sites, selected developers and entered into DDAs for six of these projects, including:
  - Fox Courts - Located behind the Fox Theater, this project includes 80 units of affordable housing and 4,000 square feet of space dedicated to childcare and children's art education programs. The Agency provided a total of $2,664,400 in grants and loans to this project. Fox Courts started construction in August 2007 and was completed in June 2009. The building is currently 100 percent leased.
  - Uptown Project - In October of 2005, the Agency entered into a Lease Disposition and Development Agreement (LDDA) with Uptown Housing Partners LLC to redevelop two underutilized "super blocks" located in the Uptown Area. The Uptown includes a transit-oriented development consisting of 665 rental apartments, of which 20 percent (133 units) are affordable to households earning 50 percent or less of the area's median income (AMI) for a period of 55 years. In addition, five percent (33 units) of the 665 units are affordable to households earning incomes not exceeding 120 percent of AMI for a period of 55 years. The development also includes 9,000 square feet of neighborhood-serving retail and a 25,000 square foot public park, Fox Park. The Agency provided a total of $54 million in funding assistance for the project.
  - Market Square – Completed in two phases, the first in June 2006 and the second in November 2008, Market Square is a 202 unit condominium project, which includes 28 ground floor live-work and/or retail units.
  - Franklin 88 - Completed in February 2005, Franklin 88 is an 88-unit condominium project with 6,400 square feet of retail and 135 public parking spaces.
  - Landmark Place - Completed in December 2003, Landmark Place is a 92-unit condominium project with a small corner retail condominium.
  - City Walk - Completed in three phases in 2011, City Walk is a 264-unit condominium project with 3,000 square feet of retail.

  - Old Town Square – Completed in November 1998, Old Town Square is a 98-unit condominium project with 5,000 square feet of retail/commercial space.
- Henry Robinson Multi-Service Center (HRMSC) – In 1990, the Agency provided $5 million funding assistance for the rehabilitation of the HRMSC. The HRMSC provides economic benefits to disadvantaged persons living within or near the Project Area by operating major supportive housing services to eliminate homelessness for struggling families through the provision of a two-year transitional housing program, an emergency shelter and drop-in services for the homeless population in Oakland. The HRMSC provides transitional housing for up to 54 families, and provides case management services to homeless individuals. The HRMSC also provides eight emergency housing units, a drop-in center and an award-winning program for children.
- Pacific Renaissance Plaza – Construction of the Pacific Renaissance Plaza started in 1990 and was completed at the end of 1992. The Plaza includes 250 housing units, 100,000 square feet of commercial/retail space, a 24,000 square-foot Asian Cultural Center and 840 underground parking spaces. The Agency contributed land and financing to the project.
- Affordable Housing – In addition to Fox Courts and Uptown Project Phase 1 under the 10K Housing Initiative and HRMSC discussed above, the Agency has been involved in rehabilitation, mostly the historic single room occupancy (SRO) structures, and new construction, mostly larger family units as well as senior, family and homeless/transitional housing. Funds from the Central District Low-Moderate Income Housing Set-A-Side have also been used to assist the development of affordable housing throughout the City of Oakland. Fourteen projects with 1,042 units have been completed with Redevelopment assistance in the Central District, including:
  - Adcock/Joiner Apartments (50 units family housing);
  - Aztec Hotel (58 units single room occupancy (“SRO”));
  - C.L. Dellums Apartments (72 units SRO);
  - Frank G Mar (119 units family housing);
  - Hamilton Hotel (92 units SRO);
  - James Lee Court (26 units family housing);
  - Madison Lofts (79 units family housing);
  - Madison Park Apartments (98 units family housing);
  - Madrone Hotel (32 units SRO);
  - Oak Street Terrace (39 units senior housing);
  - Oaks Hotel (85 units SRO);
  - San Pablo Hotel (144 units senior housing);
  - Southlake Tower (129 units senior housing); and
  - Swans Market (18 units family housing).

Hospitality

- Courtyard by Marriott Hotel - On July 23, 1999 the Agency entered into a DDA with Oakland Garden Hotels, LLC for the development of the 160-room Courtyard by Marriott Hotel, which was completed in 2001. The Agency sold the land to the developer.

b. Commercial Attraction, Retention and Expansion

- Business Improvement District/Community Benefit District -The purpose of a Business Improvement District (BID), also known as a Community Benefit District (CBD), is to generate revenues from special assessments that are used to improve the public perception of Oakland's commercial and mixed-use neighborhoods, including the Central Business District, as a place to work, shop, live and conduct business. BIDs provide enhanced services beyond the baseline services already provided by the City. BID activities include, but are not limited to private security and ambassador services, enhanced landscaping, sidewalk cleaning, special events, district branding and other marketing activities to support the economic vitality of the district. Within the Project Area, major accomplishments include the formation of the Koreatown/Northgate Community Benefit District in July 2007 and the formation of the Downtown Oakland and Lake Merritt/Uptown Community Benefit Districts in July 2008. Collectively, these three districts generate approximately $2.2 million per year.

c. Business Rehabilitation and Modernization

- Broadway Auto Row - In 1997, the Agency spent $3 million on street improvements in an area known as Broadway Auto Row with the goal to enhance the area and to retain and attract auto dealerships and other retail uses along the 12-block commercial strip along Broadway between Grand Avenue and Interstate 580.
- Downtown Façade Improvement Program -The Downtown Façade Improvement Program ("FIP") was created in 1999 and covers the Uptown, Old Oakland/Chinatown and the Lower Broadway area. The program also includes the Downtown Historic Façade Improvement Program. The Downtown FIP provides matching grants and design assistance to existing businesses for the purpose of making storefront and façade improvements. The FIP is intended to restore the exterior of historic buildings, update and modernize the exterior of older buildings, promote retail activity, improve the pedestrian experience and help support other redevelopment projects by enhancing the general appearance of surrounding properties. Since 1999, 395 façade improvement projects have been completed. The Agency has invested $5.7 million in grants in these projects, which leveraged $28 million in exterior improvements.
- The Downtown Tenant Improvement Program -The Downtown Tenant Improvement Program ("TIP") provides incentives to attract retail, restaurants, arts and entertainment businesses to targeted locations in the Project Area. The TIP provides property and business owners matching grants to cover expenses for asbestos abatement, compliance with the Americans with Disabilities Act (ADA), interior demolition, upgrading mechanical, plumbing and electrical systems, and restoration of interior historic design features. The TIP can be used separately or in conjunction with the Downtown FIP. The program started in September 2003 and has been highly successful. Since the program began, 205 tenant improvements projects have been funded and roughly 2,000 permanent jobs have been created. The Agency's $6 million in grants have leveraged $35 million in interior improvements. As a result of the TIP, rents in some areas have doubled in the last seven years.
- Basement Backfill and Repair Program -The Central District Basement Backfill and Repair Program (BBRP) is a program developed by the Agency in 2008 to assist private property owners with the repair of their deteriorated sub-sidewalk basement spaces in specific areas in the Project Area. The overall purpose of this program is to correct the problems associated with these deteriorated basements—such as leaking and rusted elevator access doors, deteriorated structural elements, rusted rebar, and leaking skylights and sidewalk grilles—so

that the City can proceed with construction of several streetscape projects included in the Downtown Streetscape Master Plan. Properties identified as eligible for this program include the 1600 block on the west-side of Broadway, the 1600 and 1700 blocks on Telegraph Avenue, and 725, 801 and 827 Washington Street.

d. Community Enhancement

Public Improvements

- Jefferson Square Park - Jefferson Square Park reopened in November 2010 upon the completion of several major improvements including a new dog run, renovated tot lot, basketball court improvements, and new lighting, plants and trees. These improvements assist in the elimination of physical conditions, which attracted dumping and other blighting activities and also posed a threat to public safety and welfare. The Agency contributed over $600,000 to renovate the Jefferson Square Park.
- Madison Square Park (810 Jackson Street) -The existing facilities at Madison Square Park were enhanced to provide a gathering space for community groups who have been using the nearby BART plaza site for various activities. The total project cost $285,000 and was completed in February 2008.
- Malonga Casquelourd Center for the Arts - The Malonga facility required major renovation of its building systems, building exterior and common areas. The first phase of work began in 2008 and was completed in the late 2010. The design work for the second phase has been completed, and improvements are estimated to be complete in 2012.
- Chinese Garden Park - The project implemented improvements that addressed the substandard landscaping and accessibility to Pioneer Hall Chinese Garden Park. Other improvements included grading, installation of concrete, ADA accessible pathways and parking, new lawn and irrigation and additional landscaping, including installation of trees. The Agency contributed a total of $335,000.
- Lincoln Square Park – This project provides a new multipurpose playing field and ball courts connecting Lincoln Square and the Lincoln Elementary School. Other improvements include a new pedestrian path running through the park, a community stage, new trees and landscaping, a stretching area for seniors, game tables and stool sets, new lighting, and fencing. The design work has been completed and construction is projected to begin in mid 2011.
- First Unitarian Church Complex-In 1996, the Agency approved a $2,150,000 grant to complete the renovation of two buildings within the historic First Unitarian Church Complex.

Circulation, Street Improvements and Streetscape

- Downtown Streetscape Master Plan -The Streetscape Master Plan calls for the construction of various public improvements to complement existing and future redevelopment projects, and to attract new public and private investment into the Project Area. The improvements consist of repair and/or restoration of existing pavement, widening existing sidewalks, constructing pedestrian bulb-outs, introducing new landscaping such as street trees, improving signage and striping, installing new lighting, modifying existing traffic lane patterns, and creating bicycle lanes.
  - The Revive Chinatown Pedestrian Improvements Project, which includes scramble traffic signals, bulb-outs, pedestrian countdown timers, and high visibility crosswalks at four main intersections in Chinatown, was completed in summer 2008.

- The Broadway Streetscape Improvements Project, Phase II and III (12th to 20th Street), which included the installation of basic pedestrian amenities such as benches, trash receptacles, and new trees and tree grates, was completed in October 2008.
- The Telegraph Phase I Streetscape Improvements Project (west-side of Telegraph from 18th to 20th Streets) and the Broadway/West Grand Project (Broadway from 21st to West Grand Avenue) were completed in spring 2009.

- Central District Parking Garage -The Agency-assisted 325-space 17th Street Parking garage was completed by a private developer, and the Agency completed construction of a 135-space garage at the Franklin 88 condominium project in 2005. The completed City Center West Garage also supports the parking needs of downtown workers and visitors.
- City Center West Garage - This 1,465 space parking garage includes retail space along the new 13th Street Pedestrian Way. The City/Redevelopment Agency provided the land and financing for the project.
- Franklin 88 - This 135-space garage serves Chinatown and was completed in October 2004. The garage also provides overflow parking for the adjacent Courtyard by Marriott Hotel per a parking license agreement with the Agency. The Agency provided funding for the development of the Agency's parking facility.
- 17th Street and San Pablo Parking Garage - The Agency provided land and a 10-year tax increment rebate to assist the development of public parking in the Uptown Area, near the Rotunda Building, Oakland Ice Center and the City Administration Complex. The project includes a 6-story parking structure with 330 spaces and two small development pads with room for 5,000 square feet of retail.

Recreational, Entertainment, Cultural and Arts Facilities and Programs

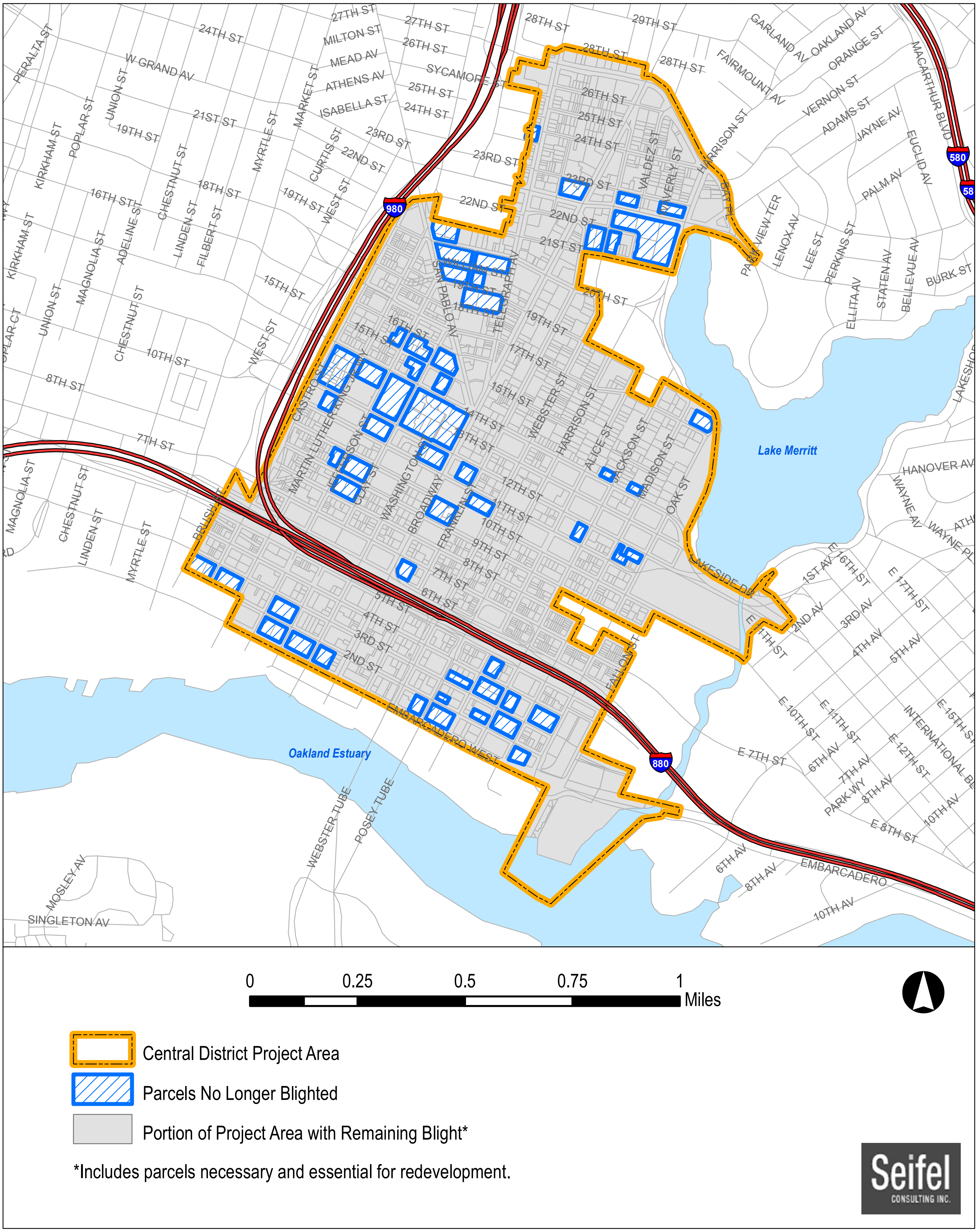
- Oakland Ice Center - On April 28, 1995, the Agency entered into a Disposition and Development Agreement for the development and construction of an ice-skating and hockey facility on Agency-owned land in downtown Oakland. The Ice Center began operations in March 1996.
- Fox Theater Renovation - The Fox Theater, a major historic landmark located on Telegraph Avenue, was vacant and boarded up for many years and had a blighting influence on the surrounding area. The Agency's Fox Theater Master Plan called for the renovation and adaptive reuse of the Fox Theater into a performing arts center and an educational facility for the Oakland School for the Arts. The Oakland School for the Arts opened in January 2009 and the 2,100 seat Fox Theater opened in February 2009. The project also has 5,700 square feet of commercial/restaurant space that is being leased. The Agency contributed $48 million toward the renovation of the Fox Theater, which leveraged $31 million in private investment and $9 million in grants and contributions.

3. Area No Longer Blighted and Area with Remaining Blight

Many parcels in the Project Area are no longer blighted as a result of the Agency's Redevelopment Program and private investment stimulated in part by public investment in the area. Figure II-1 shows the parcels, excluding public streets that are no longer blighted, as identified by City and Agency staff in consultation with Seifel staff. These include parcels surrounding Oakland City Center between 14th Street, 12th Street, Broadway, and Castro Street; most of the area surrounding the Fox Theater and the Uptown Apartments between San Pablo Avenue, Telegraph Avenue, 18th Street, and Thomas L. Berkley Way; most of the area surrounding Kaiser Permanente office buildings and the Cathedral of Christ the Light between Webster Street, Harrison Street, Grand Avenue, and 21st Street; and other areas.

None of the parcels that have been identified as no longer blighted are considered necessary and essential to the elimination of blight. Any necessary and essential parcels are located in the portion of the Project Area with remaining blight. Thus, Figure II-1 identifies the parcels no longer blighted and the portion of the area with remaining blight.

Figure II-1
Parcels No Longer Blighted and Portion of the Project Area With Remaining Blight



D. Remaining Physical Blighting Conditions

Significant physical blight remains throughout the Project Area. Specifically, two of the four physical blighting conditions defined by the CRL contribute to remaining blight in the area:

- Unsafe or Unhealthy Buildings, and
- Conditions Hindering the Viable Use of Buildings or Lots.

1. Unsafe or Unhealthy Buildings [33031(a)(1)]

Many buildings in the Project Area show indications of unsafe or unhealthy conditions. Some are abandoned, dilapidated and deteriorated; others are vulnerable to specific seismic hazards. Many older buildings were constructed using outdated seismic safety practices, such as load-bearing walls of unreinforced brick. The Unsafe or Unhealthy Buildings section of this chapter presents analysis on the following conditions:

- Seismic Vulnerability
  - Adverse Soil Conditions and Liquefaction
  - Building Age and Earthquake Risk
  - Unreinforced Masonry Buildings
  - Other Seismically Vulnerable Building Types and/or Construction Practices
  - Cost of Reducing Impact of Earthquake Hazards in Project Area
- Dilapidation and Deterioration
  - Building Age and Dilapidation
- Lead Paint/Asbestos Hazards

a. Seismic Vulnerability

Significant earthquake hazards affect the Project Area, including nearby earthquake faults and a high probability of future earthquakes. The 1997 Uniform Building Code locates Oakland and the entire Bay Area in Seismic Risk Zone 4, an area expected to experience maximum magnitudes and damage in the event of an earthquake. According to the April 2008 U.S. Geological Survey Fact Sheet, the probability of at least one major earthquake of 6.7 magnitude or greater capable of causing widespread damage striking somewhere in the San Francisco Bay Area before 2037, is 63 percent.[5]

A portion of the North Hayward Fault runs through Oakland east of the Project Area along Highway 13 and I-580. The State Mining and Geology Board has established a Special Studies Zone in Oakland per the Alquist-Priolo Special Study Zones Act, which was created to delineate zones encompassing all active fault traces.[6] Two major earthquakes along the fault occurred in 1836 and 1868, with magnitudes greater than 7.0 on the Richter scale. The North Hayward Fault

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[5] U.S. Geological Survey, "Forecasting California's Earthquakes – What Can We Expect in the Next 30 Years," (Accessed via website - http://pubs.usgs.gov/fs/2008/3027).

[6] Oakland General Plan, Safety Element, Chapter 3 Geologic Hazards, November 2004, p. 29.

is the most hazardous system in the Bay Area, with a 31 percent likelihood for a magnitude 6.7 or higher earthquake occurring in the next 30 years. Major activity along the fault is likely to cause extensive structural damage to many buildings in Oakland due to the fault's location through the City, the intensity of land uses near the fault zone, and the long interval since the last major earthquake occurrence along the fault, which has resulted in stored potential.[7]

The San Andreas Fault, California's longest and most active fault, is located approximately 15 miles west of Oakland. The 1906 and 1989 earthquakes, produced by the San Andreas Fault, has a 21 percent probability of generating another earthquake with a magnitude 6.7 or higher in the next 30 years.[8]

An earthquake along the Calaveras Fault, which runs down the San Ramon Valley and parallel to and approximately 10 miles east of the Oakland hills crest, would also affect the Project Area. This fault has experienced four moderate earthquakes since 1980 and has a seven percent probability of generating an earthquake with a magnitude 6.7 or higher in the next 30 years.

Figure II-2 shows the known earthquake faults located near the Central District Project Area and indicates the probability of an earthquake occurring along the faults over the next 30 years.

Ground shaking associated with earthquake scenarios were mapped by the Association of Bay Area Governments (ABAG) Earthquake program in June 2004.[9] The following levels of shaking severity were found for the Project Area:

- North Hayward fault, magnitude 6.5

  In the event of an earthquake on the North Hayward fault of this magnitude, ground shaking in the Project Area would range from very strong (Level VIII) to very violent (Level X). Areas located in the Project Area that are closer to the San Francisco Bay would experience the most intense ground shaking, with mostly very violent movement along Lake Merritt and Lake Merritt Channel (See Figure II-3).
- San Andreas fault, magnitude 7.9[10]

  In the event of an earthquake of the San Andreas Fault of this magnitude, ground shaking in the Project Area would range from strong (Level VII) to violent (Level IX). However, a majority of the Project Area, particularly in the western sections, would expect to experience very strong ground shaking with very violent ground shaking around Lake Merritt and Lake Merritt Channel.

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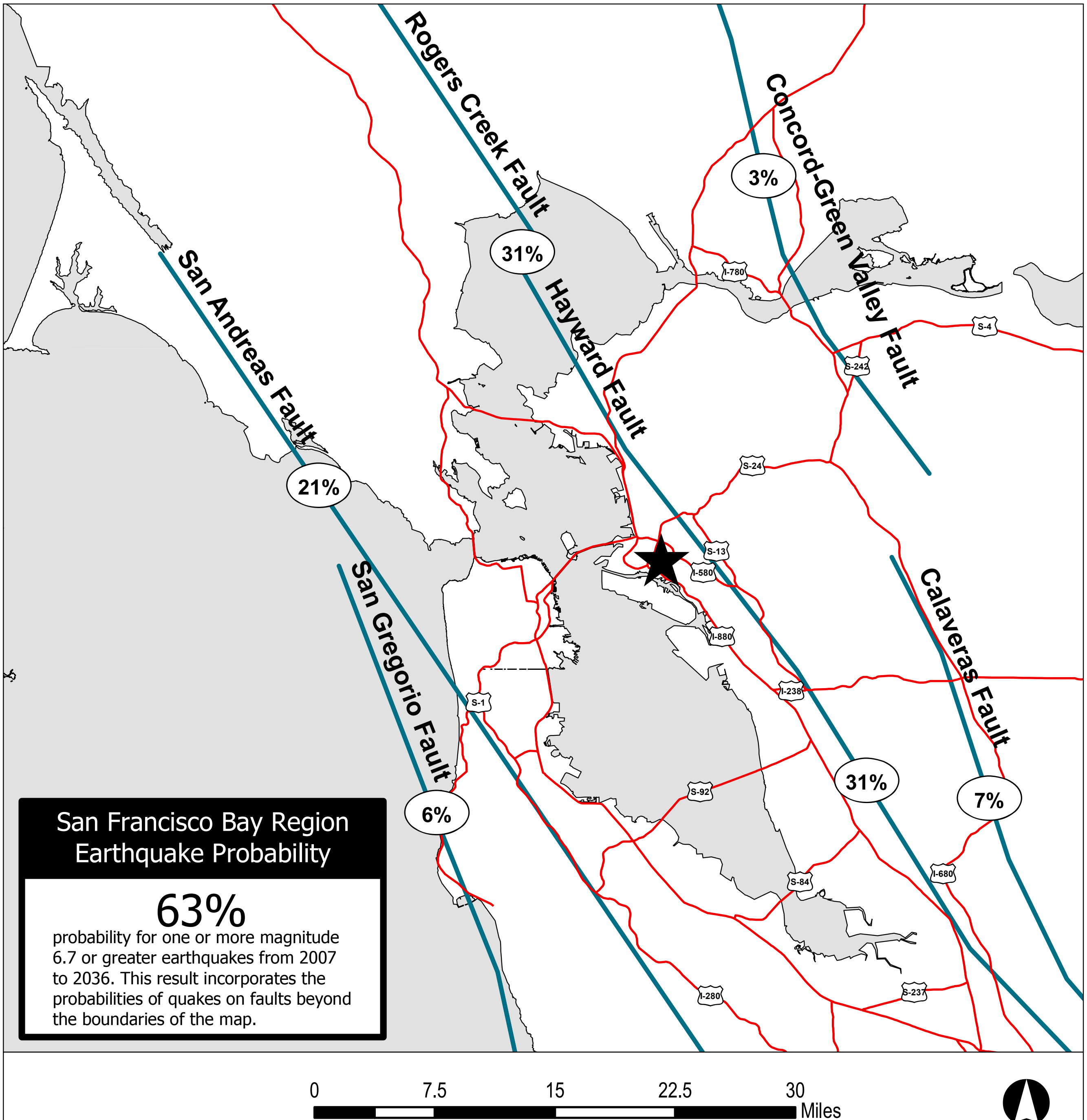
[7] Oakland General Plan, Safety Element, Chapter 3 Geologic Hazards November 2004, p. 32.

[8] U.S. Geological Survey, "Forecasting California's Earthquakes – What Can We Expect in the Next 30 Years," (Accessed via website - http://pubs.usgs.gov/fs/2008/3027).

[9] Association of Bay Area Governments, Earthquake Program 2004.

[10] A 7.9 magnitude earthquake of the San Andreas Fault is equivalent to the 1906 earthquake.

Figure II-2
Earthquake Faults and Probabilities, San Francisco Bay Region



★ Central District Project Area

Percentages indicate probability of magnitude 6.7 or greater earthquake before 2037.
Source: U.S. Geological Survey Working Group on California Earthquake Probabilities, 2008.

Adverse Soil Conditions and Liquefaction

The severity of seismic shaking is influenced by a number of factors, including the duration and intensity of the ground shaking, the proximity of the site to the location of the earthquake and the type of geologic materials underlying the site.

The majority of land in the Project Area is in the flatland with alluvium and dune-sand deposits.[11] Alluvium is a mixture of stiff clays, silts, gravel, and sands. Soils in the flatlands have been formed by thousands of years of hillside erosion and are characterized by high corrosivity and low erosion potential.[12] The remainder of the Project Area land, located along the shoreline and in the landfilled areas, consists of mud.[13] Bay mud provides very little load-bearing strength and any small loading applied on this soil can cause long-term ground settlement. Differential settlement can damage building foundations, disturb underground utilities and cause settlement in streets and roads. This condition is of particular concern in areas where buildings have not previously included support structures and where new structures would place heavier loads than existed in the past.

Earthquakes often result in liquefaction, which exacerbates future earthquake damage to existing buildings and infrastructure. During the liquefaction process, the soil, if unconfined, acquires mobility sufficient to permit both horizontal and vertical movements. The soil may become like quicksand and have little bearing strength. It may cause differential settlement, sliding along liquefied layers and/or cause buildings and structures to tilt, subside and move laterally. In the event of an earthquake, risk of liquefaction greatly increases the risk of damage to existing buildings.

The United States Geological Survey (USGS) has created a map of areas in Oakland and surrounding cities with the potential to produce surface manifestations of liquefaction. Areas are classified into low, moderate, high and very high liquefaction susceptibility. As shown in Figure II-3, the majority of the Project Area has moderate levels of liquefaction susceptibility. The portions of the Project Area along Lake Merritt and Lake Merritt Channel demonstrate very high susceptibility due to artificial fill and Bay fill soils.

Building Age and Earthquake Risk

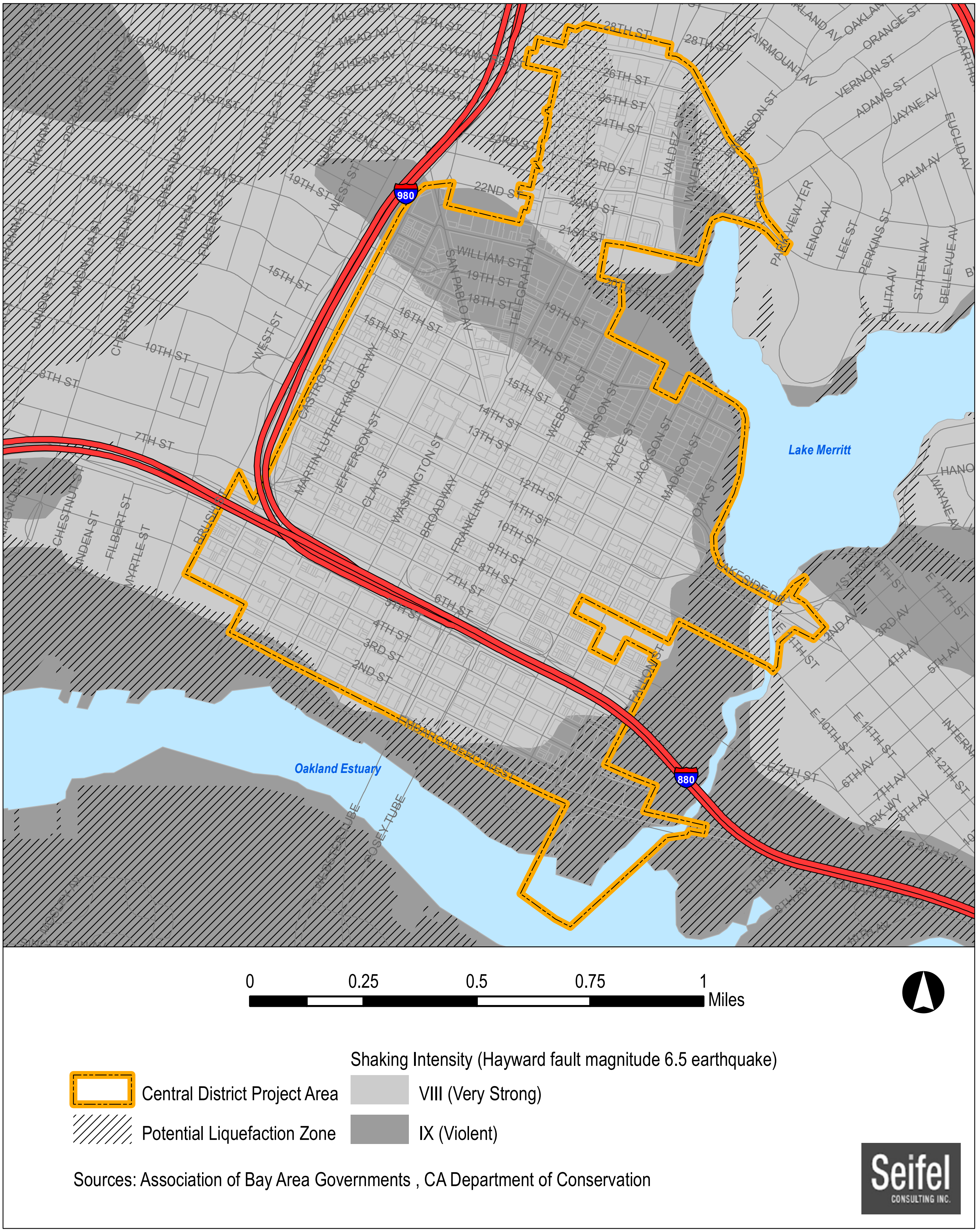
Building age can serve as a reference for design and construction standards of the time, and can be a contributing factor to a building’s safety. The age of a building can also serve as an indicator for changes in regulation and health standards that have evolved throughout the years. Many older buildings in earthquake zones can be considered unsafe. Conditions commonly found in such buildings include inadequate foundations, a lack of adequate foundation connections, weak cripple walls, dry rot, termite damage, or poor design.

[11] Oakland General Plan, Safety Element, Chapter 3 Geologic Hazards, November 2004, p. 26.

[12] Ibid.

[13] Ibid.

Figure II-3
Shaking Intensity and Liquefaction Zones



A number of seismic safety practices were implemented in building construction in the Bay Area during the 1940s. Consequently, buildings constructed prior to 1940 lack adequate seismic retrofits and are more likely to suffer damage in an earthquake and be a hazard to those who live or work in the building.[14] The Oakland Building Code states that November 26, 1948 was the effective date of the City's building code requiring earthquake resistant design of buildings.[15] Of the 1,225 buildings in the Project Area for which building age data is available, 941, or 77 percent, were built prior to 1949.

As stated in the Oakland Building Code, the Uniform Building Code (UBC) is used as the standard for building construction within the city. The UBC, updated every three years, underwent major changes in seismic standards during the 1950s and 1970s, in response to major earthquake incidents around the country and subsequent building technology improvements.

Unless adequately retrofitted, structures built prior to the adoption of the 1955 edition of the UBC are more susceptible to earthquake damage. As discussed above, older buildings in earthquake zones can be considered unsafe. According to data provided by HdL, over 81 percent of buildings in the Project Area were built prior to the adoption of the 1955 UBC.

Furthermore, the 1977 revision of the UBC included earthquake design provisions, which account for a location's seismic and underlying soil composition in addition to the building's primary usage and occupancy. Buildings constructed prior to 1977 would not meet current design provisions for earthquake forces, and thus, are vulnerable to serious damage from seismic events. Thus, within the Project Area, an additional 11 percent of buildings in the Project Area for which building age data is available may also be at a greater risk.[16]

The Field Survey documented numerous buildings in the Project Area that exhibit the characteristics of older buildings that increase seismic vulnerability discussed above (including, for example, inadequate foundations, dry rot or termite damage, poor design, or substandard construction). These conditions make older buildings likely unsafe in the event of an earthquake. Graph II-1 summarizes the distribution of buildings by age for the Project Area. In total, over 90 percent of buildings in the Project Area are likely to be unsafe in the event of a major earthquake. (Refer to Section D.1.a for further information on earthquake hazards.)

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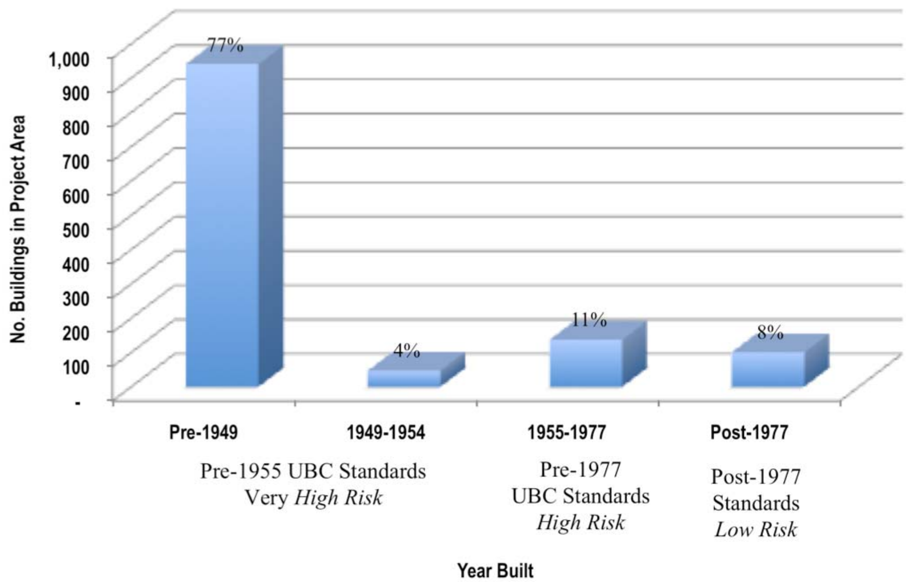
[14] Shaken Awake! (1996). Oakland, CA: Association of Bay Area Governments. As excerpted online at www.abag.ca.gov/bayarea/eqmaps/shelpop/bldg.html.

[15] Oakland Building Construction Code. Chapter 15.028.020. City of Oakland

[16] Earthquake resistant building design codes and safety standards: The California experience (2000). Cutcliffe, Steven. GeoJournal 51: 259-262.

Graph II-1
Age of Building as an Indicator of Seismic Susceptibility
Central District Plan Amendment 2010-11



Source: HdL data provided by City of Oakland, Seifel Consulting Inc.

Building Construction and Earthquake Risk

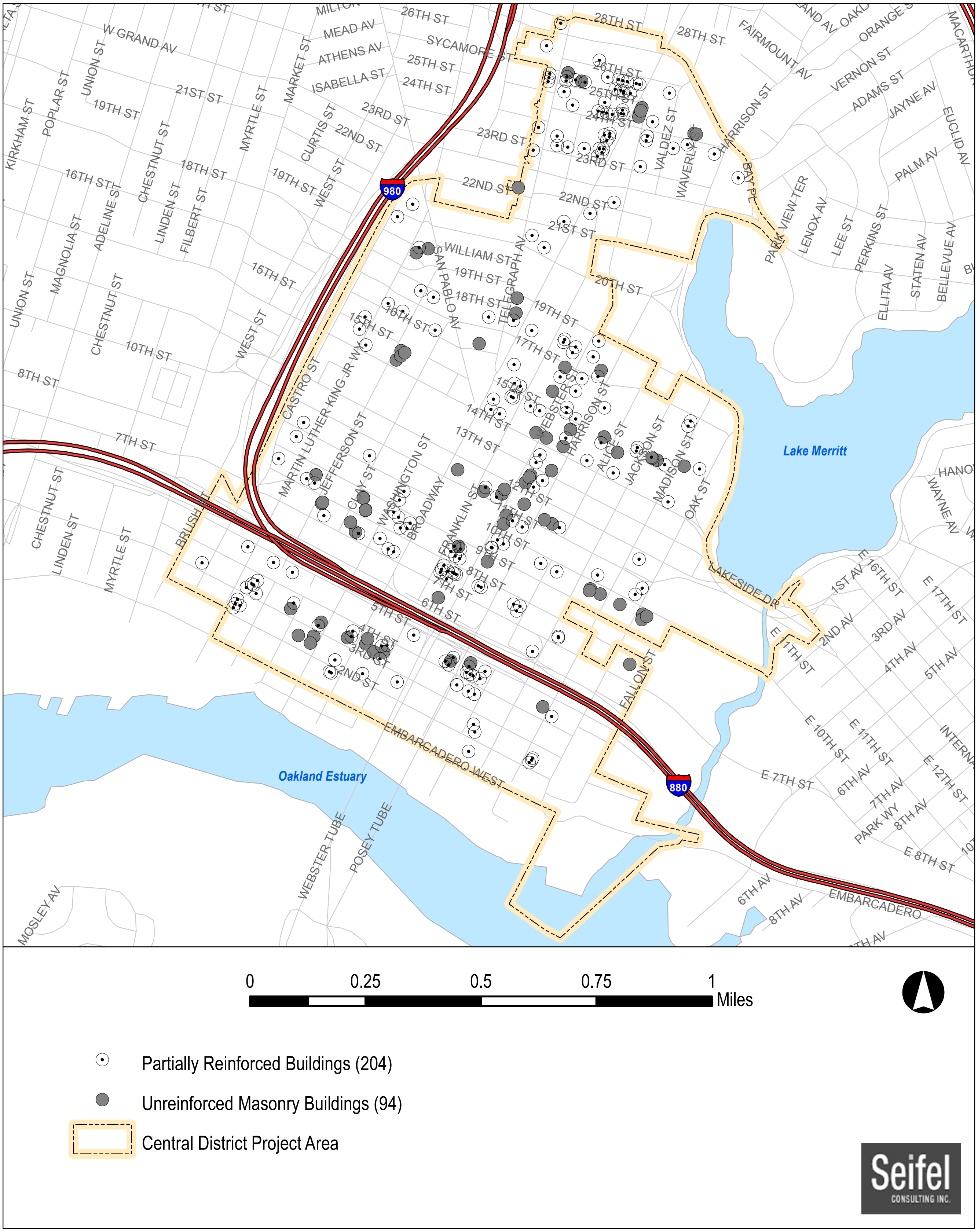
Recent earthquakes in California have demonstrated that certain building types can be unsafe and hazardous during seismic events. Such buildings include aging wood frame structures with inadequate foundation connections, soft story buildings, older poured concrete buildings without adequate reinforcement, badly connected concrete tilt-up buildings, poorly engineered concrete parking structures, and informally constructed or poorly engineered buildings.[17] Buildings with these construction types were observed throughout the Project Area.

Unreinforced masonry buildings (URMs) and buildings constructed in the early to mid-1900s would be expected to incur the greatest structural damage during an earthquake. URMs, typically constructed of brick, hollow tile or concrete block, have proven to be particularly hazardous during an earthquake.

A 1986 state law requires existing unreinforced masonry buildings (URMs) to be retrofitted, but retrofits are often expensive and many buildings remain unreinforced. The Agency has assisted with URM retrofits in the Project Area, however URMs are still prevalent in the Project Area. During the field survey, surveyors observed 94 unreinforced masonry buildings and 204 partially reinforced masonry buildings in the Project Area (16 percent of buildings surveyed). Figure II-4 indicates the location of unreinforced masonry buildings and partially reinforced masonry buildings observed during the Field Survey.

[17] According to the Earthquake Engineering Research Institute (EERI), soft story buildings are buildings with unusually weak stories, which can easily collapse in an earthquake. The ground floor is the most common location for a soft-story, which is usually due to tuck-under parking or large commercial spaces. Many soft-story buildings collapsed in the 1989 Loma Prieta and 1994 Northridge earthquakes.

Figure II-4
Unreinforced Masonry Buildings and Partially Reinforced Masonry Buildings



Cost of Reducing Impact of Earthquake Hazards in Project Area

The cost of addressing the poor soil, building conditions and earthquake hazards present in many portions of the Project Area are substantial, whether in new development or rehabilitation.

Settlements or instability can be mitigated by construction methods such as pre-loading, deep foundations and improvement of soil conditions. Liquefaction potential is typically mitigated by grouting, vibro-floatation, stone columns, dynamic deep compaction, deep soil mixing, and the removal and re-compaction of loose soil.

Single-family homes can be retrofitted to mitigate earthquake hazards. Estimates from ABAG's website, last updated in 2006, state that seismically retrofitting a single-family home would cost approximately $4,500, which when adjusted to 2010 dollars is $5,392.[18]

These mitigations have significant cost implications for development or rehabilitation projects located on the various soil types found within the Project Area, and may impede new development and significant rehabilitation projects. Without sufficient funds or incentives to undertake mitigations, existing conditions will continue to be unsafe or unhealthy in the event of an earthquake.

b. Dilapidation and Deterioration

In late 2010, the Seifel Team conducted a Field Survey to observe existing conditions in the Project Area. Based on these observations and analysis of available data, the Project Area contains a wide variety of building types, ages and conditions. A substantial number of buildings in the Project Area suffer from very extensive or extensive building deficiencies. These buildings exhibit major adverse conditions, which would likely be costly to remedy.

Major adverse building conditions observed in the Project Area during the Field Survey include, but are not limited to, the following: dilapidation; pervasive dry rot or termite damage; poor alignment or subsidence; structurally unsound foundations, including missing or cracked foundations and foundations made from brick; missing or extensively deteriorated roofing; informal or substandard construction; and fire damage.

A strong relationship exists between the deteriorated or dilapidated condition of buildings observed in the Field Survey and health and safety problems in these same buildings. Adverse conditions such as weak foundations, poor alignment, water damage, and dry rot result in structural vulnerability, especially in earthquakes (see discussion above). Deteriorated roofs, windows and walls allow moisture to enter buildings, which can cause structural rot in wood timbers and promote the growth of hazardous molds.

Poor building conditions contribute to respiratory health issues. A study sponsored by the Centers for Disease Control and Prevention has linked indoor mold to asthma and other respiratory problems. According to the Asthma and Allergy Foundation, over half of Americans with asthma suffer from the allergic form of the disease, which is triggered by exposure to allergens such as mold.[19] Mold is caused by excess moisture that can enter a building in many ways, including

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[18] "ABAG FAQs and Retrofit Resources" ABAG. Retrieved December 10,2010. http://www.abag.ca.gov/bayarea/eqmaps/fixit/FAQs.html

[19] "Indoor Mold, Building Dampness Linked to Respiratory Problems and Require Better Prevention," The National Academies Institute of Medicine press release, May 25, 2004.

through deteriorated roofing, windows and walls. These conditions, as well as exterior mold, were documented in the Central District Project Area.

Buildings that exhibit major adverse conditions, such as those listed above, are unsafe or unhealthy to occupy. They put residents and employees at risk from injury, disease, and earthquake. As shown in Table II-3, 447 buildings, or 33 percent of all buildings surveyed, received condition ratings of 1 or 2 from the Field Survey, indicating major adverse building conditions.[20] Figure II-5 indicates the locations of these buildings in the Project Area. These buildings were found throughout the Project Area, with particularly high concentrations in the Northgate/Waverly, San Pablo Gateway, Old Oakland, Chinatown, Lakeside, and Warehouse and Chinatown neighborhoods.

Table II-3
Building Condition Ratings
Central District Plan Amendment 2010-11

Condition Rating	**General Condition**	**Number of Buildings[a]**	**Percent of Total**
1	Very Extensive Physical Deficiencies (Dilapidated)	70	5.2%
2	Extensive Physical Deficiencies (Deteriorated)	377	27.8%
3	Some Physical Deficiencies (Deferred Maintenance)	551	40.6%
4	Few Physical Deficiencies (Sound)	293	21.6%
5	Minor or No Physical Deficiencies (Excellent)	67	4.9%
Total		1,358	100.0%

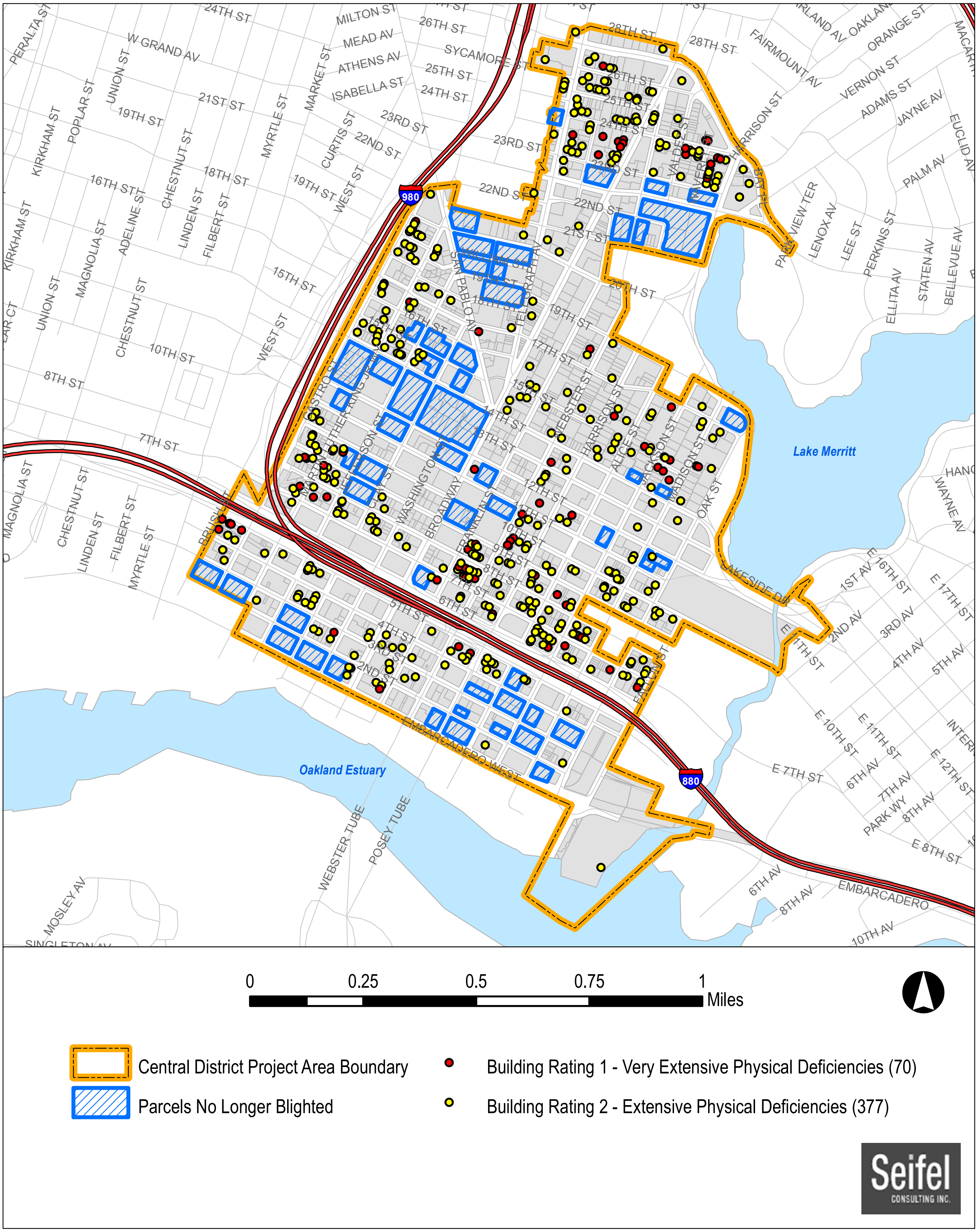
a. 1,358 buildings in the Project Area were evaluated in the Field Survey. The Field Survey did not evaluate buildings on parcels no longer blighted.

Source: Seifel Consulting Inc. Field Survey.

Other adverse building conditions observed during the Field Survey include, but are not limited to: broken and boarded windows; inadequate or deteriorated roofing; deteriorated, cracked or poorly repaired walls; extensive deferred maintenance; and substandard or obsolete design. In combination with each other and/or with major adverse building conditions, these other adverse conditions present a significant risk to the health and safety of building occupants. For example, deteriorated roofing is more likely to leak, leading to mold growth and serious respiratory illnesses such as asthma, as well as water damage which can cause wood timbers to rot, weakening structures and making them more vulnerable to earthquakes.

[20] See building rating descriptions in Table II-2.

Figure II-5
Location of Buildings that Are Unsafe or Unhealthy (Building Rating 1 or 2)



Fourteen buildings in the Project Area show signs of abandonment. Abandoned buildings are those that exhibit no sign of residential or commercial occupancy and are often in states of extensive physical disrepair with no evidence of steps taken toward abatement. Characteristics of abandoned buildings observed during the Field Survey include dilapidation, deterioration, boarded doors or windows, broken windows, and extensive deferred maintenance. Dilapidated and abandoned buildings have a significant impact on the public health and safety, including increased risk of accidental injury, increased incidence of emotional stress, and increased incidence of high-risk behaviors.[21]

Building Age and Dilapidation

The Project Area contains buildings representing a wide range of ages, building types, and conditions. As stated, a significant number of older buildings are deteriorated and dilapidated, and some are abandoned. These conditions make many of these buildings unsafe or unhealthy places to live or work. Older buildings require renovation to meet modern standards of health and safety. They must also undergo regular maintenance to combat the normal deterioration that occurs over the life span of a building. A majority of buildings in the Project Area are old. Over 75 percent of buildings for which age data is available were constructed before 1950, and 48 percent were constructed before 1920. The field survey found that old buildings were significantly more likely to be deteriorated or dilapidated, indicating that they have not been maintained or renovated. Table II-4 summarizes building age data for buildings in the Project Area, and Table II-5 compares building condition ratings with building age.

Table II-4
Age of Buildings
Central District Plan Amendment 2010-11

Year Built	Number of Buildings[a]	Percent of Total
1850-1889	82	6.7%
1890-1919	507	41.4%
1920-1949	361	29.5%
1950-1979	178	14.5%
1980-2009	97	7.9%
Total	1,225	100.0%

a. Data on the year built is available for only 1,225 buildings in the Project Area.

Sources: The HdL Companies, City of Oakland.

[21] Hillemeier MM, et al., "Measuring Contextual Characteristics for Community Health," *Health Services Research* 38:6, Part II (December 2003).

Table II-5
Building Ratings by Building Age
Central District Plan Amendment 2010-11

Year Built	Building Condition Rating 1	2	3	4	5	Total	% of Buildings Rated 1 or 2
1850-1889	5	25	20	14	3	67	44.8%
1890-1919	35	175	191	64	10	475	44.2%
1920-1949	12	104	147	73	7	343	33.8%
1950-1979	0	25	93	37	5	160	15.6%
1980-2009	0	3	16	36	12	67	4.5%
Total	**52**	**332**	**467**	**224**	**37**	**1,112**	34.5%

Note: 1,358 buildings in the Project Area were rated during the Field Survey. Of that group, data on the year of construction is available for 1,112 buildings. This is the subgroup contained in this table. Note that the Field Survey did not evaluate buildings on parcels no longer blighted.
Sources: Redevelopment Agency of the City of Oakland, Seifel Consulting Inc.

c. Construction Methods and Safety Hazards

In addition to the seismic safety issues discussed above, City staff members report that a significant number of older downtown office and commercial buildings contain basements that extend beyond property lines into the public right of way underneath City sidewalks. According to the Central District Redevelopment Project Five-Year Implementation Plan 2009-2014, many of these basements have leaking and rusted elevator access doors, deteriorated structural elements, rusted rebar, and leaking skylights and sidewalk grilles. Additionally, some basements do not meet modern standards for bearing heavy loads, and could collapse under certain circumstances, such as if large emergency or utility vehicles on the sidewalks above them were to employ outriggers, arms that extend from the sides of the vehicle and brace against the ground surface to prevent it from tilting while lifting heavy loads.

Inadequate sub-sidewalk basements have been identified on the west side of the 1600 block of Broadway, on the 1600 and 1700 blocks of Telegraph Avenue, and at 725, 801 and 827 Washington Street. Streetscape projects including the Broadway Phases II and III, Old Oakland, Latham Square, and Telegraph Avenue Streetscape Projects have been delayed or scaled back to allow for the resolution of sub-sidewalk basement problems. The City has implemented a Basement Backfill and Repair Program to address these safety issues.

d. Building Code Violations

Serious building-related code violations are further evidence of unsafe or unhealthy buildings in the Project Area. Building-related code violations provide a snapshot of the interior, as well as exterior, building conditions. The building-related code violations data, in conjunction with the Field Survey indicate the presence of buildings that are unsafe or unhealthy to occupy throughout the Project Area.

The City's Code Enforcement Division of the Building Services Department ensures the safety of Oakland residents and workers by citing property owners who do not maintain their buildings in accordance with state and city codes. Substandard buildings and structures pose significant threats to health and safety for occupants as well as the public. All building systems -- structural, electrical, plumbing, mechanical, zoning, public nuisance and habitability -- are required to meet minimum standards.

Code Enforcement inspects and responds to complaints of violations, deficiencies, or other problems relating to unsafe or unsanitary buildings that jeopardize the health and/or safety of the occupants or the neighborhood. Complaints related to blight abatement and electrical, mechanical and plumbing systems have been filed with Code Enforcement. In addition, inspectors have noted the presence of mold, asbestos and lead in buildings in the Project Area. This documentation supports the observations gathered during the Field Survey and the other analysis presented in the physical blight analysis.

e. Lead Paint Hazards in Residential Structures

A significant percentage of Oakland's residential buildings were built before 1978, when lead paint was used in many buildings within the United States, and are therefore at high risk for lead contamination. As lead paint deteriorates, it creates lead dust, which can be breathed in or swallowed. Exposure to lead causes brain and kidney damage in adults and children, miscarriage in pregnant women, testicular damage in men, and anemia, developmental problems and brain damage in children. According to the National Safety Council, "even very low levels of exposure can result in reduced IQ, learning disabilities, attention deficit disorders, behavioral problems, stunted growth, impaired hearing, and kidney damage. At high levels of exposure a child may become mentally retarded, fall into a coma, or die from lead poisoning."[22] Prolonged exposure or exposure to high levels of lead can cause death. The U.S. Department of Health and Human Services has determined that lead is reasonably anticipated to be a human carcinogen, and the Environmental Protection Agency (EPA) has determined that lead is a probable human carcinogen.[23]

In the early 1970s, reforms on the use of lead paint began to be implemented, and in 1978 the Consumer Product Safety Commission issued a ban on the use of lead based paint in the United States. Buildings constructed prior to 1978 are considered at high risk and houses constructed prior to 1960 are at very high risk for the presence of lead paint.[24] In the Project Area, 96 percent of residential buildings were constructed prior to 1978, and 88 percent of residential buildings were constructed prior to 1961 as shown in Graph II-2. The extensive deterioration of many of these older buildings exacerbates the threat of lead paint poisoning.

The National Safety Council quantifies lead paint poisoning risk by estimating that lead paint is found in roughly half of homes built between 1940 and 1960, and in roughly two-thirds of homes built prior to 1940.[25] Within the Project Area, 84 percent of buildings for which data is available (339 out of 402) were built prior to 1940, and an additional four percent (14 out of 402) were built between 1940 and 1960.

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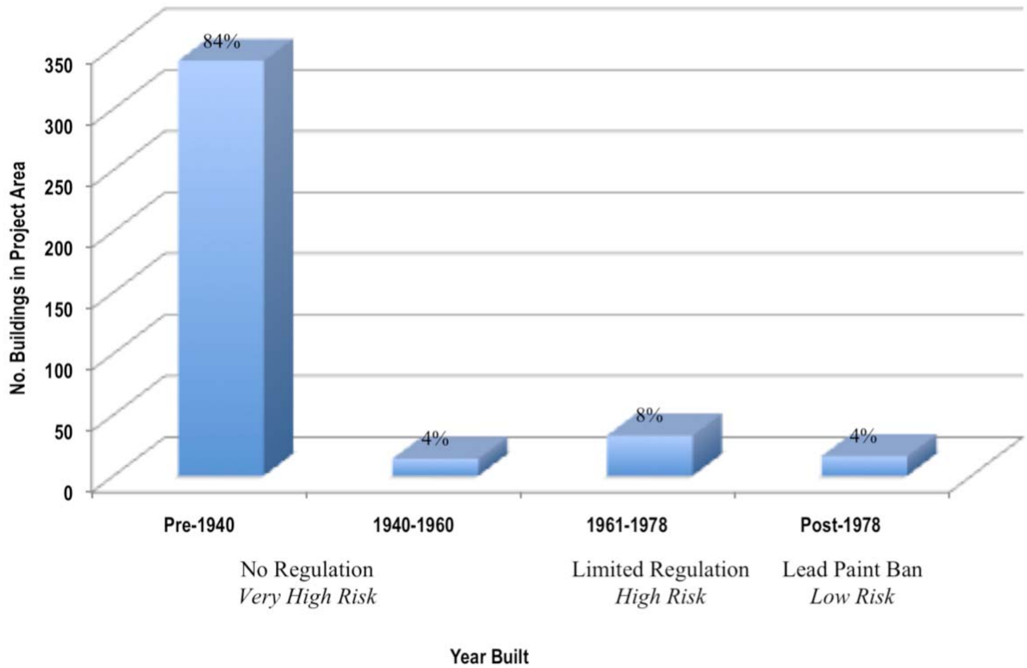
[22] Lead Poisoning Factsheet, National Safety Council, 2009.

[23] "Toxicological Profile for Lead (Update)," Agency for Toxic Substances and Disease Registry, August 2007.

[24] Ibid.

[25] "Dally No Longer: Get the Lead Out" New York Times, January 17, 2006.

Graph II-2
Lead Paint Risk and Age of Residential Buildings
Central District Plan Amendment 2010-11



Source: HdL Data provided by the City of Oakland, Seifel Consulting Inc.

Based on these averages, it is reasonable to assume that approximately 233 buildings in the Project Area (58 percent of those for which data is available) are likely to contain lead paint and therefore, pose a serious health risk to people living or working inside those buildings.

f. Asbestos Hazards

Available building age data also indicates that a significant number of buildings in the Project Area are likely to be unsafe or unhealthy due to the presence of asbestos. Asbestos is the name of a group of fibrous minerals used in a variety of building materials, such as roofing shingles, ceiling and floor tiles, paper products, and asbestos cement products.[26] Asbestos has been banned completely in many countries for its health hazards. In the United States, all new uses of asbestos, as well as certain existing uses, have been banned by the EPA since 1989.[27]

Exposure to asbestos occurs when asbestos-containing materials are disturbed or otherwise deteriorate, for example during product use, building demolition or remodeling, home maintenance or repair, or fire. In the case of vermiculite attic insulation, which was generally

[26] Toxicological Profile for Asbestos, Agency for Toxic Substances and Disease Registry, 2001.

[27] "EPA Asbestos Materials Bans: Clarification," US Environmental Protection Agency, 1999.

installed by pouring the insulating material loosely, without any enclosure, between attic joists, nearly any kind of work in the attic, including storing or removing objects, can cause asbestos exposure. Exposure to asbestos may cause scarring in the lungs and pleural membrane (membrane surrounding the lung), a condition called asbestosis. Asbestosis causes difficulty breathing, coughing, and in severe cases, can cause heart enlargement and death. The U.S. Department of Health and Human Services, the EPA, and the World Health Organization have determined that asbestos is a human carcinogen, and causes lung cancer and mesothelioma, a cancer of the pleural membrane.[28] These cancers, and asbestosis, generally occur many years after exposure, and are highly deadly.[29]

The Federal Agency for Toxic Substances and Disease Registry has stated that asbestos products including cement pipes, electrical wire conduits, paper products, pipe covering, roofing products, sealants and coatings, and insulation products "remain in many buildings… built before 1975."[30] Of the 412 residential buildings in the Project Area for which building age data is available, 378 were built before 1975. These buildings are likely to contain asbestos building products, which, if disturbed or deteriorated, will be unsafe or unhealthy to inhabitants.

In addition to materials intentionally manufactured with asbestos, many homes in the U.S. contain asbestos-contaminated vermiculite. This is due to asbestos contamination at the Libby, Montana vermiculite mine which was the source of 70 percent of all vermiculite sold in the U.S. between 1919 and 1990, much of it as insulation carrying the brand name "Zonolite."[31] An estimated 15 million to 35 million U.S. homes, or between one in nine and one in four homes, have asbestos-contaminated vermiculite insulation from the Libby mine in attics and walls.[32,33,34]

The California Energy Commission's Building Energy Efficiency Standards, established in 1978, require all new homes, additions and alterations to existing homes within California to meet minimum efficiency standards and include minimum insulation regulations. The most recent standards from 2008 require homes in Zone 3 to contain R-30 or greater insulation in attics.[35] Oakland lies in California Climate Zone 3 for which the need for heating is a dominant design concern despite the mild climate.[36] Of the residential buildings in the Project Area for which age

[28] Toxicological Profile for Asbestos, Agency for Toxic Substances and Disease Registry, 2001.

[29] Testimony to Congress, Dr. Harvey Pass, Professor of Cardiothoracic Surgery, New York School of Medicine. Hearing before the Subcommittee on Employment and Workplace Safety of the Committee on Health, Education, Labor, and Pensions of the US Senate. March 1, 2007.

[30] "Case Studies in Environmental Medicine: Asbestos Toxicity," Agency for Toxic Substances and Disease Registry, 2010.

[31] "Fact Sheet: Protect Your Family from Asbestos-Contaminated Vermiculite Insulation," US EPA, June 2009.

[32] "Zonolite Insulation and Asbestos Lung Disease," Mesothelioma Aid. Retrieved online December 13, 2010. http://www.mesothelioma-aid.org/zonolite.htm

[33] 2009 data from the American Housing Survey of the US Census Bureau. Retrieved online on October 1, 2010. http://www.census.gov/hhes/www/housing/ahs/ahs09/ahs09.html

[34] This figure is based upon a 2009 estimate of 130,112,000 housing units in the U.S. by the American Housing Survey of the U.S. Census. The housing unit estimate is likely a conservative estimate, because the number of "homes" is significantly lower than the number of "housing units," which includes apartments in multi-unit buildings and other non–single-family home housing types.

[35] 2008 Building Energy Efficiency Standards for Residential and Non-Residential Buildings Effective January 1, 2010, California Energy Commission, December 2008.

[36] "California Climate Zone 3," Pacific Gas and Electric. Retrieved online on December 9, 2010. http://www.pge.com/mybusiness/edusafety/training/pec/toolbox/arch/climate/index.shtml

data is available, 393, or 98 percent, were built before 1990.[37] Based upon the existence of insulation requirements and the significant usage of Zonolite, it is likely that a significant number of the 393 known pre-1990 residential buildings contain asbestos-contaminated vermiculite insulation, and therefore are unsafe or unhealthy.

2. Conditions Hindering the Viable Use of Buildings or Lots [33031(a)(2)]

Buildings within the Project Area exhibit conditions that prevent or substantially hinder their viable use or capacity. A significant number of retail and office buildings in the Project Area are hindered by obsolete design elements. In addition, a large portion of the Project Area is hindered by circulation and accessibility deficiencies including inadequate pedestrian improvements, division of city blocks by elevated freeways and BART train tracks, and railroad track sharing space with cars and pedestrians with insufficient safety barriers.

a. Commercial Space Obsolescence

A significant number of buildings in the Project Area have first-floor commercial units with obsolete design that prevents or substantially hinders their viable use or capacity. Specifically, buildings have facades that lack high, wide windows to open retail spaces to the street and let in natural light; or windows, where they originally existed, have been covered. Additionally, a number of buildings were designed with low first-floor ceiling heights. Agency staff reports that these buildings have difficulty attracting tenants in a market that demands high-ceilings and floor-to-ceiling façade windows to admit light and make retail more visible from the street. Interviews conducted by CCG staff with commercial real estate brokers confirmed that among the primary considerations for tenants seeking commercial space are visibility, frontage, and ceiling height. Figure II-6 shows the locations of buildings that Agency staff have identified as experiencing difficulty-attracting tenants due to obsolete design. The Redevelopment Agency is actively addressing obsolete retail spaces in the Project Area through its Façade Improvement Program and Tenant Improvement Program. However, many commercial buildings still require Agency assistance.

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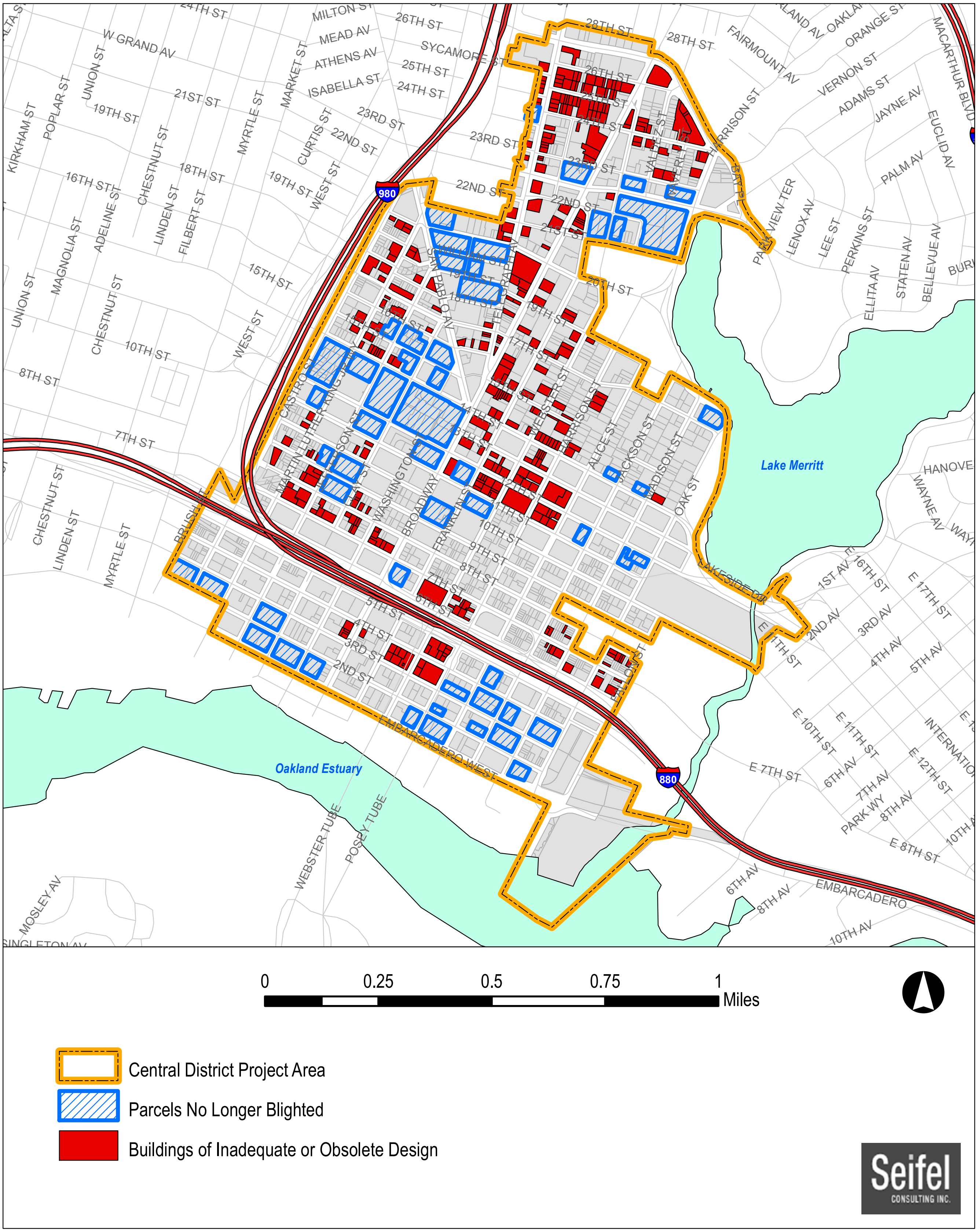
[37] HdL data provided by City of Oakland staff.

Figure II-6
Commercial Buildings with Obsolete or Inadequate Design



b. Industrial Building Obsolescence

Many industrial buildings in the Warehouse District were built in the early twentieth century, before modern systems for transporting goods were used. These buildings do not contain loading spaces adequate for modern tractor-trailer trucks. Consequently, it is common in this district for freight to be unloaded on the street. As the Warehouse District has shifted towards a mix of residential and commercial uses, this use of the street may present a conflict. This obsolete element in industrial buildings hinders their viable use, and to some extent, the viable use of other buildings in their immediate vicinity.

c. Impeded Accessibility and Circulation

As shown in Figure II-7, the Warehouse District between I-880 and Embarcadero West is divided from the rest of the Project Area by the I-880 freeway, which takes up 14 square blocks of the Project Area between 5th Street and 6th Street. The one-block sections of sidewalk that run under the freeway, and provide the only pedestrian access between the Warehouse District and the other neighborhoods, are noisy, dark, dirty, and appears unsafe. They create a barrier that impedes the circulation of pedestrians, and hinders the development and use of properties in the Warehouse district.

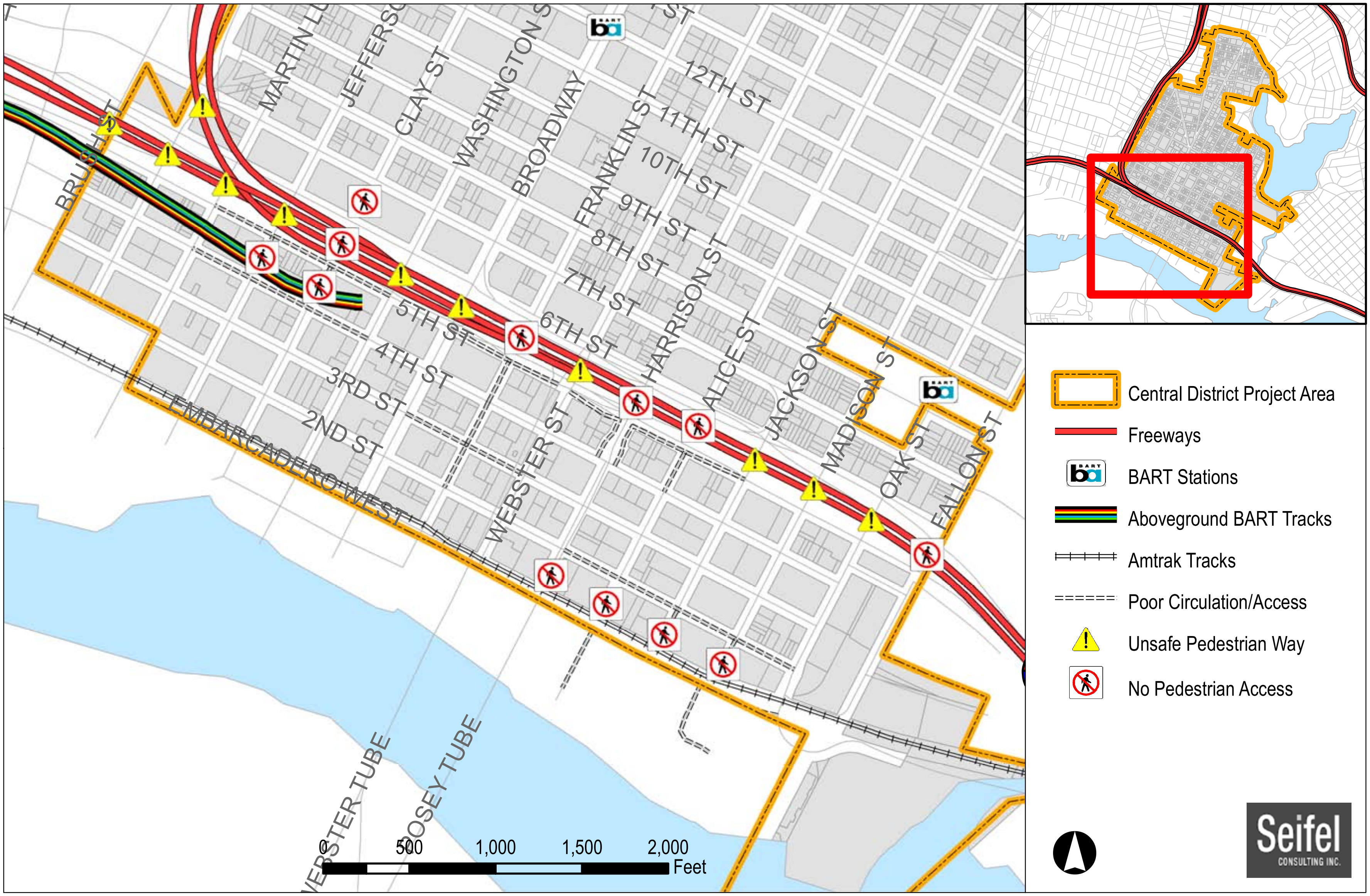
In the blocks between Washington Street and Brush Street near the west side of the Project Area, this problem is compounded by BART train tracks, which emerge from the downtown tunnel and rise overhead, running toward the West Oakland station. For one stretch of three city blocks, these tracks block all car and pedestrian traffic between 4th Street and 5th Street.

Taken together, these impediments to pedestrian circulation make the Warehouse district less than desirable for development and hinder the viable use of lots in the neighborhood. The City's Community and Economic Development Agency, with the support of a number of local businesses, has established a free shuttle bus service to connect the Warehouse district with other neighborhoods, but development is still hindered by this barrier to pedestrian access.

In addition to the freeway and BART tracks that cut off pedestrian access to the neighborhood, the Warehouse district is impacted by Amtrak train tracks that run through the southwest portion of the neighborhood. A portion of the tracks approximately 5 blocks long cuts off most routes between 1st Street and 2nd Street to both vehicle and pedestrian traffic. A further 5 blocks of the tracks run in an active street sharing space with vehicle and pedestrian traffic, and pose a potential safety hazard to both vehicles and pedestrians. They impair movement within the neighborhood, and hinder the viable use of lots.

Another impediment to vehicle circulation is presented by shipping trucks and unloading and loading produce in the streets. As described above under 'Industrial Building Obsolescence,' a number of produce warehouses lack facilities for unloading modern tractor-trailer trucks. As a consequence, streets surrounding these warehouses are used for unloading produce on most working days. This use of the streets presents a further impediment to vehicle traffic.

Figure II-7
Impediments to Circulation/Access



E. Remaining Economic Blighting Conditions

This section describes the economic blighting conditions in the Central District Project Area. Adverse economic blighting conditions contribute to the presence of blight in the Project Area are within five of the seven factors of economic blight as specified in the CRL and generally described as:

- Depreciated or Stagnant Property Values
- Impaired Property Values Due to Hazardous Wastes
- Indicators of Economically Distressed Buildings
- Excess of Problem Businesses
- High Crime Rate

As described below the presence of these conditions, taken together, indicates that significant economic blight remains in the Project Area.

1. Depreciated or Stagnant Property Values [§33031(b)(1)]

Property values on industrial and residential properties have depreciated over the last six years. This section analyzes property value trends and describes how industrial and residential property values have depreciated in the Project Area. These conditions indicate economic blight as defined in CRL §33031(b)(1).

a. Assessed Values

One indicator of depreciated or stagnant property values is the assessed value of property. Trends in assessed value for industrial and residential property in the Project Area were analyzed using assessed value data from The HdL Companies and the Alameda County Assessor's Office. Project Area assessed value was reviewed for a six year period in aggregate and as an average of the number of parcels for commercial office and residential land uses.

Trends in Assessed Value for Industrial Property

Table II-6 shows annual Project Area assessed values trends for industrial properties.

Over the six-year period from 2006 through 2010, assessed value of industrial properties decreased at an average annual rate of nearly 1.7 percent, with a total drop of over 8 percent, a significant depreciation in value. The assessed value of industrial property decreased between 2005-06 and 2006-07, but increased for the following two-year period by over six percent each year. In 2009-10, the assessed value of industrial property fell by 15.6 percent over the previous year and continued to decline another 1.8 percent in 2010-11.

The Field Survey documented the presence of deteriorated and dilapidated industrial structures in the Project Area, and in particular the Waterfront District. These conditions, as well as, poor access to and circulation within this area contribute to the decline in assessed value.

Table II-6
Trends in Assessed Value of Industrial Property 2006 – 3rd Quarter 2010
Central District Plan Amendment 2010-11

Year	Assessed Value	Percent Change
2005-06	$184,006,860	
2006-07	$180,726,317	-1.8%
2007-08	$192,265,893	6.4%
2008-09	$204,183,074	6.2%
2009-10	$172,300,244	-15.6%
2010-11	$169,114,501	-1.8%
Average Annual Percent Change 2005-06 through 2010-11		-1.67%
Percent Change 2005-06 through 2010-11		-8.1%

Sources: The HdL Companies, Alameda County Assessor's Office, Conley Consulting Group.

Trends in Average Assessed Value for Residential Property

As shown in Table II-7, total assessed value for residential property showed significant double-digit increases annually over the period from 2005-06 through 2009-10. However, the assessed value for all residential property types decreased by eight percent in 2010-11.

Table II-7
Trends in Assessed Value of Residential Property 2006 – 3rd Quarter 2010
Central District Plan Amendment 2010-11

Year	Assessed Value	Percent Change
2005-06	$764,590,545	
2006-07	$875,684,141	14.5%
2007-08	$1,137,671,618	29.9%
2008-09	$1,272,510,687	11.9%
2009-10	$1,423,576,504	11.9%
2010-11	$1,309,144,404	-8.0%

Sources: The HdL Companies, Alameda County Assessor's Office, Conley Consulting Group.

While assessed value in aggregate has risen for residential and commercial property, this is in part due to the conversion of lower valued land, such as industrial, to higher density, higher value residential or office use. The next section examines in more detail the residential assessed value trends.

From 2006-07 through 2010-11 nearly 1,600 residential parcels were added to the tax rolls, primarily due to development of condominium units produced during the period. However, the increase in residential parcels is less than the total number of new residential units produced in this period, due to how apartment and condominium units are counted. Apartment buildings with multiple residential units are reported according to the number of parcels upon which the apartment building as a whole is built, typically far less than the number of units. In contrast, a condominium unit is recorded as a separate parcel by the Assessor's Office, and each condominium has its own individual parcel number.

Averaging total assessed value across the total number of parcels reveals that the double-digit increases for total residential property values in this period were due in large part to the increase of the number of taxable residential parcels in the Project Area. Table II-8 shows that average assessed value of residential parcels has been decreasing since the 2008-09 tax year. Average per parcel assessed value dropped over ten percent since its high in 2007-08, averaging a 1.8 percent decline annually. This trend in assessed value represents a significant decline in a large component of the residential assessed value in the Project Area.

Table II-8
Change in Average Assessed Value of Residential Parcels 2006 – 2010
Central District Plan Amendment 2010-11

Year	Number of Parcels	Taxable AV	Average AV	Percent Change
2006/07	2,368	$875,684,141	$369,799	
2007/08	2,918	$1,137,671,618	$389,881	5.43%
2008/09	3,295	$1,272,510,687	$386,194	-0.95%
2009/10	3,824	$1,423,576,504	$372,274	-3.60%
2010/11	3,966	$1,388,483,107	$350,097	-5.96%
Average Annual Percent Change 2007-08 through 2010-11				-1.81%
Percent Change 2007-08 through 2010-11				-10.2%

Sources: Conley Consulting Group, The HdL Companies, Alameda County Assessors Office.

2. Impaired Property Values Due to Hazardous Wastes [33031(b)(2)]

This section describes the presence of hazardous wastes in the Project Area and how this presence impairs property values. These conditions indicate economic blight, as defined in CRL Section 33031(b)(2).

a. Definition of Hazardous Waste and the Polanco Act

CRL §33031(b)(2) states that impaired property values must be due in significant part to hazardous wastes where the "agency may be eligible to use its authority as specified in CRL Article 12.5 (commencing with §33459)." Article 12.5 is known as the Polanco Redevelopment Act (Polanco Act). The Polanco Act allows a redevelopment agency to take any actions necessary to address the release of hazardous substances on, under or from property within its project area. In return, the Agency, the developer of the property, and subsequent owners receive immunity from further cleanup liability. The Polanco Act shifts more liability for both site investigation and remediation to the party determined to be responsible for the release of hazardous materials, usually the property owner at the time of the release.

Section 33459(c) defines the hazardous substances subject to Polanco Act powers. It states:

> *"Hazardous substance" means any hazardous substance as defined in subdivision (h) of Section 25281, and any reference to hazardous substance in the definitions referenced in this section shall be deemed to refer to hazardous substance, as defined in this subdivision.*

California Health and Safety Code §25281(h) references other definitions of hazardous substances found in a variety of state and federal statutes. Through subsequent references, the Polanco Act incorporates most of the definitions in the existing state and federal environmental laws. For example, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), commonly known as the federal Superfund law, lists well over 1,000 hazardous substances.[38] In addition, §25281 includes petroleum and petroleum byproducts, which other laws exclude.

In summary, the definition of hazardous substances in the Polanco Act is wide-ranging. Therefore, the types of hazardous waste that constitute the economic blight described in the §33031(b)(2) are numerous. Unless otherwise noted, this section uses the terms "hazardous waste" and "hazardous substance" interchangeably to refer to the materials of concern in this analysis.

b. Impaired Property Values

The presence or potential presence of hazardous wastes on a property typically impairs property values because investigation, remediation, monitoring, and ongoing liability for environmental contamination are both costly and uncertain. Under federal laws, including CERCLA, the Resource Conservation and Recovery Act (RCRA), and others, property owners may be held liable for past chemical releases, even though they were not directly responsible for the conditions that gave rise to the liability. Therefore, prior to purchasing or entering into contract to develop a site, a developer must undertake extensive environmental investigations to determine whether hazardous wastes are present. The cost of conducting any potential remediation is also uncertain, and delays are often associated with obtaining governmental approvals before development of contaminated or remediated sites may begin.

A lack of investment in properties due to confirmed or potential hazardous wastes may impair property values. Given added costs and risks of hidden cleanup costs, the presence of hazardous wastes on properties often serves as a disincentive to redevelop the properties and consequently depresses their values. [39] Property owners that suspect but have not confirmed the presence of hazardous wastes may not wish to undertake such efforts due to the costs associated with environmental testing.

Hazardous wastes may also impair sale prices when a property changes ownership. Due to the costs and risks described above, potential buyers may offer lower prices to account for expected remediation needs. Pre-sale negotiations often address the responsibilities of each party to

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[38] Table 302.4, 40 CFR 302.4.

[39] Weber, Bruce R. "The Valuation of Contaminated Land." The Journal of Real Estate Research. Vol. 14. No. 3, 1997.

remediate hazardous wastes. These negotiations add to the cost of the transaction and likely depress the sales price. Overall, these costs and risks often depress the resale value of contaminated properties as compared to similar sites without contamination history. Impaired property values due to hazardous wastes constitute economic blight under the CRL.

c. Hazardous Wastes in the Project Area

Contaminated sites in the Project Area are largely due small-scale manufacturing, automobile-related land uses and dumping activities. As discussed above, these hazardous wastes likely impair property values on those sites due to the risks associated with liability and cleanup. Sites immediately surrounding contaminated sites may also be affected as leaks can spread through water and soil over time.

The text below describes the hazardous wastes sites in the Project Area identified by the State Department of Toxic Substance Control (DTSC) and State Water Resources Control Board (SWRCB). Table II-9 summarizes the number of hazardous wastes sites in the Project Area and Figure II-8 maps the location of these hazardous sites, as determined by DTSC and SWRCB.

Table II-9
Hazardous Wastes Sites
Central District Plan Amendment 2010-11

	Land Area (Square Miles)	**LUFT**			**SLIC**		
		Open	Closed	Total	Open	Closed	Total
Project Area	1.269	33	80	113	16	12	28
City of Oakland	56.54	279	534	813	164	65	229
Percent of Total City	2.24%	11.83%	14.98%	13.90%	9.76%	18.46%	12.23%

Source: State Water Control Resources Board (Geotracker), Department of Toxic Substances Control, Conley Consulting Group

Seifel Consulting Inc.

d. Leaking Underground Fuel Tanks (LUFTs)

LUFTs are one of the most common sources of hazardous wastes in the Project Area. These fuel storage tanks are often located on the site of current or former automotive uses. SWRCB maintains a database of LUFTs. According to the SWRCB, underground storage tanks are the principal source of groundwater contamination. Most underground storage tanks hold fuel and additives, and by state law, local agencies must monitor them for leaks.

The SWRCB list categorizes LUFTs as either “Open” or “Closed.” Open LUFTs are sites that have not been sufficiently investigated and/or remediated. Closed LUFTs are sites in which work is no longer required since known levels of contamination are not high enough to impact public health. However, each closed case has a unique closure agreement with the regional board with different target level goals, and the SWRCB reserves the right to reopen files when necessary. Additionally, the closed sites are not necessarily “clean” and often, especially on industrial sites, other contaminants are in the soil or leaking into the groundwater. Furthermore, LUFT sites closed prior to newer types of contamination testing will likely be reopened for further testing and remediation. Health risks associated with closed LUFT sites are still possible and the SWRCB advises that prior to redevelopment, developers review the files for all cases to ensure that no new information has surfaced about possible risks to human health, safety or the environment.

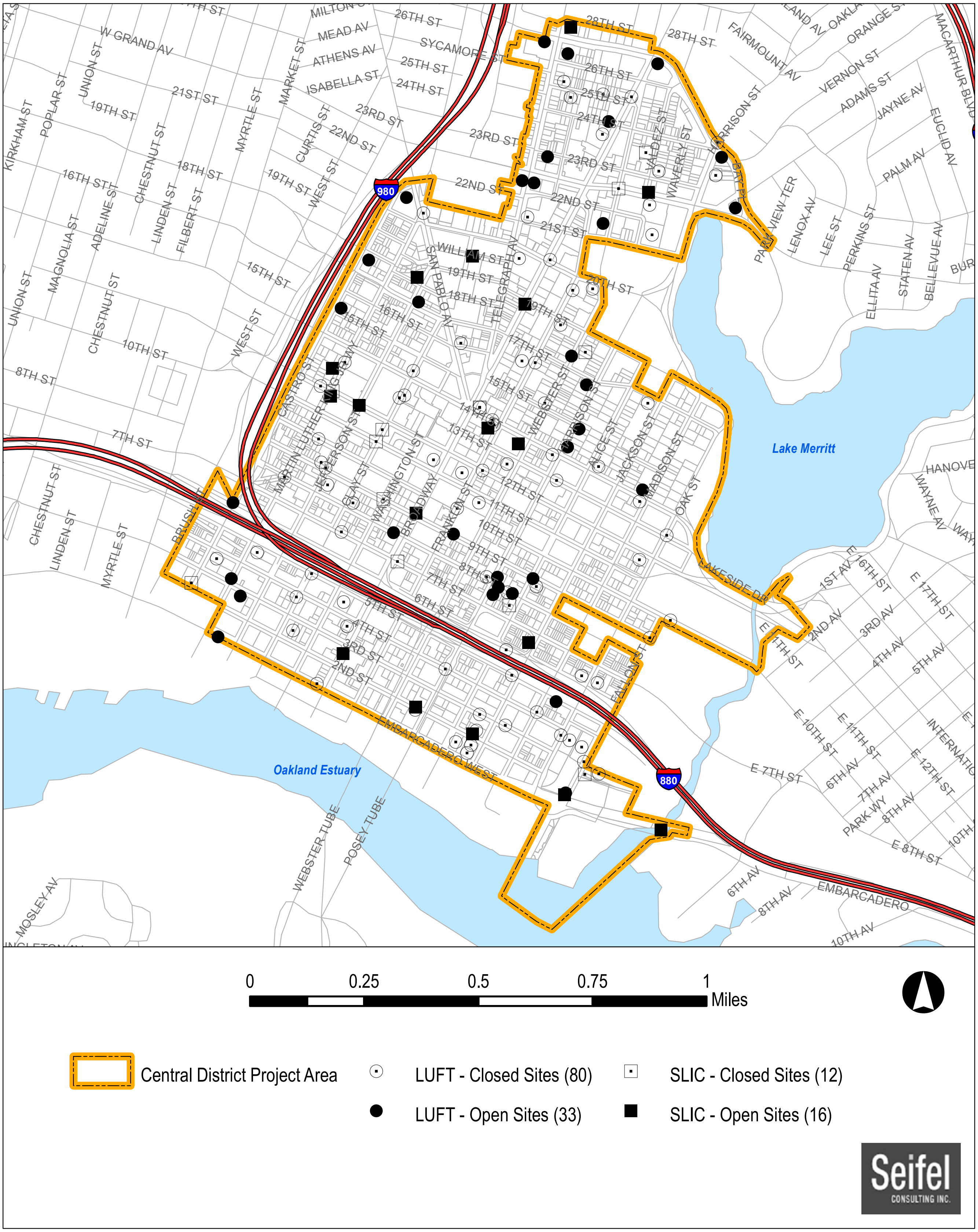
Federal and state laws require every owner and operator of a LUFT to maintain financial responsibility to pay for any damages arising when a leak is discovered. Corrective action costs include preliminary site assessment, soil and water investigations, corrective action implementation, such as tank removal, and verification monitoring after the cleanup is completed. Other potential costs may include fees and compensation claims associated with lawsuits. Although remediation action costs vary to a wide degree, the SWRCB provides cost estimates for common corrective action scenarios at a typical site. In the examples provided by SWRCB, the costs range between $45,000 and $193,000 in 2009 dollars for soil excavation, cleanup and disposal related activities, not including removal of tanks or treatment of contaminated water.[40] As discussed above, costs related to hazardous waste clean up and removal impairs the value of a site as these costs are often reflected in a lower sales price for the property.

According to the SWRCB's database, 113 known LUFTs exist in the Project Area. Of these, 33 are open cases that have not been either sufficiently investigated and/or remediated. The remaining 80 LUFT cases are categorized as "Closed." As discussed above, both open and closed LUFTs may pose heath risks and constitute a potential liability to property values. As shown in Table II-9, while the Project Area only accounts for 2 percent of the City's land area, it disproportionately contains nearly 12 percent of the City's open LUFTs and 14 percent of the total LUFTs in the City.

In the future, development costs for the baseball stadium at Oak Street and Embarcadero could be affected by the presence of hazardous waste sites. The proposed site, which will consist of multiple parcels, includes seven hazardous waste sites. Five of the seven hazardous waste sites are LUFT sites, including four closed cases and 1 open case. In addition, the proposed site includes one open-inactive site and one open site assessment, both located on the same parcel of land and owned by the Port of Oakland. The site is currently not in use.

[40] California State Water Resources Control Board. Cost Guidelines Underground Storage Tank Cleanup Fund (October 2001). This document states that LUFT remediation costs may range between $36,000 and $154,000 in 2001 dollars. Equivalent costs in 2009 dollars were estimated for this Report using a conservative 2.8 percent annual growth factor based on the average annual percent change in the Consumer Price Index between 2001 and 2009. However, the Building Cost Index and Construction Cost Indices indicate that remediation costs may have increased by more than 2.8 percent annually.

Figure II-8
Locations of LUFT and SLIC Sites



e. Spills, Leaks, Investigations, and Cleanups (SLIC) Sites

The SWRCB also maintains a list of SLIC sites. The SLIC program is designed to cleanup "unauthorized discharges" to groundwater and surface waters or soil sediments when such discharges occur and are reported. The SLIC program orders investigations, sets cleanup and treatment removal standards and provides for further monitoring. SLIC sites are not specifically linked to underground fuel tanks and are in fact likely to be more highly contaminated than LUFT sites. They could be contaminated with any number of toxic materials, including dry cleaning chemicals, percolate, dioxin, etc.

According to the SWRCB's database, 28 known SLICs exist in the Project Area. Of these, 16 are open cases that have not been sufficiently investigated and/or remediated. The remaining 12 SLIC cases are categorized as "Closed." Similar to LUFT cases, as described above, both open and closed SLICs may pose heath risks and constitute a potential liability to property values. As shown in Table II-9, while the Project Area only accounts for 2 percent of the City's land area, it disproportionately contains nearly 10 percent of the City's open SLICs and over 12 percent of the total SLICs in the City.

A recent estimate by City staff estimates that current remediation costs could typically average approximately $20/SF and range from $5 to $50/SF.[41] Thus, the increase in remediation costs would depress values for property with hazardous waste contamination within the Project Area.

In 2006, the cost to remediate the Uptown Theater District, a SLIC site in the Project Area, was equivalent to $22/SF. Due to the private sector's inability to remediate the site on its own, the Agency provided $5.6 million to remediate the six acre site. Prior to the 2006 hazardous waste remediation, the Uptown site had limited land uses. The significant public subsidy provided by the Agency was necessary to allow the site to assume a residential land use. In 2007, the site was developed as a mixed-use development. However, future development is limited by land use restrictions preventing the use of the site as a hospital, day care, and senior care or for growing food. Should these uses be desired in the future, additional remediation will be necessary and most likely require further public assistance.

3. Economic Indicators of Distressed Buildings [33031(b)(3)]

Abnormally high business vacancies, low lease rates or a high number of abandoned buildings are indicators of economically distressed buildings. The Field Survey conducted by the Seifel Team analyzed economic distress of commercial property in the Project Area. Figure II-9 shows the location of partially vacant, vacant and abandoned buildings that were identified during the Field Survey. The prevalence of vacancies along the Telegraph and Broadway Avenue commercial corridors and in the Jack London Square area underscore the abnormally high business vacancies in the Project Area. To quantify the observed vacancies, CCG also reviewed quarterly trend reports for commercial properties in the Oakland Central Business District and Jack London Square and interviewed brokers with experience leasing and selling commercial properties in the Project Area for this analysis.

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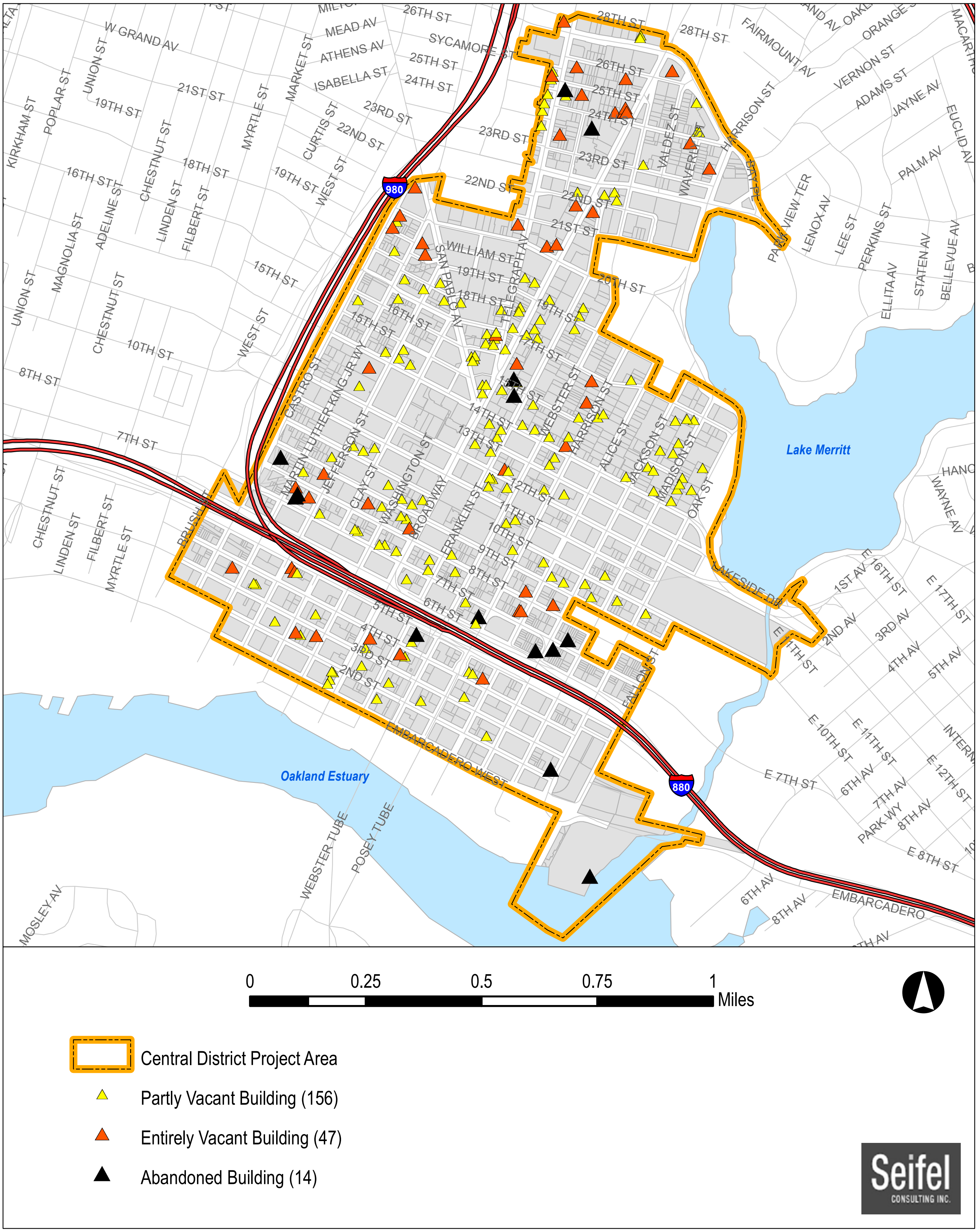
[41] Mark Gomez, Environmental Protection and Compliance Supervisor, City of Oakland, Public Works Agency, December 2, 2010.

Figure II-9
Location of Buildings that are Abandoned, Vacant or Partly Vacant



a. Office Vacancies and Lease Rates

The Jack London Square area suffers from abnormally high vacancy rates and abnormally low lease rates. Quarterly trend reports from major brokerage firms for commercial office space were reviewed from the 4th quarter of 2006 through the 3rd quarter of 2010 to determine trends in vacancy rates for the Project Area. The office submarkets identified as Central Business District and Jack London Square are included in the Project Area.[42] Office vacancy trends for these two submarkets were examined by class of office space. Class A space is in buildings with steel and concrete construction, built after 1980, with excellent location, access and amenities. Class A space is usually professionally managed and attracts high quality tenants. Class B space is in buildings built after 1960 with fair to good location, access and construction. Tenant standards are high and the space has little functional obsolescence and deterioration. Class C space is generally found in buildings built prior to 1960, but can be in buildings that are 15 years of age or older. They have few amenities and may not be updated with air conditioning or other modern features. Class C office spaces are often walk-up office spaces above retail or service businesses. In a normal market, Class A rents are much higher than Class B, and Class B rents are typically higher than Class C rents.[43]

According to commercial brokers interviewed for this analysis, factors contributing to vacancies are proximity to vacant buildings and buildings in poor condition. In addition, commercial brokers with listings in the Project Area stated that the presence of a Class C building in poor condition as well as high crime rates in the area deter Class A and B tenants from leasing space in the Project Area.[44]

Table II-10 compares Class B and Class C office vacancy rates for Jack London Square, Berkeley and Emeryville. 2009 and 2010 vacancy rates for Class B office space in Jack London Square were significantly higher than compared with Berkeley and Emeryville. At 20.7 percent, the 2009 vacancy rate for Class B office space in Jack London Square was over two times greater than the Class B vacancy rate in Emeryville (10.1 percent) and over 2.5 times greater higher than Berkeley (8.2 percent). By 2010, Class B vacancy rates declined in Jack London Square, but was still significantly higher than vacancy rates in Berkeley and Emeryville. In 2009 the vacancy rate was higher for Class C space for Jack London Square than for Emeryville.

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[42] Includes both Oakland Downtown and Lake Merritt submarkets. These two submarkets have a different development product type, tenant profile, and performance trends than the Jack London submarkets, and knowledgeable sources usually report trend data for the CBD and Jack London Square separately. Office vacancy and lease rate data by office class was reviewed for the Oakland CBD and Jack London Square and other office markets in the East Bay. The data indicates that vacancy and lease rates for Class A space in the Oakland CBD and Jack London Square were not unusually high or low. This was found to be the same for Class B office space for the Oakland CBD. In Jack London Square Class B and Class C office space tends to have higher vacancy rates and lower lease rates.

[43] The Urban Land Institute, Office Development Handbook, 1998 and NAI BT Commercial, I-80/I-880 Corridor Office Report, 2009.

[44] Interviews were conducted by Conley Consulting Group with Bill Purcell of Cornish & Carey, Steve Banker of LCB Associates, Reesa Tansey of Colliers International and Gary Bettencourt of California Commercial Investments Group in November 2010.

Table II-10
Class B and C Office Vacancy Rates
Jack London Square, Berkeley, Emeryville
Central District Plan Amendment 2010-11

	Class B			Class C		
Year	**Oakland JLS**	**Berkeley**	**Emeryville**	**Oakland JLS**	**Berkeley**	**Emeryville**
2009	20.7%	8.2%	10.1%	13.7%	19.3%	7.6%
2010	13.8%	8.7%	8.3%	5.0%	18.9%	7.9%

Sources: CB Richard Ellis Quarterly MarketView Reports 2006 - 2010, Conley Consulting Group.

Discussions with brokers dealing with commercial property in the Project Area and with the City of Oakland Community and Economic Development Agency confirm that the data on Class C office inventory and occupancy rates is particularly unreliable. City sources state that Class C space reported as occupied is likely vacant but not being actively marketed by the property owner. Therefore, the vacancy rates for Class C office space in Jack London Square may be much higher than reflected in Table II-10.

The average asking lease rates per square foot for Class B and Class C space are compared in Table II-11. This table shows that Class B and Class C office space in Jack London Square had lower asking rates than both Berkeley and Emeryville in 2009 and 2010, with lease rates in Jack London Square two to twelve percent lower. The decrease in the vacancy rate from 20.7 percent to 13.8 percent for Class B space in Jack London Square was not accompanied by an increase in the asking rental rates, signifying economic stagnation. Asking lease rates for Class C office space in Jack London Square was also lower than in both Berkeley and Emeryville in 2009 and 2010. The asking rate declined for Class C space despite a drop from 13.7 percent to 5.0 percent in the vacancy rate for Class C space in Jack London Square.

Table II-11
Class B and C Office Average Asking Price Per Square Foot
Jack London Square, Berkeley, Emeryville
Central District Plan Amendment 2010-11

	Class B			Class C		
Year	**Oakland JLS**	**Berkeley**	**Emeryville**	**Oakland JLS**	**Berkeley**	**Emeryville**
2009	175.0%	199.0%	181.0%	148.0%	152.0%	158.0%
2010	175.0%	193.0%	179.0%	145.0%	151.0%	155.0%

Sources: CB Richard Ellis Quarterly MarketView Reports 2006 - 2010, Conley Consulting Group.

Interviews with office leasing brokers in the Project Area indicate that incentives are being offered to solicit tenants to the area, typically a sign of soft market conditions. Incentives such as free rent for the initial months of the lease period effectively reduces the lease rate but is not reflected in reported lease rates. Another common leasing incentive is enhanced tenant improvement allowances. Leasing incentives make it difficult to quantify and compare rental rates across market areas. However, the need to offer incentives to fill space is an indicator of concern among property owners about persistent vacancies for long periods of time. Brokers also noted that asking price per square foot is not necessarily reflective of actual lease rates and that lease rates generally are lower than listing rates.

Asking rents for Class B office space in Jack London Square were stagnant despite a decline in the vacancy rate between 2009 and 2010. In addition, vacancy rates for Class B office space in Jack London Square were significantly higher than in Berkeley or Emeryville. This indicates persistent economic distress for this class of office space in the Jack London Square portion of the Project Area. In Jack London Square, both vacancy rates and asking lease rates decreased between 2009 and 2010. The asking rents for Class C space in Jack London Square are lower than both Berkeley and Emeryville even with a lower vacancy rate than both those cities in 2010. This also is an indicator of persistent economic distress for Class C office space in Jack London Square.

Brokers interviewed by CCG cited crime as a major impediment to business in the Project Area. The perception of higher crime discourages leasing and thus depresses lease rates in the Project Area compared to Emeryville and Berkeley. Crime is discussed in detail in Section E.5 below. Brokers also cited persistent high vacancies as a problem for both attracting tenants and funding long term building maintenance from rental revenues.

b. Retail Vacancy and Lease Rates

CCG conducted a broker survey to assess retail lease and vacancy rates in the Project Area. The data collected was used to assess the prevalence of economic indicators of distressed buildings within the Project Area. Brokers and City Staff consulted for this effort generally stated that lease rates and vacancies within the Project Area were negatively impacted by the prevalence of crime and lack of investment for physical improvements by property owners. These factors also include the presence of non-retail uses that creates breaks in the retail frontage, and further discourage retailers from locating in the Project Area.

The retail brokers surveyed quoted lease rates for ground floor retail with adequate tenant improvements along Broadway range from \$2.00 to \$2.50/SF. In some cases lease rates are as high as \$3.00 to 3.50/SF triple net (NNN) near 13th and Broadway.[45] Reesa Tansey, a retail broker with Colliers International, stated that retail rents can be as high as \$5.00/sf in Chinatown, unlike anywhere else in the Project Area. However, retail brokers also noted that lease rates drastically declined for retail located off the Broadway-Telegraph corridor, with lease rates as low as \$1.25/SF along Franklin and Webster.[46]

Brokers identified various reasons for the decline in lease rates for spaces off of the Broadway-Telegraph corridor. The dominant reason cited by brokers was the decrease in pedestrian and vehicle traffic on side streets. Brokers attributed the decline in pedestrian and vehicle traffic to the lack of destination retail and lack of public transportation. Retail on Broadway and Telegraph is supported by pedestrian traffic and benefits from close proximity to larger retail anchors in the Project Area and transportation hubs at 14th and 19th Street. In addition, the owners of retail space

[45] Interview with Bill Purcell, Cornish & Carey, November, 2010; Interview with Steve Banker, LCB Associates, November 2010. NNN, or triple net lease, refers to a lease agreement between a tenant and owner where the tenant is responsible for paying all real estate taxes, building insurance and maintenance on the property in addition to rent.

[46] Interview with Bill Purcell, Cornish & Carey, November 2010.

off of Broadway are less likely to make physical improvements and spaces suffer from functional obsolescence, which impedes their ability to be leased quickly, as discussed in Section D.2 above.

Retail vacancies can be found throughout the Project Area, and the Seifel Team observed multiple retail vacancies during the Field Survey (See Figure II-9). Many brokers stated that crime and lack of investment by property owners deters retailers from leasing vacant space in the Project Area. Bill Purcell of Cornish & Carey stated, “Everyone looks elsewhere due to poor street environment. People hanging out on the corner drive tenants anywhere but Oakland.” Steve Banker from LCB Associates, a commercial real estate broker, stated that many retailers are deterred due to property owners’ unwillingness to make the space work for tenants resulting in the persistent vacancies. Gary Bettencourt with California Commercial Investment Group commented that the “lousy street scene” coupled with vacancies drives down rents and hinders leasing of retail space.

The recession and high asking lease rates along Broadway and Telegraph Avenue have also impacted vacancies in the Project Area. A large majority of the vacant retail in the Project Area is negatively impacted by property owners who “need to maintain their pro forma without consideration to retailers.”[47] Specifically, property owners have attempted to maintain higher retail lease rates that were anticipated prior to the economic decline. However, many retailers who have been negatively impacted by the recession can no longer afford to lease space at the preexisting rate. Thus, retailers locate elsewhere and the space will often remain vacant.

In addition, retail spaces afflicted by high crime, high lease rates, and/or poor physical space are often passed over for leasing opportunities elsewhere. Those spaces that are passed on by retailers are often leased by non-retailers such as cannabis club dispensaries, which have emerged over the last few years. The prevalence of non-retailers occupying space intended for retail in the Project Area has further dissuaded retailers from locating to the Project Area as they often require a supportive retail environment to generate customer draw.

c. Residential Lease Rates

Residential lease rates in the Project Area were assessed using data from Real Facts, a database provider of apartment rental trends. Available data for developments with 50 or more units in the Project Area were analyzed from 2008 to 2010. As shown in Table II-12 the average lease rate for the Project Area in 2010 was $1,545, a 7 percent decrease from 2008 when the average lease rate was $1,666. Lease rates declined for the majority of unit types in the Project Area. The larger two and three bedroom units had the sharpest decline in lease rates, with as much as a 15 percent decrease in lease rates from 2008.

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[47] Interview with Reesa Tansey, Colliers International, November 2010.

Table II-12
Residential Lease Rates
Central District Plan Amendment 2010-11

Number of Bedrooms	2008	2009	2010	Percent Change 2008-10
Studio	$956	$978	$992	3.8%
1bd 1ba	$1,515	$1,475	$1,415	-6.6%
2bd 1ba	$1,419	$1,377	$1,361	-4.1%
2bd 2ba	$2,359	$2,244	$1,996	-15.4%
2bd TH	$1,600	$1,600	$1,700	6.3%
3bd 2ba	$3,208	$2,875	$2,835	-11.6%
Total	$1,666	$1,627	$1,545	-7.3%

Source: Real Facts, Conley Consulting Group, Seifel Consulting Inc.

4. Excess of Problem Businesses [33031(b)(6)]

This section describes the presence of problem businesses in the Project Area that has led to problems of public safety and welfare, which is a condition of economic blight, as defined in CRL Section 33031(b)(6).

a. Alcoholic Beverage Licenses

One factor of economic blight is an excess of bars, liquor stores or other businesses catering exclusively to adults that has led to problems of public safety and welfare. The California Department of Alcoholic Beverage Control (ABC) regulates alcohol beverage licenses. ABC issues several subcategories of licenses, but the overarching categories are on-sale and off-sale licenses. On-sale licenses allow the consumption of alcoholic beverages on the premises, such as a restaurant or bar, while off-sale licenses are for the sale of alcoholic beverages that are consumed off the premises, such as a package store or grocery store.[48]

When an applicant applies for an alcoholic beverage license, ABC notifies the city and local police, health and planning departments. ABC also requires a 30-day posting period for public notification. ABC reviews and investigates the applicant during this time, and also considers if the license will be used in a problem area or an area with an over-concentration of licensed businesses. If an applicant meets the requirements set forth by ABC, ABC will grant the license if the number of licenses allowed has not been reached. However, if the applicant can prove that granting the license would serve a public necessity or convenience, then the license can be approved regardless of whether the maximum number of licenses has been reached. The number of licenses allowed in an area is determined by area population defined by the most recent U.S. Census.

The current ABC ratio is one on-sale license per 2,000 residents, and one off-sale license per 2,500 residents for the sale of hard liquor. In addition to this regulatory restriction, a law passed in 1994 further limits on- and off-sale liquor licenses by census tract based on population.

[48] A package store is a term used by ABC to describe an outlet selling primarily alcoholic beverages.

According to a memorandum from the City of Oakland City Attorney's Office dated November 18, 2009, this 1994 law defined many Oakland census tracts as having an over-concentration of liquor stores. This is because the law grandfathered existing liquor stores and also allowed local jurisdictions to make a finding that there is a "public necessity or convenience" met by permitting an off-sale liquor license in area of over-concentration.

b. Number and Concentration of Alcoholic Beverage Licenses

The number of alcoholic beverage licenses within the Project Area was obtained from ABC license data for the 14 Census tracts that are within or overlap the Project Area boundaries. Figure II-10 shows the locations of active on and off-sale liquor licenses. As of October 2010, a total of 170 establishments with active liquor licenses are within the Project Area. Table II-13 shows the number of liquor licenses by type and census tract. Inactive licenses within the Project Area are excluded in this tally. As of October 2010, a total of 29 establishments with off-sale licenses and 141 establishments with on-sale licenses operated within the Project Area.

Applying the current ABC ratio and using the 2010 estimated residential population of the Project Area (20,380)[49], 11 on-sale licenses and nine off-sale licenses could be issued within the Project Area. The Project Area has 141 on-sale and 29 off-sale licenses, significantly higher than the ABC population based standard.

Of the eleven Census tracts in the Project Area with active liquor licenses, only Census tracts 4030 and 4031 are completely within the Project Area boundaries. Together these two census tracts stretch from I-880 to 14th Street and Martin Luther King Jr. Way to Alice Street. These two Census tracts have a combined total of 57 establishments with on-sale licenses and nine establishments with off-sales licenses. Census tracts 4028 and 4029 are almost entirely within the Project Area and are immediately adjacent to and run northeasterly from Census tracts 4030 and 4031. All four tracts are within the central downtown portion of the Project Area. Census tracts 4028 and 4029 have another 43 licensed on-sale establishments and three licensed off-sale establishments. Combined, the four Census tracts discussed above are home to 100 of the 141 on-sale liquor licenses, 71 percent of the total issued in the Project Area. These same four Census tracts also have 12 off-sale liquor stores, or 41 percent of the off-sale liquor licenses in the Project Area.

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[49] 2010 population estimates prepared by Hausrath Economics Group for the Central District Redevelopment Plan Amendments EIR.

Figure II-10
Alcohol Beverage Licenses

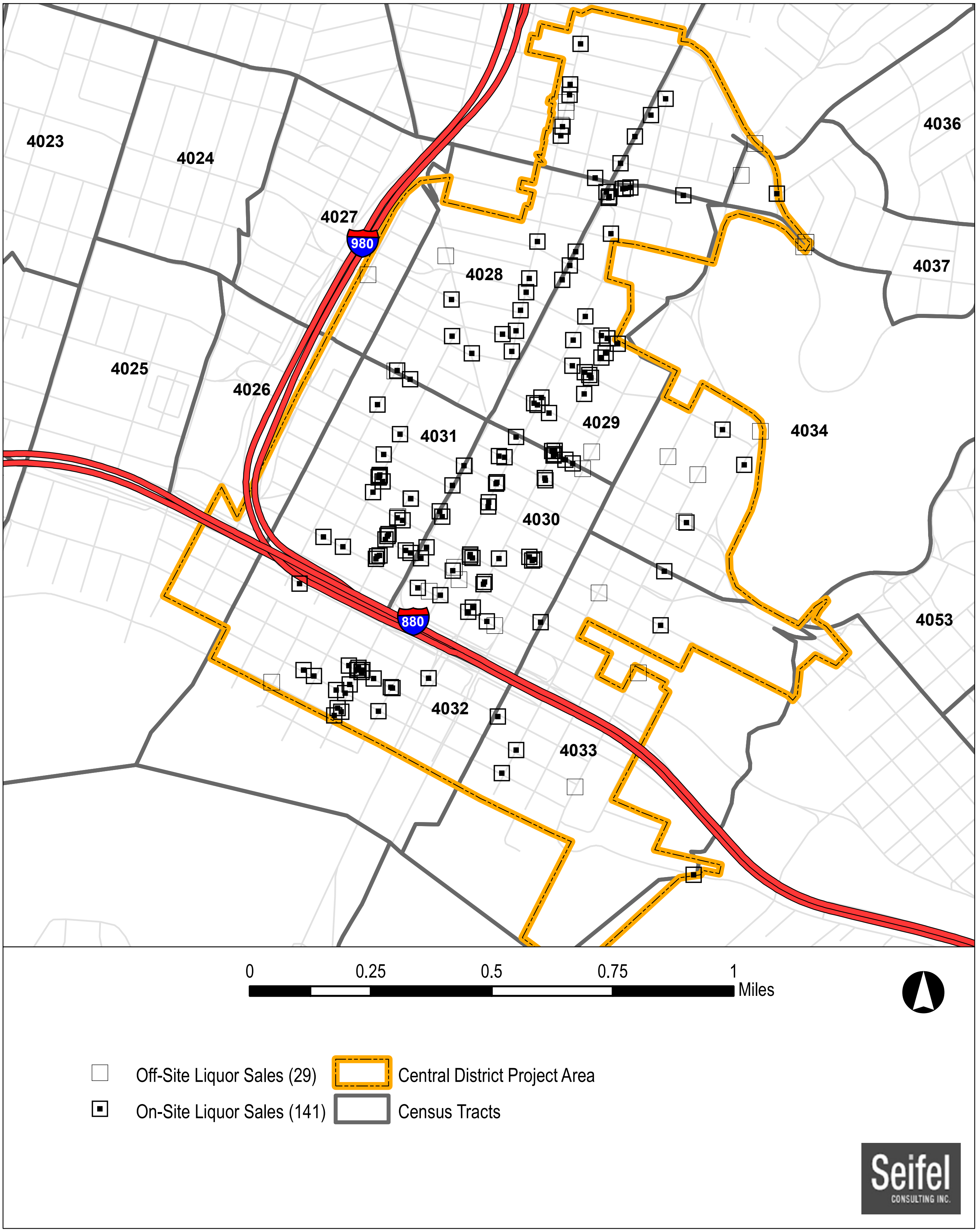

Table II-13
Active Alcoholic Beverage Licenses Within Project Area By Type and Census Tract
Central District Plan Amendment 2010-11

Census Tract	Off-Sale General	Off-Sale Beer/Wine	Total Off-Sale Licenses	Restaurant General	Restaurant Beer/Wine	Bar	Special	Total On Sale Licenses	Total All Licenses
4013	2	1	3	3	3	2	0	8	11
4027	0	1	1	0	0	0	0	0	1
4028	1	0	1	5	5	3	0	13	14
4029	0	2	2	2	19	7	2	30	32
4030	5	1	6	4	26	2	0	32	38
4031	3	0	3	16	7	2	0	25	28
4032	0	1	1	10	9	2	0	21	22
4033	1	2	3	3	2	0	0	5	8
4034	4	1	5	2	0	1	0	3	8
4035	0	0	0	2	1	0	0	3	3
4037	2	2	4	0	0	0	1	1	5
Total	18	11	29	47	72	19	3	141	170

Source: California Department of Alcoholic Beverage Control October 2010, Conley Consulting Group.

A 2007 report prepared by the Urban Strategies Council entitled "Liquor Outlets in Oakland" identified Census tract 4031 as having between two and three off-sale liquor stores per 1,000 residents and Census tract 4030 having between three and 4.5 liquor stores per 1,000 population.[50] (For comparison purposes, the ABC ratio would allow 0.4/1000.) This same report correlates higher rates of crime with concentrations of liquor outlets. Figure II-11 shows crime data mapped for the period from October 2009 through October 2010 and establishments with liquor licenses. While all types of crime occur throughout the Project Area, the map shows some clustering of crime near liquor stores, restaurants and bars.

Four clusters of two or three liquor stores within one block or less of one another occur in the Project Area. One cluster of three liquor stores is located on Telegraph Ave. between 23rd and 24th Streets. Mapped crime data shows a concentration of robbery, aggravated assault, vehicle theft and rape occurring within a one block radius of these stores. Another cluster of three off-sale liquor stores can be found on Franklin Street in the vicinity of 7th and 9th Streets. Incidences of robbery, aggravated assault and vehicle theft are also found within one block of this cluster of liquor stores. Two liquor stores are located within ½ block of each other on Harrison Street between 14th and 15th Streets, also showing the same three categories of crimes within a one block radius. Another duo of liquor stores is located on Washington Street between 8th and 9th Streets, an area that also experience crimes of robbery, aggravated assault and vehicle theft. Public safety concerns are also present in the vicinity of a singular liquor store at Jefferson Ave. and 14th Street.

To respond to issues associated with problem liquor stores, the City of Oakland established the Alcoholic Beverage Action Team (ABAT), which is responsible for identifying disruptive and disorderly retail (off-sale) liquor establishments. ABAT's role is to bring appropriate action to remedy or eliminate problem operations. Based on information from the Oakland Police

[50] Spiker, Steve, et.al., Liquor Outlets in Oakland, prepared for Urban Strategies Council, Oakland, CA, October 25, 2007.

Department, the ABAT has targeted two liquor store establishments in the Project Area. One store on 17th Street was closed through the efforts of ABAT. Another store at the corner of 14th and Jefferson has received periodic reviews by ABAT. Officer Anthony Banks in Oakland Police Department's Neighborhood Services Division stated that the liquor store at 12th and Franklin is a potential candidate for the ABAT program.[51]

On-sale liquor licenses (restaurants and bars) are clustered near Jack London Square, in the Chinatown area, along Broadway, Washington and Clay Streets between 7th and 12th Streets, in the 300 Blocks of 14th, 15th, 17th and 19th Streets, and along Telegraph Avenue, between 16th and 20th Streets. A concentration of restaurants and bars with on-sale liquor licenses also exists near the intersection of Webster St. and Grand Ave. Figure II-11 shows that a concentration of robbery, aggravated assault and vehicle theft occur within one block of these restaurant areas.

The Project Area has a high concentration of on- and off-sale liquor licenses, with a ratio well above that normally permitted under ABC regulations. The report prepared by Urban Strategies Council specifically found that there is "almost a total match between the rate of liquor outlets and overall Part I & Part II crimes."[52] The high concentration of liquor licenses in the Project Area contributes to the perception of the area as dangerous because of crime (see Section E.5 below) and can tend to inhibit property values, rental rates and diminishes the desirability of the area for businesses and residents.

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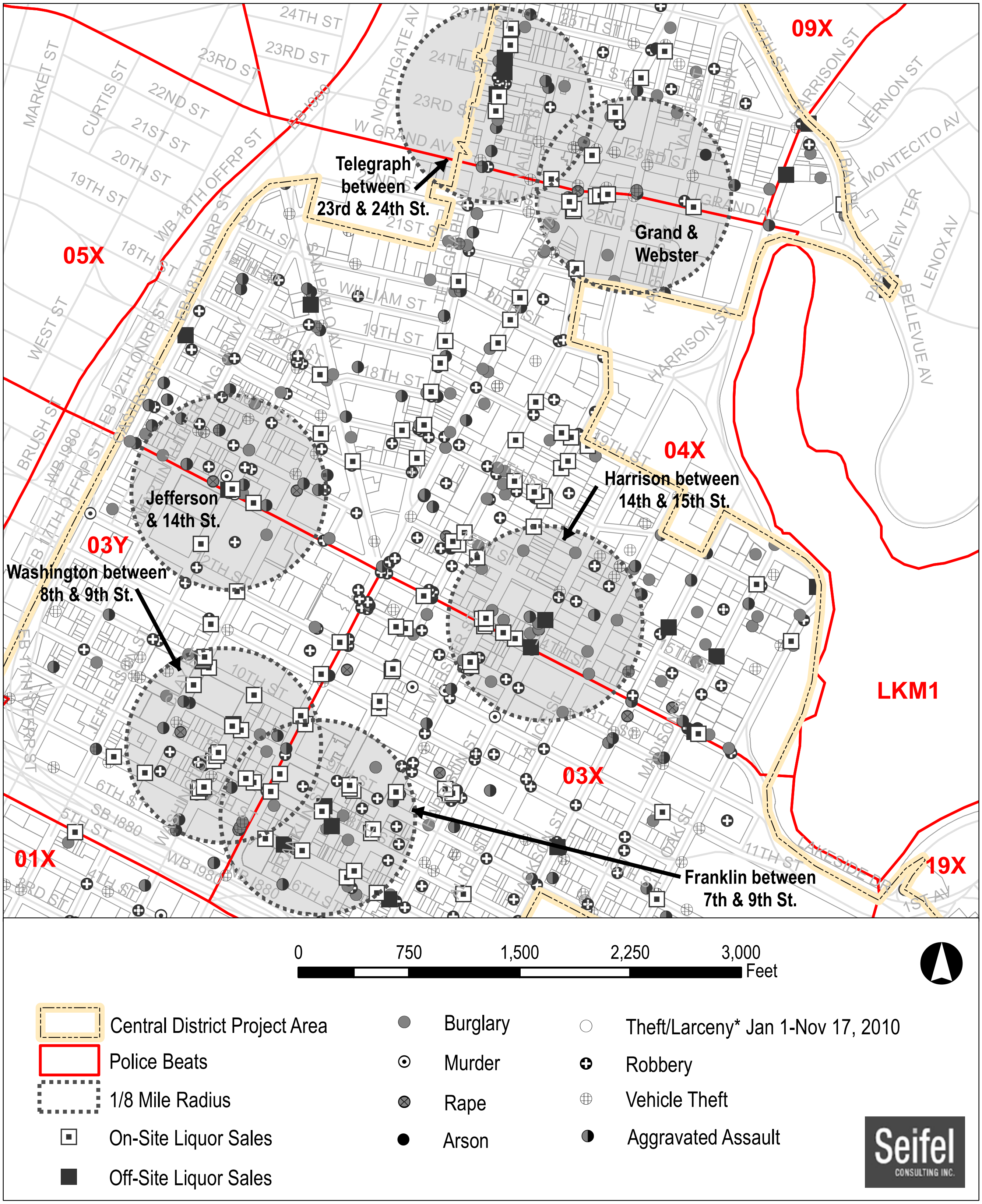
[51] Conley Consulting Group interview with Police Officer Anthony Banks, Downtown Neighborhood Enforcement Team, Oakland Police Department November, 2010.

[52] Spiker, Steve, et.al., Liquor Outlets in Oakland, October 25, 2007, p. 15. Prepared for Urban Strategies Council, Oakland, CA.

Figure II-11
Areas of High Crime Activity Near Liquor Sales Establishments
October 2009 - October 2010



5. High Crime Rates [33031(b)(7)]

A high crime rate that constitutes a serious threat to public safety and welfare is a factor of economic blight. The City of Oakland was ranked the third most dangerous city in the country in a 2009 ranking study by the Morgan Quitno Press based on an analysis of 2008 FBI crime data. This section describes crime in the Project Area, how crime in the Project Area compares to the surrounding area and how crime and the perception of crime impairs property values and presents a serious threat to public safety and welfare. These conditions indicate economic blight, as defined in CRL Section 33031(b)(7).

a. Police Beats and Definition of Crime

The Project Area is located in Service Area 1 of the Oakland Police Department. Beats 01X, 03X, 03Y and 04X are all within the Project Area. In addition, a small portion at the southwesterly end of Beat 08X overlaps the Project area between 22nd and 28th Streets. The crime analysis presented below is based on reports from all of the beats covering the Project Area. The analysis focuses on Part 1 crimes, which include violent crimes and property crimes. Violent crimes are murder, rape, robbery, and aggravated assault. Property Crimes are burglary, larceny, vehicle theft and arson. The Oakland Police Department provided Part 1 crime date for the city and the Project Area. Information on comparison jurisdictions was obtained from the Federal Bureau of Investigation (FBI) Crime in the United States Reports for 2006 through 2009. This information was supplemented with interviews with the Oakland Police Department.

b. Part 1 Violent Crime

The rates for all Part 1 violent crimes are higher in the Project Area than in the City of Oakland, Oakland-Fremont-Hayward Metropolitan District and the State of California, particularly for robbery. Crime data was analyzed for 2009, the most recent year for which a complete annual dataset is available. Crime data for the Project Area and the City was provided by the Oakland Police Department and the Federal Bureau of Investigation Uniform Crime Reports were reviewed for the State and the Metropolitan District crime data.

Table II-14 shows the crime rates for all Part I crimes and demonstrates how crime in the Project Area compares to the City of Oakland, the Metropolitan District and the State. The overall rate for Part 1 violent crimes in the Project Area is nearly 228 Part I violent crimes per 10,000 residents, compared to the citywide rate of slightly under 158 crimes per 10,000 people (almost 1.5 times the City rate). In contrast, Oakland-Fremont-Hayward Metropolitan District Part I violent crime rate was 61.61 per 10,000, and California's rate was 0.20 per 10,000 people. The Project Area's rates are nearly four times higher than the rate for the Metropolitan District and nearly five times higher than the State.

Robbery and aggravated assault are the largest components of Part 1 violent crimes in the Project Area and in the three comparison jurisdictions. Robbery in the Project Area, at a rate of nearly 137 crimes per 10,000 people, is significantly higher than in all three comparison jurisdictions. This rate is twice as high as for the City, almost five times as the Metropolitan District and close to eight times as the State. The rate of aggravated assault is over three times higher than the state (slightly under 27 per 10,000) and nearly 2.75 times higher in the Metropolitan District. The rate for aggravated assault in the Project Area, at nearly 82 per 10,000 people, is also higher than for the City of Oakland (nearly 80.l5 per 10,000).

In 2009, rape is a Part 1 violent crime that occurred at a higher rate in the Project Area than in the City as a whole, at 8.83 versus 7.57 rape incidents. Incidence of rape is significantly lower in the other three comparison jurisdictions. The Project Area incidence of rape is almost 4.5 times higher than in the County, just under three times higher than the Metropolitan District and almost 3.75 times higher than the State.

Table II-14
Part 1 Crimes Per 10,000 Residents in 2009
Central District Plan Amendment 2010-11

	Project Area	All of Oakland	Ratio[a]	Oakland-Fremont-Hayward Metro District[b]	Ratio[a]	California	Ratio[a]
Violent Crimes							
Murder	0	2.41	0.00	0.91	0.00	0.53	0.00
Rape	8.83	7.57	1.17	3.00	2.94	2.36	3.74
Robbery	136.90	67.29	2.03	27.71	4.94	17.34	7.90
Aggravated Assault	81.94	80.46	1.02	29.99	2.73	26.97	3.04
Subtotal	227.67	157.73	1.44	61.61	3.70	47.20	4.82
Property Crimes							
Burglary	106.97	111.41	0.96	75.15	1.42	62.26	1.72
Auto Theft	90.28	151.90	0.59	76.83	1.18	166.51	0.54
Larceny Theft	487.73	205.1	2.38	196.71	2.48	44.38	10.99
Arson	1.47	5.18	0.28	Not Available		Not Available	
Subtotal with Arson	686.45	473.59	1.45				
Subtotal without Arson	684.98	468.41	1.46	348.69	1.96	273.15	2.51
Total Without Arson	914.12	631.32	1.45	410.3	2.23	320.35	2.85

Note: Calculations based on population estimates from Hausrath Economics Group and California Department of Finance.
a. Ratio calculated by dividing the Project Area crime rate by Oakland, Metropolitan District and State rates and indicates the extent crime in the Project Area is lower or higher than these jurisdictions. Ratio of 1 means the rates are the same between jurisdictions and the Project Area, less than one means rates are lower in the Project Area and over one means rates are higher.
b. Oakland-Fremont-Hayward Metropolitan District includes Alameda and Contra Costa Counties and is a reporting area identified in the FBI Uniform Crime Report.

Sources: City of Oakland Police Dept. Data November 2010, FBI 2009 California Crime Data, Conley Consulting Group.

No murders occurred in the Project Area in 2009, but statistics provided by Oakland Police Department for 2005 through 2010 show that 2009 is the only year that this was the case. Table II-15 shows the number of murders by year since 2005. As of November 17, three murders have taken place in the Project Area in 2010. This equates to a rate of 1.47 murders per 10,000 people. The rate for the City during this same period is 1.72 per 10,000, slightly higher than in the Project Area during the same period. However, the murder rate in the City as a whole has decreased since 2005, when the rate was 2.26 per 10,000 residents. The murder rate in the Project Area is increasing: The murder rate for the Project Area in 2005 was lower, 1.17 per 10,000 residents, than that for the Project Area in 2010. No partial year crime data for 2010 is available for the other comparison jurisdictions used in this analysis. In 2009 the murder ratio for the County was just 0.21 per 10,000 residents, 0.91 for the Metropolitan District and the rate for the State was 0.53.

Table II-15
Average Number of Murders per 10,000 Residents 2005 – 2009
Central District Plan Amendment 2010-11

Jurisdiction	Murders per 10,000 Residents per Year
Project Area	1.66
All of Oakland	2.88
Metropolitan District	0.94
California	0.62

Source: City of Oakland Police Dept., FBI 2009 Crime Reports, Conley Consulting Group.

c. Part 1 Property Crime

Part 1 property crimes (burglary, larceny theft and motor vehicle theft) are lower in each of the comparison jurisdictions than in the Project Area. The Project Area rate of 685 property crimes per 10,000 residents is nearly 2.5 times the rate for the State and nearly two times that for the Metropolitan District. The rate of property crimes in Oakland is 474 per 10,000 residents, also significantly lower than in the Project Area. The incidence of larceny theft in the Project Area, the largest component of property crimes, is over twice the rate for the City, 11 times higher than the rate for the State. The larceny theft rate in the Project Area is 2.5 times that of the Metropolitan District.

d. All Part 1 Crime

Figures II-12 and II-13 shows all Part 1 crimes in the Project Area, and identified crime hot spots from October 2009 through October 2010. For all Part 1 crimes combined, the Project Area has a higher overall crime rate, with 914 incidents per 10,000 as compared to 631 per 10,000 for the City as a whole. More than twice as many Part 1 crimes occurred in the Project Area during this one year period than in the State and the Metropolitan District.

The major hot spots for crime in the Project Area are:

- 14th St. and Broadway
- 14th St. and Jefferson St.
- 17th St. and Franklin St.
- 21st St. and San Pablo Ave.
- Telegraph Ave. between 20th St. and 27th St

According to Officer Anthony Banks with the Downtown Unit of the Oakland Police Department Neighborhood Enforcement Team, these crime hot spots have a high incidence of loitering, drug use, drug dealing and robberies. The park at 10th St. and Jefferson St. is also has significant drug dealing activities, loitering and robberies. Officer Banks identified Telegraph Ave. between 20th St. and 27th St. as having a high number of transients who loiter and harass businesses in the area. There are at least six stay-away orders issued to individuals for drugs or alcohol use for this area.

Three of these intersections in particular are being targeted by the Police Department for drug dealing activities: 14th St. and Jefferson St., 14th St. and Broadway and 22nd St. and Telegraph

Ave. A liquor store is also located at 14th and Jefferson and the neighborhood has a number of single room occupancy (SRO) hotels. Officer Banks stated that several of the SRO hotels have high incidences of crimes related to drug use and drug dealing. Figure II-12 shows a concentration of crime in the vicinity of 14th St. and Jefferson Ave. The intersection of 14th St. and Broadway is a concern because of its high foot traffic. The Police Department is targeting the area to prevent loitering and drug dealing and increase safety for pedestrians. The intersection of 22nd St. and Telegraph Ave. has problems with transients buying drugs and using a nearby church for drug use.

The high rates of crime identified in the Project Area are a serious threat to public safety and welfare, including health.[53] This was highlighted in the interviews with real estate brokers who represent commercial property in the Project Area. Several noted that high crime rates lead contribute to a negative image of the area in terms of safety and security, making more difficult to attract businesses and residents to the area. At least one broker stated that businesses in essence self-select to locate in the area, and have to be willing to deal with the "edgy" nature of the Project Area to lease space. In interviews several commercial real estate brokers active in the area noted that crime hinders the ability to attract both retail and office tenants to the Project Area. This limits the pool of potential businesses and residents that may otherwise locate in the Project Area. Real estate agents who broker property in the Project Area confirmed that crime is a factor that contributes to depressed or stagnating rents and property values found in the Project Area. The documented high crime rates well above crime rates for the city, the Oakland- Fremont Hayward Metropolitan District and the State, diminish the welfare of the local residents and employees coming to the Project Area and constitute a serious threat to public safety.

[53] Physical insecurity and violence restricts residents to their homes and limits their ability to undertake activities to promote healthy living such as exercise. Krieger, James, MD and Donna Higgins, PhD. Housing and Health: Time Again for Public Health Action, American Journal of Public Health. May 2002, Vol 92, No 5.

Figure II-12
Crime Activity and Crime Hot Spots in Oakland Central District Project Area - North
October 2009-October 2010

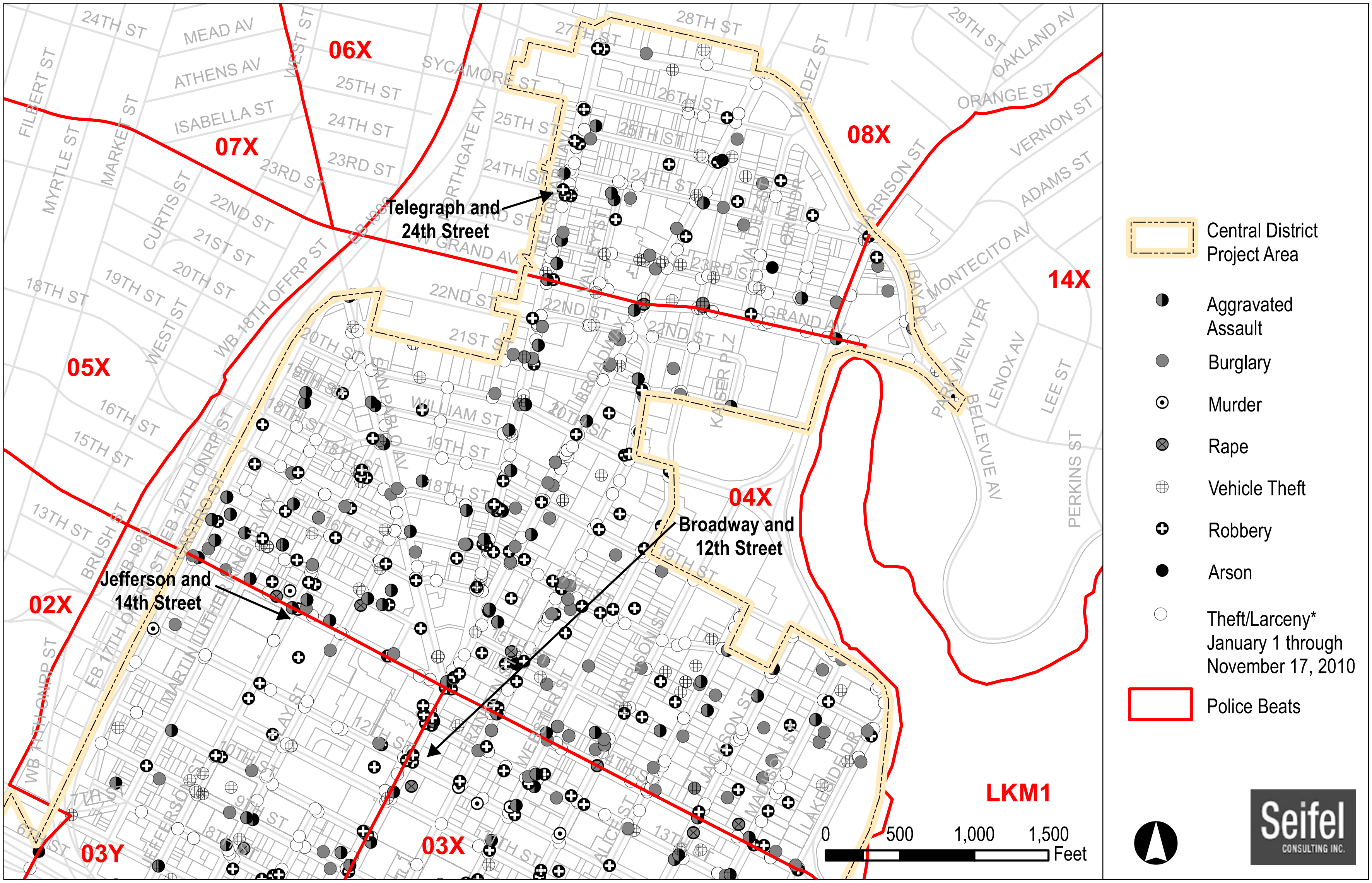
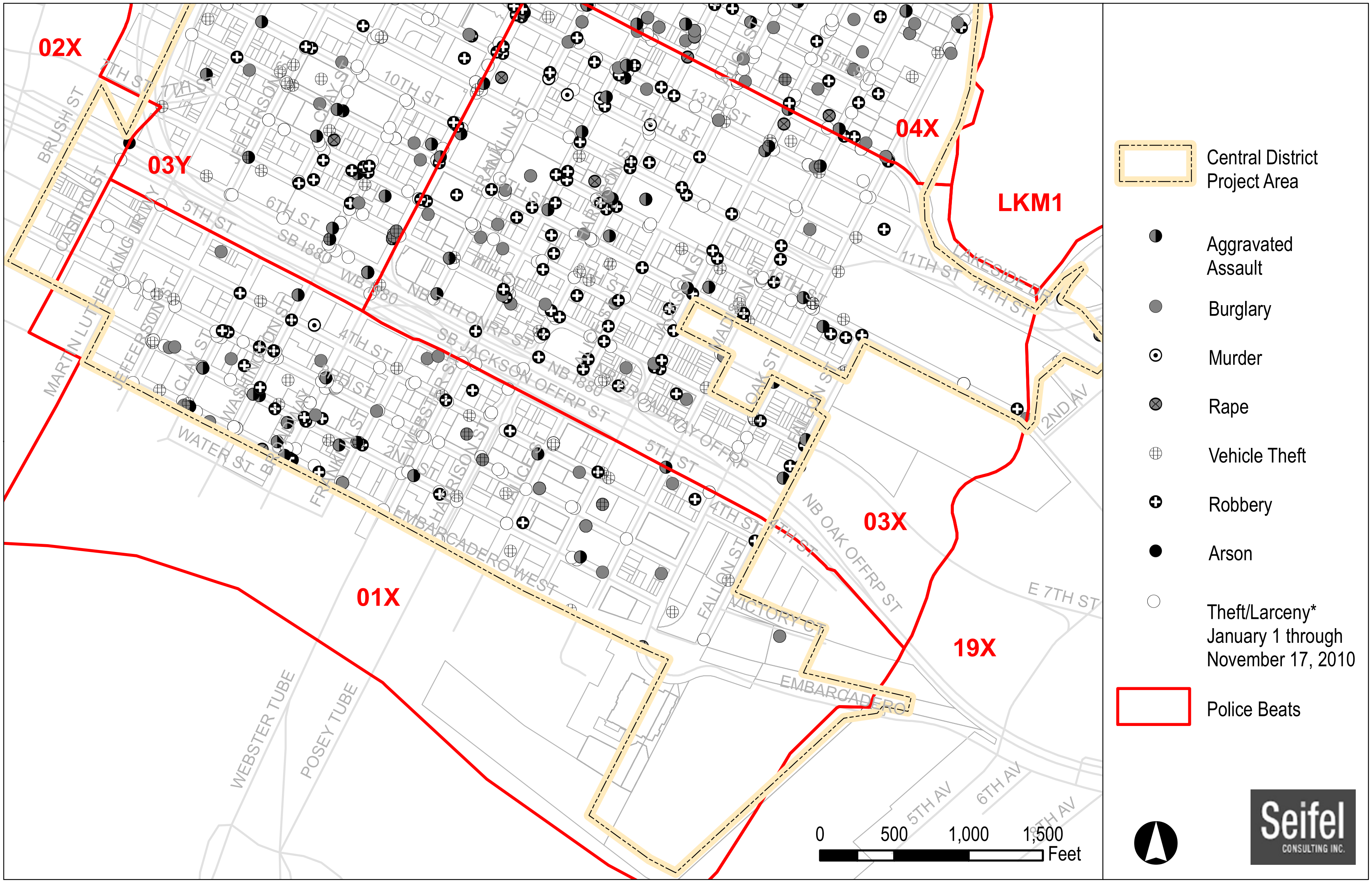


Figure II-13
Crime Activity and Crime Hot Spots in Oakland Central District Project Area - South
October 2009-October 2010



F. Inadequate Public Improvements

Under the current CRL, the presence of inadequate public improvements or inadequate water or sewer utilities cannot be the sole basis for characterization of an area as blighted. However, as specified in CRL Section 33030(c), such conditions may be considered as a contributing factor to blight when both physical and economic blighting conditions are present in a project area. Public improvement deficiencies negatively impact the Central District Project Area. The significant cost of remedying public improvement deficiencies tends to result in a disincentive to redevelop and invest in properties.

The following public improvement deficiencies in the Central District Project Area were observed during the Field Survey and/or were described in City and Agency reports and interviews with City and Agency staff.

1. Street and Streetscape Deficiencies

The Streetscape Master Plan calls for the construction of various public improvements to complement existing and future redevelopment projects and to attract new public and private investment into the Project Area. The recommendations of the Streetscape Master Plan were guided by the objective of improving the appearance and/or eliminating deficiencies of selected sub-areas of the Project Area.

Existing deficiencies include deteriorated pavement, narrow sidewalks, inadequate pedestrian infrastructure, lack of landscaping such as street trees, poor signage and striping, insufficient lighting, circulation problems, and limited bicycle access.

a. Poor Street Conditions

According to a 2007 study by the Metropolitan Transportation Commission (MTC), Oakland's pavement conditions ranked 95th among 109 Bay Area jurisdictions. Streets are evaluated on a 100 point scale, the Pavement Condition Index (PCI). A PCI of 80 is an optimum pavement condition to be maintained according to industry best management practices. A score of 60, according to MTC represents a 40 percent reduction in quality that a roadway reaches in about 20 years as its condition turns from 'good' to 'fair.' The same pavement, if untreated, will experience another 40 percent reduction in quality in only the next three to five years, turning from 'fair' to 'poor.'

Oakland's overall PCI has been falling and is currently 55. The average PCI in the Bay Area is 65. As a point of reference, Oakland's overall network PCI was 63 in 2006. In addition, Oakland's current backlog of repairs is estimated to be $418 million and is expected to grow to $760 million by 2014. A budget and funding analysis accounting for the trends of decreasing PCI and increasing repair backlog indicates that any funding short of $26 million annually will continue the overall network deterioration trend and growth of the deferred maintenance backlog.

Pavement deficiencies within the Project Area are shown in Figure II-14 and include:

- Broadway from 28th Street to Embarcadero West
- Jackson Street from 9th Street to 7th Street
- 12th Street from Broadway to Harrison Street

- San Pablo Avenue from Interstate 980 to 16th Street
- Martin Luther King Junior Way from San Pablo Avenue to Embarcadero West
- Bay Place from Broadway to Grand Avenue

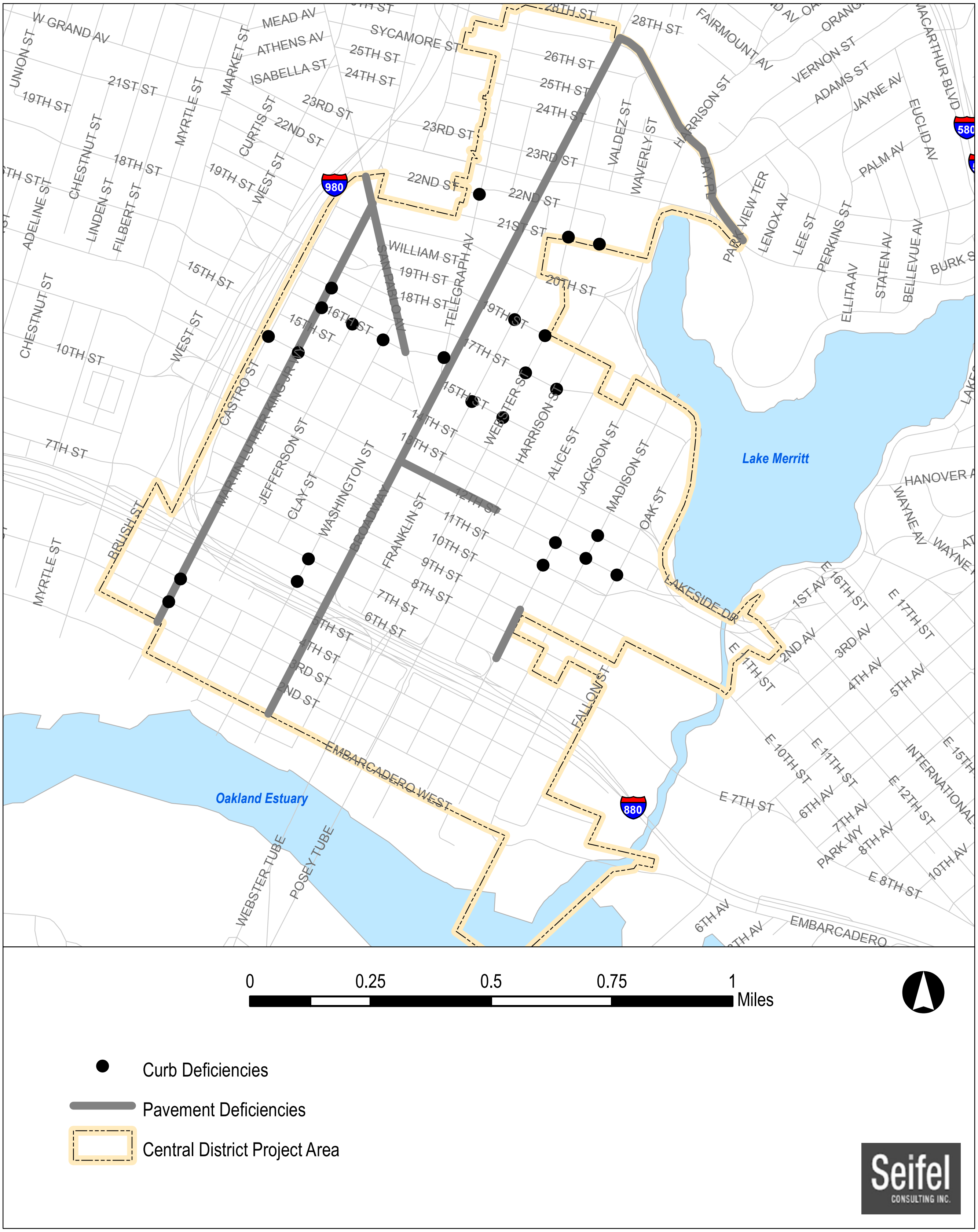
In addition to pavement deficiencies, curb deficiencies exist in the Project Area. These deficiencies include damaged curbs, curbs in conflict with hydrants and utility lines and curbs, which are not ADA compliant. Figure II-14 shows the location of these deficiencies:

- 3rd Street and Martin Luther King Junior Way
- 4th Street and Martin Luther King Junior Way
- 6th Street and Washington Street
- 7th Street and Washington Street
- 11th Street and Jackson Street
- 12th Street and Jackson Street
- 12th Street and Oak Street
- 12th Street and Madison Street
- 13th Street and Madison Street
- 14th Street and Martin Luther King Junior Way
- 14th Street and Castro Street
- 15th Street and Webster Street
- 15th Street and Franklin Street
- 16th Street and Telegraph Avenue
- 16th Street and Clay Street
- 16th Street and Jefferson Street
- 16th Street and Martin Luther King Junior Way
- 17th Street and Martin Luther King Junior Way
- 17th Street and Webster Street
- 17th Street and Harrison Street
- 19th Street and Franklin Street
- 19th Street and Webster Street
- 21st Street and Webster Street
- 21st Street and Kaiser Plaza
- 22nd Street and Telegraph Avenue

Other streetscape and street deficiencies include:

- West side of Broadway, from 16th to 17th Streets
- East and west sides of Telegraph Avenue, from 16th to 17th Streets
- West side of Washington Street
- BART Alley between Broadway and Telegraph Avenue, and 17th and 19th Streets
- San Pablo Avenue from 16th to 23rd Streets
- Areas within the Broadway/Valdez District Specific Plan

Figure II-14
Curb and Pavement Deficiencies



b. Impediments to Pedestrian Travel

The City's Pedestrian Master Plan, created in 2002, identifies the need to promote pedestrian safety and access. The Implementation Plan designates the downtown area as a pedestrian district due to the high levels of pedestrian activity and emphasizes the need to prioritize pedestrian improvements along Washington Street, Grand Avenue, Oak Street, Telegraph Avenue, Webster Street, Broadway, and Lake Merritt due to major constraints, including pedestrian/vehicle conflicts, inadequate pedestrian infrastructure such as lighting, signalization and sidewalks and physical barriers associated with freeways and BART.

The Project Area is divided by the I-880 freeway. The greater part of the Project Area, including the Uptown, Old Town, Chinatown, and Lakeside neighborhoods as well as major transit hubs and all three BART stations in the Project Area, lies north of the freeway. The Warehouse district lies south of the freeway, which is elevated along a strip one block wide between 5th and 6th streets. Sidewalks running beneath the freeway connect the Warehouse district to the remainder of the Project Area; however, these routes are noisy, poorly lit, and uninviting to pedestrians, making the Warehouse district inconvenient to walk to and from transit hubs and most other neighborhoods.

This problem is made worse by BART train tracks, which emerge from the downtown tunnel near Washington Street and 5th Street. The tracks run parallel to the freeway tracks at ground level for three blocks before rising above ground level and running toward the West Oakland BART station. The three blocks where the tracks are at ground level cut off all pedestrian and automobile traffic, as BART tracks do not have crossings for other types of traffic. The combination of the BART tracks and the freeway impose a greater hindrance on the northwest portion of the Warehouse district than on the rest.

c. Inadequate Street Lighting

Parts of the Warehouse district suffer from inadequate street lighting. Historically this district has been dominated by industrial uses, which did not require well-lit streets at night. In recent years, however, a large number of housing units have been produced in this district, and its character is becoming more residential. As this continues, well-lit streets will be more and more necessary.

2. Inadequate Water and Sewer Utilities

The City's sewer system consists of over 1,000 miles of sanitary sewer pipes, 31,000 structures and seven pump stations. Most of the system is over 50 years old and some of it is as old as 100 years. Due to the age of the system, many of the sewers are in need of repair and/or replacement and are vulnerable to overflows caused by blockages or breaks in sewer lines. In addition, Oakland has approximately 350,000 feet of sanitary sewer pipes that are susceptible to root intrusion from trees and vegetation. Root intrusions cause overflows that affect private properties and the environment, and accelerate the deterioration of the sewer pipelines. Root foaming is an accepted best management practice that curtails root growth. Furthermore, the existing sewer system has limited capacity to handle wet-weather related problems and minimize overflow of untreated sewage in the area during wet weather and winter storms.

3. Inadequate Park and Public Facilities

The City of Oakland provides parks and park facilities to residents. The Open Space, Conservation, and Recreation (OSCAR) Element of the General Plan provides a standard for the provision of parklands. At the citywide level, the OSCAR Element calls for 10 acres of parkland per 1000 residents, while at the time of the General Plan was last updated in 1998, 8.26 acres per 1000 residents were available. At a community, or local-serving level, OSCAR provides for a standard of 4 acres per 1,000 residents, while only 1.33 acres per 1000 residents was available. Because many neighborhoods in Oakland are nearly built out, opportunities to create open space is limited and the provision of parklands and facilities must be accomplished in innovative ways.

At the same time, as the population in the Central District has grown and public use of parks and facilities is increased, there is a need to address deferred maintenance issues at certain public parks and facilities within the Project Area. Park deficiencies include the following: older play structures and/or insufficient play structures, lack of athletic fields and courts, insufficient community gathering space, inadequate landscaping, and limited access to the parks. As described in the OSCAR Element, Lake Merritt and the Waterfront District lack adequate access from the 14^{th} and Broadway commercial core.

G. Conclusions for Remaining Significant Blight

The Project Area suffers from significant remaining blighting conditions. Seven of the eleven statutorily defined conditions of physical and economic blight remain in the Project Area:

- Unsafe or unhealthy buildings (Section D.1),
- Conditions hindering the viable use of buildings or lots (Section D.2),
- Depreciated or stagnant property values (Section E.1),
- Impaired property values due to hazardous wastes (Section E.2),
- Economic indicators of distressed buildings (Section E.3),
- Excess problem businesses (Section E.4), and
- High crime rates (Section E.5).

In addition, the Project Area contains deficient public improvements (Section F). While these are not a CRL-defined category of blight, they contribute to adverse physical conditions in the Project Area, and they will continue to be addressed by the Redevelopment Program.

The Project Area contains a significant number of deteriorated commercial, residential, and industrial buildings that are unsafe or unhealthy places for people to live or work. This condition results from a combination of age, seismic susceptibility and long term neglect. In addition, some of these buildings are functionally obsolete because they are inconsistent with current development standards such as building code requirements or development standards. Over 30 percent of buildings surveyed suffer from very extensive or extensive deficiencies, and a significant percentage of these are unsafe or unhealthy for persons to live or work. In addition, a number of buildings suffer from seismic susceptibility.

Several conditions hinder the viable use or capacity of buildings or lots in the Project Area, including obsolete building design and/or elements, impeded circulation and accessibility.

Public infrastructure and facilities deficiencies contributing to blight in the Project Area include poor street conditions, inadequate streetscape, deficient sewer utilities, and inadequate park and public facilities. Inadequate pedestrian access and street lighting in parts of the Project Area also exacerbate blight and detract from the physical and economic vitality of the Project Area.

Property values have depreciated in the Project Area. The value of industrial property has dropped almost 9 percent over the last six years.

The property values of several sites in the Project Area are impaired by the presence of hazardous waste as a result of small-scale manufacturing, automobile-related land uses and dumping activities. Several parcels in the proposed location for the baseball stadium are contaminated with hazardous wastes.

The Project Area languishes from abnormally high business vacancies, abnormally low lease rates and abandoned buildings, all of which are indicators of economically distressed buildings. Such conditions do not serve to attract investment and capital into the Project Area and perpetuate the economic stagnation that characterizes the Project Area.

The Project Area exhibits an over-concentration of problem businesses. A 2007 report correlated higher rates of crime with concentrations of liquor outlets. Six clusters of liquor outlets have been identified as having problems areas with a high incidence of crime. These problem businesses contribute to negative perceptions of the Project Area and correlate to health and safety concerns outlined throughout the chapter, including unsafe or unhealthy buildings and high crime rates.

Finally, high crime rates plague the Project Area and threaten not only the safety of residents, but also the ability of the business community to flourish and attract further investment. The prevalence of crime presents a major barrier to revitalization of the Project Area.

These significant remaining physical and economic blighting conditions result in a significant physical and economic burden on the immediate area and the entire Oakland community. This blight cannot reasonably be alleviated by private sector or governmental action without the additional financial resources that would be made possible by the proposed Plan Amendment.

III. Redevelopment Program Description

A. Introduction

This chapter describes the Agency's Redevelopment Program for the Central District Project Area. The Redevelopment Program builds upon the Agency's past and current redevelopment efforts and includes projects and activities designed to alleviate remaining blight in the Project Area. This chapter summarizes the goals and objectives of the Plan Amendment and explains how the projects and activities of the Redevelopment Program will alleviate the remaining blight documented in Chapter II. Finally, this chapter presents estimates of the Agency's cost of each redevelopment program category and the entire Redevelopment Program.

1. Chapter Organization

This chapter is organized into the following sections:

A. Introduction
B. Plan Amendment Goals and Objectives
C. Description of Agency's Non-Housing Redevelopment Program
D. Description of Agency's Affordable Housing Redevelopment Program
E. Summary of Redevelopment Program Costs
F. Relationship Between the Redevelopment Program and Alleviation of Blighting Conditions

2. Redevelopment Program Summary

The Project Area was originally adopted in 1969, and amended in 1982 and 2001 to add territory. Since the Project Area's adoption, the Agency has undertaken a number of projects and activities to alleviate blight, and as a result some areas are no longer blighted. However, as documented in Chapter II, significant physical and economic blighting conditions remain throughout most of the Project Area. The presence of these blighting conditions warrants continued redevelopment activities within the Project Area. The Redevelopment Program has been designed in an integrated and balanced manner to address the remaining blighting conditions in the Project Area and to achieve the goals of the Plan Amendment.

The Redevelopment Program, as presented in this report, is a comprehensive set of projects and activities designed to alleviate remaining blight in the Project Area, promote economic development throughout the Oakland community, and encourage infill development that will promote the economic vitality of the Project Area and create housing opportunities for residents of all income levels. The Redevelopment Program includes critical resources for commercial development; business retention, attraction and expansion; beautification; and public infrastructure and improvements in the future. In addition, the Redevelopment Program reaffirms the Agency's commitment to affordable housing development with program funds devoted specifically for affordable housing activities.

The Agency's Redevelopment Program reflects the division of tax increment revenues into funds that can be used for any redevelopment purpose (Non-Housing Redevelopment Program) and those specifically required to be expended on the Agency's affordable housing endeavors

(Affordable Housing Program). The Agency's Non-Housing Redevelopment Program is organized broadly into two areas: real estate development and community enhancement. Within these two areas are seven Redevelopment Program categories.

The Redevelopment Program contains projects and activities that will alleviate the most significant adverse conditions identified in Chapter II. These projects will provide both immediate and long-term benefits. Most of the activities will occur throughout the Project Area and some projects will create benefits that extend beyond the borders of the Project Area, thereby enhancing the City as a whole. The Redevelopment Program is designed to meet the objectives of the CRL and the goals and objectives of the Plan Amendment.

As further described in Section E below, the Agency's estimated costs of implementing the Redevelopment Program in nominal dollars are $598.6 billion for the Non-Housing Redevelopment Program and $601.5 billion for the Affordable Housing Program.[1] Chapter IV discusses how the Redevelopment Program will be financed primarily from tax increment revenue generated from the Project Area in combination with other leveraged private and public financial resources.

B. Plan Amendment Goals and Objectives

The general objective of the Redevelopment Plan is to assist in the improvement of the Project Area by redevelopment and private reinvestment to correct health and safety concerns and to address economic and physical blight conditions. Specifically, the goals and objectives as excerpted from the Redevelopment Plan are as follows:[2]

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

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[1] The Agency's Non-Housing Redevelopment Program costs are the available funds projected to remain over the life of the redevelopment plans after the deduction of pass through payments to taxing entities, the affordable housing set-aside fund, and Agency's non-housing administration costs. The estimated total cost of the redevelopment program, accounting for other funding sources, is discussed in Chapter IV and summarized in Table IV-1.

[2] Goals and objectives excerpted from the Central District Urban Renewal Plan amended through June 20, 2006.

C. Description of Agency's Non-Housing Redevelopment Program

This section describes the Agency's Non-Housing Redevelopment Program (other than its affordable housing program), including the deficiencies to be corrected and the projects and activities intended to achieve the Plan Amendment's goals and objectives. As they are implemented, these projects and activities may be modified over time to better serve the purposes of redevelopment.

1. Real Estate Development

a. Property Acquisition, Site Preparation and Disposition

Blighting Conditions to be Alleviated

The Project Area suffers from physical and economic blighting conditions that impede efficient and economically feasible development, as described in detail in Chapter II. Property Acquisition, Site Preparation and Disposition activities will address deteriorated and dilapidated buildings, commercial and industrial space obsolescence, and impeded access and circulation in the Project Area. In addition to these physical blighting conditions, the Agency's proposed projects and activities will help to alleviate stagnant property values, impaired property values due to hazardous waste sites, problem businesses, high crime rates, and inadequate public improvements.

Projects and Activities

Projects and activities within this category provide funding and other assistance to aid in site preparation and hazardous materials remediation. Projects and activities in this category are utilized in conjunction with the Commercial Attraction, Retention and Expansion activities listed in Section C.1.c.

Property Acquisition, Site Preparation and Disposition projects and activities may include, but are not limited to the following:

- Facilitate the assembly, environmental clean-up, consolidation and disposition of land into sites suitable for development and redevelopment. If necessary, acquire strategic properties to meet redevelopment goals.
- Consider acquisition of various opportunity sites in the Project Area, issue requests for proposals from developers, select developers, and enter into Exclusive Negotiating Agreements (ENAs), Disposition and Development Agreements (DDAs), Lease Disposition and Development Agreements (LDDAs), or Owner Participation Agreements (OPAs) with developers and property owners. As necessary, provide assistance such as land write-downs, grants or loans. Possible opportunity sites include, but are not limited to:
  - 400 Oak Street
  - 55 4th Street
  - 325 Fallon Street
  - 250 Oak Street
  - 100 Oak Street
  - 54 Embarcadero

- Continue to implement and enforce existing DDAs, OPAs, and other agreements for the redevelopment of sites in order to complete pending redevelopment projects, including:
  - 601 12th Street
  - 1100 Broadway
  - 2000-2016 Telegraph Avenue & 490 Thomas L. Berkeley Way
  - 1800 San Pablo Avenue
  - 1111 Franklin – UCOP Garage
  - George P. Scotlan Memorial Convention Center
- Issue solicit development proposals for the following Agency-owned properties:
  - T 5/6 (bounded by 11th Street, 12th Street and Clay Street)
  - 2330 Webster Street & 2315 Valdez Street
  - 822 Washington Street
  - 2100 Telegraph Avenue
  - 524-28 16th Street
  - 1901 Telegraph Avenue
- Assist with the removal or rehabilitation of unsafe, hazardous buildings or other substandard structures on key development sites to permit the return of property to economic use through new construction and rehabilitation.
- Assist developers to process entitlements and facilitate real estate development.
- Offer, when necessary, assistance to land owners and public agencies in the assessment and remediation of potentially hazardous materials on sites.
- Provide assistance to temporarily or permanently relocate residents and businesses displaced by new development or redevelopment projects assisted by the Agency.

b. Planning

Blighting Conditions to be Alleviated

The Project Area suffers from a variety of blighting conditions that need to be resolved in order for the area to attain its full economic potential as described in Chapter II. Planning activities and projects will help to alleviate unsafe or unhealthy building conditions, impeded access and circulation, stagnant property values, economically distressed buildings, problem businesses, high crime rates, and inadequate public improvements.

Projects and Activities

Planning guides future development to improve the physical landscape and economic environment. Planning facilitates redevelopment and revitalization through strategic planning, public-private partnerships and public and private investment in the area.

Planning projects and activities may include, but are not limited to the following:

- Provide funding and technical assistance for area plans, such as the Broadway/Valdez District and Lake Merritt Specific Plans.
- As necessary and appropriate, consider and potentially undertake further redevelopment plan amendments to ensure the alleviation of blighting conditions in the Project Area.

c. Commercial Attraction, Retention and Expansion

Blighting Conditions to be Alleviated

As discussed in Chapter II, significant number of parcels and buildings in the Project Area exhibit the following blighting conditions: obsolete and substandard retail properties, deteriorated and dilapidated buildings, and inadequate public improvements. The Project Area also suffers from long-term vacant storefront retail spaces. Furthermore, blighting conditions, such as problem businesses and elevated crime rates, hinder the economic vitality of the Project Area. The proposed Commercial Attraction, Retention and Expansion projects and activities will help to improve the economic climate within the Project Area.

Projects and Activities

The Agency will continue its proactive commercial attraction, retention and expansion activities to create a more active and secure urban environment. The goal of this category is to develop incentives that address specific needs of existing businesses and enhance the City's ability to attract new businesses. One component of this category involves working with existing businesses that are seen as assets to the City of Oakland in order to find ways to enhance their opportunities. This category can attract and assist in stabilizing existing small and medium sized businesses and help reduce high business vacancies. Furthermore, projects and activities will assist and promote other programs to develop entrepreneurship.

Commercial Attraction, Retention and Expansion projects and activities in the Project Area may include the following:

- Continue to implement the Façade and Tenant Improvement Programs to eliminate blight on the exterior and interior of commercial buildings, remove vacant storefronts, and attract new businesses in conjunction with the Business Rehabilitation and Modernization Program listed in Section C.1.d.
- Implement programs for business retention and recruitment efforts, including the following:
  - Implement the Retail Enhancement Strategy by: completing the Broadway/Valdez District Specific Plan, acquiring sites and attracting developers, and providing parking and other amenities to attract developers.
  - Implement the Downtown Office Strategy, which aims to attract new, financially secure and experienced business investment into Oakland's downtown office market by assisting in efforts to create an attractive place for more national and international investment and business location.
  - Operate the Oakland Business Assistance Center, a visible, easily accessible, single location for Oakland businesses to obtain support and information on how to operate, grow and sustain their businesses.
  - Assist with the implementation of the Sustainable Strategy, which provides increasing opportunities for Oakland businesses to develop sustainable business practices that promote healthy businesses as well as a healthy environment.
  - Implement the Marketing and Special Events Program, a comprehensive strategy involving creation and implementation of marketing campaigns; producing marketing collateral; facilitating high-profile special events and business support activities; promoting Oakland and the Project Area at key trade shows and conventions; generating positive publicity, including business-related media coverage; providing marketing

technical assistance for small businesses and key cultural attractions; and promoting Oakland and the Project Area as a prime destination for shopping, dining, arts and entertainment.

- Assist in infrastructure and rehabilitation projects to create a favorable environment for commercial development.
- Implement design guidelines to ensure new retail spaces are viable and provide positive contributions to the community.
- Facilitate the development and expansion of commercial spaces for potential job creation.
- Work with community representatives interested in creating new Business Improvement Districts (BIDs) and facilitate the development of policies and procedures that support effective coordination of efforts among City departments and the existing and potential new BIDs.
- Provide assistance to the Redevelopment Agency's Public Safety and Police Services Program, which provides targeted and enhanced police services to commercial districts in the Project Area above standard police patrol levels. The goal of the Program is to facilitate increased commercial investment and redevelopment activities in the Project Area by reducing crime and improving safety and security for property owners, businesses, workers, and patrons.

d. Business Rehabilitation and Modernization

Blighting Conditions to be Alleviated

Blighting conditions to be corrected in the Project Area by this program category include deteriorated and dilapidated commercial buildings and long-term vacancies. In addition, blighting conditions such as problem businesses, elevated crime rates and inadequate public infrastructure and circulation have led to problems of public safety and welfare, and hinder the economic vitality of the Project Area.

Projects and Activities

Business Rehabilitation and Modernization projects and activities are aimed to encourage property and business owners in the Project Area to improve the condition and economic viability of their investments. This category finances a portion of the total costs involved in the rehabilitation, façade improvement and code compliance of existing commercial structures. It is designed to encourage existing property and business owners to substantially upgrade deteriorated storefronts, correct code violations and renovate the interiors of stores in order to improve existing business properties and encourage new, infill commercial development. The Business Rehabilitation and Modernization category will promote private investment and encourage additional residential and commercial development, thereby enhancing the attractiveness and vitality of neighborhoods and commercial centers.

Business Rehabilitation and Modernization projects and activities may include, but are not limited to the following:

- Implement the rehabilitation programs to eliminate blight on the exterior and interior of commercial building. These include the following:
  - Downtown Façade Improvement Program (FIP) which provides matching grants and design assistance to existing businesses and/or property owners for façade improvements.

The FIP provides property and business owners matching grants to cover expenses for improvements to the façade, including: compliance with the Americans with Disabilities Act (ADA); painting; doors, windows and storefront systems, paint, awnings; signage; exterior lighting; and landscaping. Additional financial incentives are provided through FIP for historic buildings allocated in the Downtown Historic District to encourage the private sector to restore and reoccupy vacant historic buildings.

  - Downtown Tenant Improvement Program (TIP), which provides matching grant incentives to attract retail, restaurants, arts and entertainment businesses to the Central District area with the goal of eliminating vacant retail space. The TIP provides property and business owners matching grants to cover expenses for capital improvements such as asbestos abatement, compliance with the Americans with Disabilities Act (ADA), interior demolition, upgrading mechanical, plumbing and electrical systems, and restoration of interior historic design features.
  - Implement the Central District Basement Backfill and Repair Program (BBRP) to assist private property and business owners with the repair of their deteriorated sub-sidewalk basement spaces in specific areas in the Project Area.
- Encourage revitalization of existing businesses and vacant commercial space through activities such as the provision of technical assistance, grants and low interest loans, in collaboration with other City agencies and community-based organizations.
- Revitalize and/or acquire obsolete commercial and industrial buildings.
- Expand and enhance code enforcement activities, where needed.

2. Community Enhancement

a. Public Improvements

Blighting Conditions to be Alleviated

Substandard, deficient and deteriorated public improvements, such as poor street conditions, impaired circulation and accessibility, inadequate public transit, and storm water and wastewater system deficiencies negatively impact investment potential in the Project Area. As discussed in more detail in Chapter II, the Project Area suffers from impaired circulation and unsafe roadway conditions due to deteriorated roads and inadequate pedestrian improvements, barriers by elevated freeways and BART train tracks, and railroad track sharing space with cars and pedestrians with insufficient safety barriers. The Project Area also suffers from public buildings that are unsafe or unhealthy and insufficient parks.

Projects and Activities

Public Improvement projects and activities will involve upgrading the existing aged and deteriorated infrastructure systems and constructing and installing new public improvements, which will support private sector development efforts.

Projects to improve the public infrastructure in the Project Area may include improvements to accessibility and circulation, streets, public transit, stormwater and wastewater systems and utilities. The Agency will assist in funding the construction of new and rehabilitated public facilities within or serving the Project Area. These projects and activities are intended to stimulate the growth of existing and new businesses, thereby improving the physical environment and reducing stagnant economic conditions. Public improvement projects and activities may include, but are not limited to, the following:

- Assist with the construction and/or rehabilitation of public infrastructure and public facility improvements in order to stimulate development.
- Repair and rehabilitate public structures and amenities to help revitalize commercial and industrial areas.
- Plan, facilitate and participate in public improvements for public buildings and spaces.

b. Circulation, Street Improvements and Streetscape

Blighting Conditions to be Alleviated

The blighting deficiencies to be corrected include pedestrian/vehicle conflicts, deteriorated pavement and curbs, lack of landscaping, poor signage and striping, insufficient lighting, narrow sidewalks, inadequate pedestrian infrastructure, and impaired circulation. As discussed in more detail in Chapter II, the Project Area suffers from impaired circulation and unsafe roadway conditions, barriers by elevated freeways and BART train tracks, and railroad track sharing space with cars and pedestrians with insufficient safety barriers.

Projects and Activities

Circulation improvements will involve upgrading the existing street infrastructure and constructing and installing new street and parking related improvements.

Circulation, Street Improvements and Streetscape projects and activities may include, but are not limited to the following:

- Assist City departments with the implementation of pedestrian and bicycle safety programs, including street and sidewalk improvements, traffic calming projects, and expansion of, or improvement to, the local bicycle network, to the extent such assistance is permitted under redevelopment law.
- Provide assistance to the Public Works Agency's Streetscape Improvement District projects in the Project Area, as follows:
  - Assist with the implementation of the Downtown Streetscape Master Plan by providing funding for repair and/or restoration of existing pavement, widening existing sidewalks, constructing pedestrian bulb-outs, introducing new landscaping such as street trees, improving signage and striping, installing new lighting, modifying existing traffic lane patterns, and creating bicycle lanes, to the extent such assistance is permitted under redevelopment law.
  - Assist with the design and construction of the Old Oakland Streetscape Improvement Project.
  - Assist with the implementation of the Telegraph Avenue Streetscape Improvements.
- Provide funding for street improvement and rehabilitation.
- Facilitate improvements to circulation systems that provide access to and within the Project Area, including enhanced intersection improvements, public parking improvements and unifying streetscape and landscaping.
- Assist with public transit improvements, such as the 17th Street BART Entrance Project and the downtown shuttle service.

- Develop and implement parking optimization strategies, including the following:
  - Support public parking facilities in the Project Area, such as the City Center Garage West, the UCOP garage, the Franklin 88 garage and the Telegraph Parking Plaza by administering parking operator contracts, providing technical assistance for operator selection and facilitate sale of garages to enhance other redevelopment activities.
  - Evaluate the need to significantly upgrade or replace the Telegraph Plaza Garage.
  - Evaluate need for additional public parking facilities throughout the Project Area and identify and acquire parking development opportunity sites, such as in the Broadway/Valdez Retail Study Area.

c. Cultural Arts and Recreational Facilities Improvements

Blighting Conditions to be Alleviated

The blighting deficiencies to be corrected include inaccessible open spaces and outdated recreational facilities and a high crime rate throughout the Project Area. As discussed in Chapter II, the City of Oakland has parks and open spaces that are deficient in accessibility related to public safety, ADA compliance and physical access, and contain outdated recreational facilities, which is reflective of the overall needs in the Project Area.

Projects and Activities

Cultural Arts and Recreational Facility Improvements will support the rehabilitation and improvement of community public facilities and historic buildings, parks and recreational fields and trails to meet the current needs of residents and to enhance public safety. Projects and activities may include, but are not limited to the following:

- Assist with major improvements and renovations at City parks, recreation facilities and community facilities located in the Project Area, such as Lincoln Square Park, Malonga Casquelourd Center for the Arts, Jefferson Square Park, and Chinese Garden Park.
- Assist in the rehabilitation and seismic strengthening of those structures that are culturally and historically worthy of rehabilitation, with emphasis on owner participation; provide funds for façade preservation and improvements.
- Implement the Agency's Public Art Program, which is funded by an allocation of 1.5 percent of Agency capital construction project funding for the commissioning of public artwork by funding artwork and public art installations as part of the Agency's Streetscapes Improvement projects and Agency-assisted development projects.
- As needed, support the Agency-established non-profit public benefit corporation, Fox Oakland Theater (FOT), which oversees the rehabilitation, lease-up and management of the theater.
- Continue to operate and provide assistance to the Oakland Ice Center for facility upgrades and sustainability.
- Continue to lease and fund capital improvements to renovate the George P. Scotlan Memorial Convention Center.
- Undertake planning for a potential baseball stadium at Victory Court, including preparation of an EIR, negotiating and approving a DDA with the Oakland A's and Major League Baseball; completing site acquisition and relocation of existing tenants; completing

environmental remediation, demolition and site preparation; and constructing off-site infrastructure.

- Install historic markers, way-finding and interpretive signage along commercial corridors and neighborhoods.

D. Description of Agency's Affordable Housing Redevelopment Program

This section describes the blighting conditions to be corrected through the Affordable Housing Program, as well as project and activity descriptions and estimated project costs.

a. Blighting Conditions to be Alleviated and CRL Requirements to Be Attained

Blighting conditions to be corrected by the Agency's housing projects and activities include a substantial number of buildings that are unsafe or unhealthy for persons to reside in, deteriorated and neglected residential buildings, and informally constructed structures. Conditions creating unsafe and unhealthy buildings include seismic susceptibility, mold, lead paint contamination, asbestos, dilapidation, dry rot, broken windows. Furthermore, a significant portion of the buildings in the Project Area tend to be older, and the Field Survey indicates a significant number are severely deteriorated or dilapidated, suggesting that the buildings have not undergone modernization or been maintained to a level that adheres to current health and safety standards.

b. Description of the Affordable Housing Program

The Affordable Housing Program will help alleviate blighting conditions in the Project Area. The Agency may potentially designate non-low and moderate income housing funds to assist affordable housing projects and activities, particularly where substantial rehabilitation is required in order to upgrade existing buildings to decent, safe and sanitary housing. Unlike Low and Moderate Income Housing funds, these funds would not be subject to CRL housing expenditure requirements. (Refer to the Agency's Five-Year Implementation Plan in Appendix F for a detailed discussion of CRL housing expenditure requirements.)

In addition to alleviating blighting conditions, the Agency will continue to implement a key provision of the CRL through its Affordable Housing Program: the enhancement of affordable housing opportunities for households earning at or below 120 percent of Area Median Income (AMI), with particular emphasis on those households earning at or below 50 percent AMI. Section 33334.2 of the CRL requires that an agency set aside 20 percent of all tax increment revenue allocated to the Agency to increase or enhance the community's supply of affordable housing. Since 2001, the Agency has set aside an additional five percent, or a total of 25 percent, of all tax increment revenue allocated to the Agency, to its Low and Moderate Income Housing Fund (Housing Fund). If adopted the Plan Amendment would require that the Agency set aside 30 of all tax increment revenue allocated to the Agency from the Project Area (other than the 2001 Area), per CRL 33333.10. Refer to Chapter IV Section F for more details on calculation of the Housing Fund.

The Agency has established, and will continue to establish a range of housing programs that seek to leverage federal, state and private funding sources to develop high quality, attractive and affordable housing developments serving a diverse population. The funds set aside for the

Affordable Housing Program will be used in a flexible manner in order to respond to favorable development opportunities.

The Agency will continue to promote the development of a wide variety of affordable housing types in the community in order to enhance the vitality of the area and provide much needed housing for the City. In particular, the Agency will continue to encourage development of new housing, rehabilitation and preservation of existing rental and ownership units, infill development, mixed income development. The Agency has identified persons with special needs, large families, seniors, first-time homebuyers, and extremely and very low-income families as particular populations of interest for the housing program. The Agency will also leverage federal, state and private funding sources to mitigate the impact of home foreclosures within the City.

In developing its Affordable Housing Program, the Agency has been guided by the goals and objectives of the City's Housing Element of the General Plan. The Agency is committed to assisting the City in achieving the goals, objectives and policies presented in the Housing Element, including:[3]

- Provide adequate sites suitable for housing for all income groups by targeting development in the downtown and along major corridors, maintaining an adequate supply of land to meet the regional housing share and encouraging a diverse mix of housing types and densities.
- Promote the development of adequate housing for low and moderate-income households with programs for large families, seniors and other persons with special needs, the homeless, and Oakland residents and workers.
- Remove constraints to the availability and affordability of housing for all income groups by addressing existing governmental constraints such as the permitting process and zoning as well as assisting with financing and community outreach and education.
- Conserve and improve older housing and neighborhoods through housing preservation and rehabilitation programs.
- Preserve affordable rental housing with regulatory controls to limit the conversions of rental housing to market rate residential or non-residential uses.
- Promote equal housing opportunity by using fair lending practices and supporting fair housing actions.
- Promote sustainable development and sustainable communities, which minimize the environmental impacts from new housing and promote health and wellness for residents.
- Increase public access to information through technology such as electronic permitting, on-line access to information and accurate and user-friendly access to neighborhood and parcel data.

New Construction—Owner Occupied Units

Due to the high per unit cost of subsidizing owner occupied housing for very low and low-income households, the Agency will primarily seek to provide owner occupied units to moderate-income households. Sites for new construction projects will be primarily underutilized residential lots. The Agency will continue to assist private for-profit or nonprofit developers with land write-downs and/or development subsidies. The affordability of owner occupied units is ensured

[3] As found in the City of Oakland 2007 Housing Element Update. The Agency anticipates that it will receive HCD's certification that the City's Housing Element is in substantial compliance with state law in Spring 2011.

through the recordation with the Agency or City of a deed of trust and resale restrictions against the property that provide for resale to qualified moderate income households or for recapture of the Housing Fund investment provided to the unit.

Another component of this program is assistance for moderate-income first-time homebuyers to purchase housing units. Subsidy will take the form of second mortgages to borrowers that may be used for down payment and first mortgage reduction. The affordability of owner occupied units is ensured through the recordation of deeds of trust and resale restrictions with the Agency or City against the property that provide for resale to qualified low or moderate income households or recapture of the Housing Fund assistance provided to the unit.

New Construction—Rental Housing

The emphasis of the Agency's rental housing construction program is to provide affordable housing to extremely low, very low, and low-income households, senior or other special needs households, and large families. Private for-profit and nonprofit developers will be assisted with land write-downs, predevelopment loans, development subsidies or land leases. Affordability is enforced through deed restrictions and language incorporated into loan and lease documents. Most rental developments are expected to incorporate other funding sources such as the federal low-income housing tax credits or the U.S. Department of Housing and Urban Development (HUD) 202 program, which supports affordable housing for the elderly.

As part of the Affordable Housing Program, the type of financial assistance to be provided may include cost write-down and gap financing for projects utilizing federal and state funds, as well as loans for property acquisition, building renovation, predevelopment costs and development fees. In carrying out its purpose to preserve, improve and increase the affordable housing supply, the Agency may use the following methods:

- Acquire land or building sites.
- Improve land or building sites with on-site or off-site improvements to the extent permitted by the CRL. Provide assistance for the remediation of contaminated sites, where necessary.
- Donate land to private or public persons or entities.
- Finance insurance premiums pursuant to CRL Section 33136.
- Construct buildings or structures.
- Provide subsidies to, or for the benefit of, persons or families of very low, low, or moderate income.
- Pay principal and interest on bonds, loans, advances or other indebtedness, or pay financing or carrying charges.
- Require the integration of affordable housing sites with sites developed for market rate housing.
- Assist the development of housing by developers.
- Provide planning and financial assistance towards a range of supportive housing options for the community's low-income aging population. Assist city departments with programs to support senior rental housing.
- Provide technical and funding assistance to nonprofit organizations that commit to preserving the long-term affordability (a minimum of 55 years) of any at-risk affordable rental development they may be purchased from a for profit owner.

- Undertake rehabilitation programs for older units posing a health hazard.
- Provide planning and financial assistance towards supportive and/or transitional housing programs for other special needs populations in the community.
- Assist landowners with planning affordable infill development where appropriate.
- Provide opportunities for housing rehabilitation for very low, low and moderate income homeowners to maintain and repair their homes.

E. Summary of Redevelopment Program Costs

The Agency's Redevelopment Program for the Project Area includes key blight eliminating activities that could be financed from tax increment revenue expected to be generated from the Project Area, in combination with other leveraged private and public financial resources. The Redevelopment Program is integrated and balanced, and addresses the most significant blighting conditions identified in Chapter II.

The majority of the projects and activities that make up the Redevelopment Program were previously identified and authorized as part of the existing Redevelopment Plan. The Agency has refined its goals, objectives and project list based on its accomplishments and evolving needs. The proposed Redevelopment Program reflects these inputs and is designed to alleviate remaining blight as effectively and efficiently as possible. Although the Redevelopment Program is an integrated and comprehensive set of projects and activities that will alleviate blighting conditions, only a limited portion of the Program can be implemented based upon the existing financial and time limits. The costs for the Non-Housing Redevelopment Program portion of the Redevelopment Program have been updated to reflect the cost of similar projects to those included in the Redevelopment Program plus an allowance for cost inflation. Refer to Chapter IV for a description of the funding sources that may be used by the Agency to help fund the Redevelopment Program.

The total estimated cost of the Redevelopment Program is approximately $5.3 billion in nominal dollars. Table III-1 summarizes the Redevelopment Program costs by category. The estimated cost of the Non-Housing Redevelopment Program is approximately $3.2 billion, which includes the costs for the seven Non-Housing Redevelopment Program categories described in Section C as well as a set-aside amount for contingency and interest payments. The estimated cost of the Affordable Housing Redevelopment Program is approximately $2.1 billion. The Agency's administrative cost of implementing the Non-Housing Redevelopment Program is estimated to be approximately $181.0 million in nominal dollars, as discussed further in Chapter IV.

The costs in Table III-1 also reflect the net cost of all Redevelopment Program projects and activities to the Agency after taking into account other funding sources. Chapter IV discusses these outside funding sources. The Agency estimates that approximately $598.6 million in tax increment revenues will be needed to fund its Non-Housing Redevelopment Program, and $601.5 million in tax increment revenues will be needed to fund its Housing Program.

Due to the long-term nature of the Redevelopment Program, cost estimates are necessarily preliminary in nature and subject to considerable refinement as planning and implementation proceeds. However, the cost estimates are adequate to provide reasonable orders of magnitude for the financial feasibility evaluation and the estimated need for additional tax increment revenue made possible by the Plan Amendment to increase the tax increment collection fiscal limit and incurring debt limit, as described in Chapter I.

Table III-1
Summary of Agency Costs for the Redevelopment Program[a]
In Nominal Dollars
Central District Plan Amendment 2010-11

Redevelopment Programs	Estimated Total Program Cost (Nominal Dollars)	Estimated Other Funding Sources[b]	Net Tax Increment Cost to Agency[c]
Non-Housing			
Commercial Development			
Property Acquisition, Site Preparation and Disposition	$2,444,381,000	$2,383,250,000	$61,131,000
Planning	$9,905,000	$0	$9,905,000
Commercial Attraction, Retention and Expansion	$67,520,000	$60,016,000	$7,504,000
Commercial Rehabilitation	$135,040,000	$120,032,000	$15,008,000
Community Enhancements			
Public Improvements	$111,018,000	$10,000,000	$101,018,000
Circulation, Street Improvements and Streetscapes	$21,622,000	$10,000,000	$11,622,000
Cultural Arts and Recreational Facilities Improvements	$25,025,000	$10,000,000	$15,025,000
Contingency[d]	$24,579,000	$0	$24,579,000
Interest Payments	$352,781,000	$0	$352,781,000
Total Cost of Non-Housing Redevelopment Program	**$3,191,871,000**	**$2,593,298,000**	**$598,573,000**
Affordable Housing			
Total Cost of Affordable Housing Program	**$2,105,149,000**	**$1,503,678,000**	**$601,471,000**
Total	**$5,297,020,000**	**$4,096,976,000**	**$1,200,044,000**

a. Figures rounded to nearest $1,000. Calculations may not precisely match due to rounding.

b. Based on Agency estimates. Includes land sale proceeds, lease revenues and loan payments. Other funding sources available for Affordable Housing Program estimated based on current leveraging ratios. Other funding sources are discussed in more detail in Chapter IV, Section D and in Appendix D.

c. Total net tax increment does not include future debt and administration costs.

d. Estimated at 10 percent of total cost of Non-Housing Program, based on bond proceeds only.

Source: Redevelopment Agency of the City of Oakland, Seifel Consulting Inc.

F. Relationship Between the Redevelopment Program and the Alleviation of Blighting Conditions

The foremost objective of the Plan Amendment is to eliminate physical and economic blight in the Project Area. Therefore, the projects and activities that comprise the Redevelopment Program have been carefully crafted to alleviate the blighting conditions that remain in the Project Area, as well as to achieve the objectives and goals listed in the Plan Amendment, as summarized above in Section B.

In general, the Redevelopment Program is designed to:

- Revitalize areas that exhibit physical and economic blight.
- Stimulate private investment and complementary development.
- Improve circulation, public infrastructure and public facilities.

- Provide tax increment funds for the redevelopment activities that are needed to alleviate blighting conditions.
- Produce affordable housing, including rental and ownership units.
- Reduce criminal activity.
- Create temporary and permanent jobs.

The projects and activities of the Redevelopment Program are necessary because the Project Area continues to exhibit significant blighting conditions, as documented in Chapter II, that constitute a serious physical and economic burden on the community. Table III-2 provides a matrix summarizing the relationship between the blighting conditions described in Chapter II and the projects and activities proposed to alleviate these conditions. Sections C and D summarize the Redevelopment Program and the deficiencies to be corrected by the Redevelopment Program.

Table III-2
How Redevelopment Program Activities Will Alleviate Blighting Conditions
Central District Plan Amendment 2010-11

Blighting Conditions	Property Acquisition, Site Preparation and Disposition	Planning	Commercial Attraction, Retention and Expansion	Business Rehabilitation and Modernization Program	Public Improvements	Circulation, Street Improvements and Streetscape	Recreational, Entertainment, Cultural and Arts Facilities and Improvements	Affordable Housing
Physical Blight								
Unsafe or Unhealthy Buildings	■	■	■	■	■		■	■
Conditions Hindering Viable Use of Buildings or Lots	■	■	■	■	■	■	■	■
Economic Blight								
Depreciated or Stagnant Property Values	■	■	■	■		■	■	■
Impaired Property Values Due to Hazardous Wastes	■	■		■	■		■	
Indicators of Economically Distressed Buildings	■	■	■	■	■	■	■	■
Excess of Problem Businesses	■	■	■	■			■	
High Crime Rates	■	■	■	■	■	■	■	■
Other								
Inadequate Public Improvements	■	■	■	■	■	■	■	■

Source: Redevelopment Agency of the City of Oakland, Seifel Consulting Inc.

IV. Proposed Methods of Financing and Feasibility

A. Introduction

Chapter IV describes the public and private financing aspects of the Redevelopment Program. It presents estimated total funding requirements, identifies potential resources and methods of financing available to the Agency, presents projected tax increment revenues, assesses the general financial feasibility of the Redevelopment Program to eliminate blighting conditions.

The fundamental purpose of the Plan Amendment is to provide the Agency with the necessary financial and legal resources to complete the Redevelopment Program. As described in Chapter I, the primary reason for amending time and fiscal limits in the Project Area is to alleviate remaining blighting conditions and revitalize the Project Area. The pressure to provide funding sources to pay for the cost of blight alleviation stems from the necessity to mitigate these adverse conditions and to improve public safety, health and welfare within the Project Area and the broader Oakland community. Unsafe or unhealthy building conditions, conditions that hinder the viable use or capacity of buildings or lots, depreciated or stagnant property values, impaired property values due to hazardous waste, indicators of economically distressed buildings, excess problem businesses, high crime rates, and inadequacies in public infrastructure and facilities can only be addressed through the Plan Amendment. While the Agency will continue to pursue all other potential funding sources, those sources alone will not be sufficient to fund the activities needed to alleviate the adverse conditions in the Project Area without the tax increment financing made possible through the Plan Amendment.

This chapter is organized as follows:

A. Introduction
B. Stimulation of Private Investment
C. Estimated Funding Requirements for the Redevelopment Program
D. Potential Sources Other than Tax Increment Financing
E. Tax increment Financing as a Primary Source of Funding
F. Assumptions Used in Tax Increment Projections
G. Tax Increment Projections
H. Financial Feasibility of the Redevelopment Program for the Project Area

B. Stimulation of Private Investment

A major goal of the Redevelopment Program is to stimulate private investment in the Project Area. Public investment in the form of redevelopment funding will be used to leverage private investment.

Private investment is anticipated to include both new construction and the rehabilitation of commercial and residential buildings within the Project Area. Over time, such investment could be significant. However, the amount of private investment in the area will depend upon the improvement of public facilities and infrastructure, the elimination of blighting conditions, and the establishment of a positive climate for private participation. Given the extent of blighting conditions, and the need for improved public facilities and infrastructure, effective implementation of the Redevelopment Program provides the most reasonable opportunity for stimulating private investment in the area.

As described in Chapter III, redevelopment tax increment investment for the Redevelopment Program is projected to require approximately $5.3 billion (in nominal dollars). The Agency's investment in the Project Area is projected to leverage about $4.1 billion from other sources, including a projected $2.4 billion in private investment, through the value of anticipated new development financed by private investment.

The Agency will also contribute significant funds to affordable housing from the tax increment generated by the Project Area. As further described in Chapter III, the Agency's Low and Moderate Income Housing Fund has been used to leverage private funding. The Agency will continue to use its Low and Moderate Income Housing Fund to foster private investment for the production, rehabilitation and preservation of affordable housing for very low, low and moderate-income households.

C. Estimated Funding Requirements for the Redevelopment Program

The implementation of the Redevelopment Program for the Project Area will require substantial funding. Chapter III describes the Redevelopment Program, specifically identifying the projects and activities and their associated costs. The Agency cost estimates presented in Chapter III take into account the amount of outside funding sources that the Agency anticipates it will obtain. The estimated net cost of the Redevelopment Program to the Agency, as described in Chapter III and shown in Table IV-1, totals approximately $1.2 billion (in nominal dollars). The cost of this program excludes funding from non-Agency sources that will supplement Agency funds (as described in Section D of this chapter and Appendix E).

Table IV-1
Estimated Net Cost to Agency of Project Area Redevelopment Program[a]
In Nominal Dollars
Central District Plan Amendment 2010-11

Redevelopment Programs	Estimated Total Program Cost (Nominal Dollars)	Estimated Other Funding Sources[b]	Net Tax Increment Cost to Agency[c]
Non-Housing			
Commercial Development			
Property Acquisition, Site Preparation and Disposition	$2,444,381,000	$2,383,250,000	$61,131,000
Planning	$9,905,000	$0	$9,905,000
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Commercial Rehabilitation	$135,040,000	$120,032,000	$15,008,000
Community Enhancements			
Public Improvements	$111,018,000	$10,000,000	$101,018,000
Circulation, Street Improvements and Streetscapes	$21,622,000	$10,000,000	$11,622,000
Cultural Arts and Recreational Facilities Improvements	$25,025,000	$10,000,000	$15,025,000
Contingency[d]	$24,579,000	$0	$24,579,000
Interest Payments	$352,781,000	$0	$352,781,000
Total Cost of Non-Housing Redevelopment Program	**$3,191,871,000**	**$2,593,298,000**	**$598,573,000**
Affordable Housing			
Total Cost of Affordable Housing Program	**$2,105,149,000**	**$1,503,678,000**	**$601,471,000**
Total	**$5,297,020,000**	**$4,096,976,000**	**$1,200,044,000**

a. Figures rounded to nearest $1,000. Calculations may not precisely match due to rounding.
b. Based on Agency estimates. Includes land sale proceeds, lease revenues and loan payments. Other funding sources available for Affordable Housing Program estimated based on current leveraging ratios. Other funding sources are discussed in more detail in Chapter IV, Section D and in Appendix D.
c. Total net tax increment does not include future debt and administration costs.
d. Estimated at 10 percent of total cost of Non-Housing Program, based on bond proceeds only.

Source: Redevelopment Agency of the City of Oakland, Seifel Consulting Inc.

D. Potential Sources Other than Tax Increment Financing

The Plan Amendment authorizes the Agency to finance the Redevelopment Program using all available funding sources, including local, state and federal sources. The Agency will make every effort to obtain alternative funding sources as a means to accelerate the implementation of the Redevelopment Program and minimize the required investment of tax increment revenues. The Agency will also work with both the City and Alameda County in order to use their combined resources to secure additional federal, state and private funding. As appropriate, the Agency will also pursue available loan programs to maximize the leveraging of its funds. Although tax increment financing is the largest source of long term funding available to the Agency, it is not the only source. Land sale proceeds, lease revenues, and loan repayments also generate substantial revenue to meet the projected funding needs of the Redevelopment Program.

This section describes a wide range of alternative funding sources that may be available to assist in financing the Redevelopment Program. It summarizes some of the key potential sources and evaluates the likelihood that each source will generate potential revenues for use in the Project Area. Some sources described below may generate more funds than estimated, while others may generate less. On balance, the estimate of alternative revenues provides an initial approximation of funding availability in order to determine the level of need for tax increment revenue.

Appendix D includes a matrix of funding sources that might be available to assist in financing the Redevelopment Program. It lists each potential source, the responsible entity, and a summary of the source and the type of funding (grant, loan, or other). Appendix D groups funding sources by secondary, complementary and unlikely sources of funding. As described below, tax increment revenues, land sale proceeds, lease revenues, and loan repayments are the primary funding sources to the Agency. Secondary sources are less likely to be available to provide funding for the Redevelopment Program. While not providing direct funding to the Redevelopment Program, complementary sources could provide funding for economic development, business support and expansion, neighborhood improvements, and community enhancement.

Based on Agency's staff experience with funding sources, the Agency considers it reasonably likely that approximately $4.1 billion (in nominal dollars) in funding, other than primary funding sources will be available for the Redevelopment Program. Table IV-1, above, summarizes the Agency's estimate of other funding sources by redevelopment program category. Please refer to Appendix D for a matrix that summarizes all of the secondary and complementary funding sources.

1. Primary Funding Source

Primary sources are the sources of funding most likely to be available to support the Redevelopment Program. Tax increment financing, land sale proceeds, lease revenues, and loan repayments are the primary sources of funding anticipated to be available.

a. Tax Increment Financing

Tax increment revenue is generated by the increase in property values within a designated redevelopment project area, and it is one of the primary sources of financing for the Agency's programs. Currently the Agency is required by law to dedicate 20 percent of tax increment revenue from the Project Area to affordable housing programs. As described in Chapter III, the Agency actually dedicates 25 percent of the tax increment revenue to its Affordable Housing program. The Plan Amendment will trigger a higher required contribution to the Low and Moderate Income Housing Fund in the Project Area (other than the 2001 Area). Beginning in the fiscal year after adoption of the Plan Amendment, the Agency must dedicate 30 percent of tax increment revenue generated from the Project Area (other than the 2001 Area) to affordable housing programs. Tax increment revenue is discussed in further detail below in Sections E, F and G.

The Plan Amendment enables the Agency to receive tax increment revenues as defined in CRL Section 33670. Therefore, the method of financing commonly referred to as tax increment financing is available to the Agency for purposes of implementing the Plan Amendment in the Project Area.

b. Land Sale Proceeds, Lease Revenues and Loan Repayments

Redevelopment agencies frequently receive money from the sale or lease of property they own, or from the repayment of loans made by the agencies to developers. The proceeds from the sale or lease of properties, or from the repayment of loans, are usually deposited in the Agency's fund balance and used for authorized redevelopment projects. Any restrictions on the reuse of these funds for redevelopment purposes depend on the source of the funds used to acquire the property or make the loan. The Agency expects to allocate approximately $48 million from land sale proceeds, lease revenues and loan repayments to projects and programs.

2. Secondary Funding Sources

While less significant or less likely to be available than primary funding sources, secondary sources, including private debt and equity financing and many federal and state funding sources, can potentially help the Agency in meeting its redevelopment goals and objectives. This section describes the secondary funding sources the Agency has used and/or anticipates using to help support the Redevelopment Program.

Secondary funding sources have provided some funding in the past and are anticipated to provide additional funding in the future. However, the level of funding provided by these funding sources has not been, and will not be, sufficient to fully fund the cost of redevelopment activities. Many funding sources restrict how funding is used, and some grant programs offer one-time funding allocations and are not a reliable source of funding for future years. Complete descriptions of all secondary sources of funding are provided in Appendix D.

a. Brownfields Assessment, Cleanup Revolving Loan Fund (BCRLF) and Cleanup Grants

EPA offers a variety of funding sources for the cleanup, revitalization and sustainable reuse of contaminated properties (brownfields). Programs include:

1. Brownfields Cleanup Revolving Loan Fund (BCRLF) provides financial assistance for the remediation of brownfields. Funding provided by the EPA enables state and local governments to make low-interest loans to carry out cleanup activities on properties that have a release or substantial threat of release of a hazardous substance that threatens public health or welfare. The BCRLF program can also provide some funding for site preparation and development activities. In California the BCRLF program is administered by the California Department of Toxic Substance Control (DTSC).
2. Brownfields Assessment Grants provide funding for a grant recipient to inventory, characterize, assess, and conduct planning and community involvement related to a brownfield site.
3. Brownfields Cleanup Grants provide funding for cleanup activities at brownfield sites. An eligible entity may apply for up to $200,000 per site. These funds may be used to address sites contaminated by petroleum and hazardous substances, pollutants or contaminants (including hazardous substances co-mingled with petroleum). Cleanup grants require a 20 percent cost share, which may be in the form of a contribution of money, labor, material, or services, and must be for eligible and allowable costs (the match must equal 20 percent of the amount of funding provided by EPA and cannot include administrative costs). The performance period for these grants is two years.

The City of Oakland receives approximately $200,000 each year for either a Brownfield Assessment Grant or Cleanup Grant. These grants may be used for cleanup activities in the Project Area.

b. Community Development Block Grants (CDBGs) and Section 108 Loans

Community Development Block Grant (CDBG) funds are allocated by HUD to fund activities such as public works; rehabilitation loans and grants; land acquisition, demolition, and relocation for redevelopment; public services; and affordable housing, social services and projects for the elderly or disabled. CDBG-funded projects and activities must principally benefit low and moderate-income persons, aid in the prevention or elimination of blight or address an urgent need. CDBG funds have provided a limited source of revenue for many redevelopment activities in California.

Section 108 is the loan guarantee provision of the CDBG program. The objective of the loan funding is to provide communities with a source of financing for economic development, housing rehabilitation, public facilities, and large scale physical development projects. All projects and activities must either principally benefit low and moderate-income persons, aid in the elimination or prevention of slums and blight, or meet urgent needs of the community. The maximum repayment period for Section 108 loan is 20 years.

Primarily this program can be relied upon for economic development and rehabilitation efforts. It does not generate new funds; rather it is a loan fund secured by CDBG or other dedicated revenues, such as tax increment revenues. The City of Oakland issued approximately $2 million in HUD 108 loans in FY 2010-11, some of which were used in the Project Area.

c. Developer and Property Owner Participation

Developer and property owner participation has been used as a means for funding redevelopment activities in many communities. For example, funds may be advanced to a city or agency in the form of a negotiated fee or grant, or a loan for public improvements that is repaid during the course of project implementation from tax increment revenues. Property owners may repay loans made by the agency, match agency funding assistance amounts, or, more commonly, provide their own debt and equity financing to complete project funding. Some agencies include provisions in development agreements that call for the developer to pay for certain project components, such as project infrastructure or open space.

d. Home Investment Partnerships Program

The Home Investment Partnerships Program (HOME), administered by HUD, provides formula grants to states and localities that communities often use in conjunction with local nonprofit organizations to fund affordable housing activities. HOME funds are awarded annually to participating jurisdictions. States are automatically eligible and receive their funding each year. Local jurisdictions eligible for at least $500,000 under the formula ($335,000 in years when Congress appropriates less than $1.5 billion for HOME) may receive an allocation. HOME assisted rental housing must comply with certain rent limitations. In addition, HOME regulations include a maximum per unit subsidy limit and maximum purchase price limit. Eligible activities include home purchase or rehabilitation financing assistance; construction or rehabilitation of housing for rent or ownership; or "other reasonable and necessary expenses related to the development of non-luxury housing," including site acquisition or improvement, demolition of dilapidated units and payment of relocation expenses. Ten percent of the annual allocation may be used for program planning and administration. If a project does not receive HOME funding directly from HUD, it may apply for HOME funds through California's HCD.

The City of Oakland receives approximately $4,000,000 each year for housing development, some of which are in the Project Area.

e. CalHOME Program

The CalHOME Program, administered by the California Department of Housing and Community Development (HCD), provides grants to local public agencies or nonprofit corporations for first-time homebuyer downpayment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help homeownership. All funds to individual homeowners are in the form of loans. Eligible activities include predevelopment, site development, and site acquisition for development projects; rehabilitation, and acquisition and rehabilitation, of site-built housing; and rehabilitation, repair and replacement of manufactured homes. Downpayment assistance, mortgage financing, homebuyer counseling, and technical assistance are offered for self-help developments, or projects built using "sweat-equity." The City of Oakland received approximately $1,500,000 in FY 2010-11 and will likely continue to receive funding in the future.

f. Infill Infrastructure Grant Program

The Infill Infrastructure Grant (IIG) program, administered by HCD, provides competitive grants to assist in the construction and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in locations designated as infill. Eligible applicants include nonprofit and for-profit developers, as well as public agencies partnering with a private developer. The IIG program was approved in 2006 as part of Proposition 1C. The City of Oakland received approximately $33,000,000 in FY 2008-09.

g. Transit-Oriented Development Housing Program

The Transit-Oriented Development (TOD) Housing Program, administered by HCD, offers competitive low-interest loans for construction of rental housing developments that include affordable housing and are within one-quarter mile of a transit station. Additionally, the program provides grants for infrastructure that supports housing or facilitates connectivity to transit from one or more specific housing developments. Eligible applicants include public and private entities, such as redevelopment agencies. This program was approved in 2006 as part of Proposition 1C. New funding is dependent on future statewide bond issuances. The City of Oakland received approximately $38,500,000 in FY 2008-09.

h. State Transportation Improvement Program

The State Transportation Improvement Program (STIP) is a multi-year capital improvement program for transportation projects on and off the State highway system. STIP programming generally occurs every two years. The program lists all capital improvement projects approved by the CTC to be funded with state transportation funds, including proceeds from bond acts (such as Proposition 116) and motor vehicle fuel taxes. The STIP also includes federal funds apportioned to the State for transportation purposes.

i. Transportation Development Act

Transportation Development Act (TDA) funds are generated statewide through a one-quarter cent tax on retail sales in each county. Cities receive an annual TDA apportionment, and the MTC determines the ways in which the funds are spent. TDA funds may be used for regional and municipal transit projects, special transit projects for disabled persons, bicycle and pedestrian purposes, and other improvements or programs designed to reduce automobile usage. The City of Oakland received approximately $310,000 in FY 2010-11.

3. Complementary Funding Sources

While not providing direct funding for the Redevelopment Program, complementary sources could provide funding for economic development, business support and expansion, neighborhood improvements, and community enhancement. Complete descriptions of complementary sources of funding are provided in Appendix D.

4. Funding Sources Considered to be Unavailable or Unlikely

As permitted by law, the Agency can utilize local, regional, state, and/or federal government funds, and funds from private sector sources. A significant number of funding sources were evaluated by the Agency for their potential to fund redevelopment activities in the Project Area. These sources were found to be unlikely to provide substantial additional financial resources to alleviate blight, and many sources are loans that would have to be repaid from tax increment. In addition, other sources have been found to be clearly infeasible or to have little potential of generating measurable revenues. Descriptions of the sources of funding unlikely to provide funding for the Redevelopment Program are provided in Appendix D.

E. Tax Increment Financing as a Primary Source of Funding

One of the primary sources of financing for the Redevelopment Program will be tax increment revenue generated by the increase in property values from the Project Area. Based on the assumptions outlined in this chapter, the tax increment revenues generated over the tax increment collection period are projected to be sufficient to meet the Agency costs for the Redevelopment Program (for both housing and non-housing activities) that cannot reasonably be financed from other sources. The Agency annually evaluates the projected amount of funds available from tax increment and other revenue sources and sets its annual budget and long-term budget projections, taking into account the level of these funding resources.

This section presents an overview of the use and calculation of tax increment revenue under the CRL. Section F below then describes specific considerations and assumptions relevant to the estimates of tax increment revenue that may be generated, and Section G summarizes tax increment projections. Appendix E includes detailed projections of potential tax increment revenues.

1. Using Tax Increment Revenue to Eliminate Adverse Conditions

The general purpose of redevelopment is the elimination of blighting conditions, which inhibit the physical and economic development of an area. The completion of a redevelopment program results in a project area that is physically enhanced and economically stronger due to the elimination of these blighting conditions. Chapter II summarizes evidence of significant remaining blighting conditions in the Project Area. The Redevelopment Program described in Chapter III is specifically designed to stimulate private investment and alleviate physical and economic blighting conditions in the Project Area. The use of tax increment revenue is the most appropriate means of providing sufficient funding for the Redevelopment Program.

2. Stabilizing and Enhancing the Property Tax Base

In many communities, redevelopment projects have led to the stabilization of property tax revenues and tax receipts for taxing entities within project areas. As a result, these communities have avoided declines in tax revenues due to erosion of property values. In most redevelopment project areas, the investment of public redevelopment funds to leverage private investment has resulted in substantial increases in property values over time due to rehabilitation, new construction and property appreciation.

3. Existing and Proposed Time and Fiscal Limits

The CRL imposes specific time and fiscal limits that will affect the amount of tax increment revenue the Agency can receive. Table IV-2 summarizes the existing limits for the Project Area. Table IV-2 also indicates the proposed changes to the time and fiscal limits under the Plan Amendment. As discussed in Chapter I, the Agency proposes to:

- Increase the limit on the amount of tax increment revenue that the Agency may claim from the Project Area from the current limit of $1.3 billion to a proposed revised limit of $3.0 billion.
- Extend the time limit for plan effectiveness over the Project Area (other than the 2001 Area) for ten years to June 12, 2022, as authorized by CRL Section 33333.10.
- Extend the time limit for tax increment collection from the Project Area (other than the 2001 Area) for ten years to June 12, 2032, as authorized by CRL Section 33333.10.
- Extend the time limit for eminent domain authority for up to 12 years but no longer than the plan effectiveness limits for the Project Area.[1]
- Update various text provisions to conform to the requirements of the CRL in connection with the time extension amendments, including extending the affordable housing area production obligation, pursuant to CRL Section 33413(b) to the entire Project Area (other than the 2001 Area), and increasing the set-aside to the Agency's Low and Moderate Income Fund to 30 percent (other than the 2001 Area).

[1] The Agency would not be authorized to employ the power of eminent domain to acquire property on which persons legally reside.

Table IV-2
Summary of Existing and Proposed Time and Fiscal Limits
Central District Plan Amendment 2010-11

	Central District (Original Area)	**Central District (1982 Area)**	**Central District (2001 Area)**
Background Information			
Date Adopted	June 12, 1969	August 3, 1982	July 24, 2001
Base Year	FY 1968/69	FY 1982/83	FY 2001/02
Base Year Assessed Value	$275,241,000	$0[a]	$15,780,702
Existing Time Limits			
Incurring Debt	Eliminated[b]	Eliminated[b]	July 24, 2021
Eminent Domain	June 12, 2009[c]	June 12, 2009[c]	July 24, 2013
Plan Effectiveness	June 12, 2012[d]	June 12, 2012[d]	July 24, 2032[e]
Tax Increment Receipt	June 12, 2022[d]	June 12, 2022[d]	July 24, 2047[e]
Proposed Time Limits			
Incurring Debt	No Change	No Change	No Change
Eminent Domain	June 12, 2022	June 12, 2022	June 12, 2022
Plan Effectiveness	June 12, 2022[f]	June 12, 2022[f]	No Change
Tax Increment Receipt	June 12, 2032[f]	June 12, 2032[f]	No Change
Existing Fiscal Limits			
Combined Tax Increment Cap[g]		$1,348,862,000	
1982 Area Tax Increment Cap[g]	N/A	$75,000,000	N/A
Incurring Debt	N/A	$100,000,000	N/A
Tax Increment Cap			
Tax Increment Cap[h]		$3,000,000,000	
Incurring Debt	No Change	$100,000,000	No Change

Note: N/A = Not applicable.

a. Estimated to be $0 as all parcels within the 1982 Area were publicly owned at the time the 1982 Area was added to the Central District.

b. The incurring debt limit for the Central District Original Area and 1982 Area was eliminated in by Ordinance 12570 C.M.S. in 2004, as authorized by the CRL.

c. Re-established and extended per Ordinance 12090 C.M.S.

d. Ordinance 12617 C.M.S. extended these time limits by one year per SB 1045, and Ordinance 12641 C.M.S. extended these time limits by two years per SB 1096.

e. Ordinance 12641 C.M.S extended these time limits by one year per SB 1045.

f. Per SB 211, the time limits for plan effectiveness and tax increment receipt for pre-1994 plans are proposed to be extended by ten years.

g. The limit of approximately $1.3 billion applies to the entire Central District Project Area. The 1982 Area has an individual cap of $75 million.

h. The Plan Amendment proposes to eliminate the $75 million limit for the 1982 area and increase the Project Area's overall limit on Tax Increment collection to $3 billion.

Source: Redevelopment Agency of the City of Oakland.

4. Establishing the Base Year Assessed Value

The first major step in implementing a tax increment financing program is establishing the base year for assessed value of a project area, which occurs at the time of redevelopment plan adoption. In the case of an amendment to add area, the base year for the original area remains the fiscal year of the original adoption date, while the base year for the added area will be the fiscal year of the amendment. To establish the base year, the total value of taxable property within a project area's boundaries is determined. The tax roll used is formally called the base year assessment roll, and more commonly referred to as the frozen base or base assessed value:

- The base year for the Original Area is FY 1968-69, as provided in the original Redevelopment Plan. The base assessed value of the Original Area is $275,241,000.
- The base year for the 1982 Area is FY 1981-82, as provided in the current Redevelopment Plan. The base assessed value of the 1982 Area is $0 because there was no taxable property in the area at the time of adoption.

- The base year for the 2001 Area is FY 2001-02. The base assessed value of the Project Area is $15,780,702.

5. Distribution of Property Taxes During Project Implementation

Under the Plan Amendment, all of the entities that levy taxes in the Project Area will continue to receive all property tax revenues derived from the relevant base assessed value. In addition, the taxing entities receive a portion of the property tax revenues generated from the increases in assessed value over a relevant base year assessed value, known as pass-through payments. Assembly Bill 1290, effective for plans adopted or amended January 1, 1994 or later, eliminated the authorization for establishing or amending negotiated contractual pass-through agreements and imposed statutorily determined pass through payments to affected taxing entities.

Thus, the CRL currently provides standard formulas for the calculation of pass-through payments for plans adopted or amended after 1993. Each entity receives a payment in proportion to its property tax levy in each project at the time of plan adoption or amendment. These statutorily mandated pass-through payments (statutory pass-through payments) constitute the State Legislature's determination of the payments necessary to alleviate any financial burden of the Redevelopment Program to affected taxing entities. CRL Section 33607.5(f)(1)(B) states that statutory pass-through payments are the only payments that are required of a redevelopment agency to affected taxing entities during the term of a redevelopment plan. (The calculation of statutory pass-through payments is further described in Section F.4 below.)

6. Distribution of Property Taxes after Project Completion

When a redevelopment project is completed and loans or other indebtedness have been repaid, all property taxes flow back to the respective taxing entities. Taxing entities benefit from increases in property tax revenues resulting from revitalized and redeveloped project areas. In many communities, such increases are substantial. In fact, over time, taxing entities can recoup revenues following project completion sufficient to make up for the property tax revenues that were allocated to tax increment during the redevelopment implementation period. This recovery would occur because the increases in assessed valuation from revitalization of the project areas are greater as a result of redevelopment than the assessed valuation increases that would have occurred without redevelopment. Thus, payments to the affected taxing entities from a redevelopment project area can exceed the property taxes that the taxing entities would reasonably expect to receive from a slower-growing assessed valuation roll without redevelopment.

F. Assumptions Used in Tax Increment Projections

The tax increment projections in this report are intended only as estimates based on the best available information as of the date of this report. Actual tax increment revenues may be higher or lower than the projections. Refer to the tables in Appendix E for detailed analysis of potential tax increment revenues for the Original Area, 1982 Area, and 2001 Area. Potential revenues are presented cumulatively and individually. Revenues from the Original Area and 1982 Area are presented together, consistent with County practices to date.[2]

1. Present Value Assumptions

The analysis below provides estimates of tax increment revenues in both future value (nominal) dollars and present value (constant) dollars. The purchasing power of nominal dollars declines because of inflation and/or the cost of borrowing. Therefore, it is important to convert the annual future value amounts to the equivalent value in constant 2011 dollars before making a direct comparison between potential revenues and projected costs.

The present value in constant 2011 dollars is calculated by discounting future tax increment revenues by an annual rate of 5.5 percent to FY 2010-11, the year the Plan Amendment is anticipated to be adopted. This discount rate accounts for the cost of inflation, as well as the average cost of borrowing money for the City and the Agency (e.g., issuing tax allocation bonds), to approximate the present value of future dollars. Most tax increment will be pledged to the issuance of bonds, and a portion of tax increment may be used on a pay-as-you-go basis.

2. Growth Assumptions

Tax increment revenues are generated from the growth in assessed value above the base year assessed value (incremental assessed value). Tax increment revenues are projected by applying the effective property tax rate to the incremental assessed value. The tax rate in the Central District is approximately 1.17 percent, which includes a bond override above the basic one percent tax rate. Growth in assessed property values in the Project Area is based upon the factors below:

Annual Inflation Rate

The annual inflation rate is assumed at two percent per year for properties that remain in the same ownership. Two percent is the maximum annual increase that is allowed by the California State Constitution as a result of Proposition 13 in the absence of certain events that can trigger a reassessment, such as a sale or construction of new improvement. This two percent inflation factor is applied to the secured assessed value.[3]

Reassessment Adjustment

An annual reassessment adjustment represents the increases in assessed value following property reassessment, which is triggered by: (1) the transfer, or sale, of real property, (2) upgrading of real property improvements due to rehabilitation or additions to existing buildings, or (3) the reassessments of new development to market value once construction is completed. The reassessment adjustment for secured property is assumed to be one percent per year in the Project Area.

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[2] Alameda County currently administers the Original Area and the 1982 Area as a single entity with a common frozen base value.

[3] The annual inflation rate is assumed to be 2 percent. Over the last 30 years, only in five years has the annual inflation rate as set by the State Board of Equalization been less than 2 percent. Therefore, while the annual inflation rate for FY 2011-12 is only 0.0753 percent, an average 2 percent inflation factor over the remaining years of tax increment collection time period is used.

New Development in the Project Area

In addition to the annual inflation adjustment and annual reassessment adjustment, the tax increment projections are based in part on estimates of growth due to new construction and redevelopment in the Project Area.

Agency and City staff prepared a set of new development estimates based on anticipated development, summarized in Table IV-3.[4] Projections for new development in the Project Area are within the maximum build out allowed under the current General Plan and analyzed by the EIR. Appendix E includes detailed information on the new development phasing and value assumptions for the Original Area; no specific new development is forecasted for the 1982 Area or 2001 Area.

Table IV-3
New Development Growth Assumptions
FY 2010-11 Through Remaining Life of the Proposed Plan Amendment
Central District Plan Amendment 2010-11

Development Type	**Projected Development in Project Area**
For sale (units)	2,452
Rental (units)	1,362
Total Residential Units	**5,176**
Office (sq ft)	2,167,500
Retail (sq ft)	1,280,000
Hotel (sq ft)	150,000
Total Non-Residential sq ft	**5,027,500**
Ballpark (units)	1

Source: Redevelopment Agency of the City of Oakland

3. Agency Tax Increment Obligations

The Agency must use tax increment revenue to fulfill the following obligations:

a. County Fee for Property Tax Administration

Alameda County retains fees for the administration of tax increment revenues. The projections in this report estimate the county administration fee at 0.7 percent of gross incremental tax revenues for the Project Area based on the amount assessed in the Project Area for FY 2010-11 as a percentage of tax increment.

b. Statutory Pass-Through Payments

All of the affected taxing entities currently receive statutory payments from the 2001 Area, as required by the CRL for new or added project areas established January 1, 1994 or later. Statutory

[4] New development projected for the Project Area includes approximately 600 units of affordable housing. The tax increment projections prepared for this report assume that these units are tax-exempt. Accordingly, the affordable units are not included for revenue projection purposes.

pass-through payments were triggered in the Original Area and 1982 Area by the 2004 repeal of the time limit on debt incurrence. In the Original Area and 1982 Area, statutory pass-through payments began for taxing entities in FY 2004-05, the fiscal year following the fiscal year when the time limit for incurring debt would have been reached. Section F.4 presents a detailed explanation of the statutory pass-through payment calculations.

c. Low and Moderate Income Housing Fund for Affordable Housing Program

Section 33334.2 of the CRL requires that 20 percent of the gross tax increment revenues generated be used for increasing and/or improving the community's supply of low and moderate-income housing. In other words, twenty cents out of each tax increment dollar generated during the tax increment collection period must be channeled into the Low and Moderate Income Housing Fund to finance the Agency's affordable housing program. The Agency has a policy to contribute an additional five percent of gross tax increment to the Low and Moderate Income Housing Fund. Adoption of the SB 211 ten year extension proposed for the Project Area (other than the 2001 Area) under the Plan Amendment triggers a CRL requirement that increases the total contribution to the Low and Moderate Income Housing Fund to 30 percent of gross tax increment beginning the fiscal year after adoption of the amendment. Administrative costs related to the implementation of the Affordable Housing Program are typically paid out of the Low and Moderate Income Housing Fund.

d. Educational Revenue Augmentation Fund (ERAF Obligation)

Several times over the last two decades, when faced with budget gaps, the State has enacted legislation requiring all redevelopment agencies to contribute to a County Educational Revenue Augmentation Fund (ERAF) in order to relieve the State of some of its educational funding obligations.

To address a state budget gap in FY 2008-09, the State Legislature passed and the Governor signed AB 1389 in September 2008 requiring redevelopment agencies to contribute to ERAF and transfer $350 million to fund State obligations. However, the Sacramento Superior Court (Court) found this provision to be unconstitutional and signed a judgment on May 7, 2009, forbidding any county auditor-controllers from taking any actions to carry out or enforce any of the ERAF payment requirements. The State did not appeal the decision.

With a major budget deficit in FY 2009-10 (and likely beyond), the State Legislature approved and the Governor signed into law AB 26 4x, which requires redevelopment agencies to contribute a statewide total of $1.7 billion in FY 2009/10 and an additional $350 million in FY 2010/11 to a new ERAF-related fund (called "Supplemental ERAF" or "SERAF"). The amount contributed to SERAF from the Central District was approximately $7 million in FY 2009-10 and will be approximately $3.1 million in FY 2010-11. The constitutionality of these additional State takeaways from redevelopment agencies was challenged in court. On May 4, 2010, the Sacramento Superior Court issued a decision on denying the petition to challenge the constitutionality of CRL Section 33690. The following day, an appeal of the Superior Court decision was filed.

With all previous ERAF takeaways over the past two decades, the legislation specified that amounts paid by a redevelopment agency did not count as tax increment received toward a redevelopment plan limit on the total amount of tax increment that a redevelopment agency may claim. The latest takeaway legislation (AB 26 4x) does not clearly provide for the same treatment, so the amounts that will have been transferred by the Agency to SERAF in FY 2009-10 and FY 2010-11 will count toward the fiscal limit on tax increment collection for the Project Area.

In November 2010, the voters of California approved Proposition 22, which prohibits future shifts of redevelopment funds. According to the Attorney General's summary, this ballot question would "[prohibit] the State, even during a period of severe fiscal hardship, from delaying the distribution of tax revenues for transportation, redevelopment, or local government projects and services."[5] The passage of Proposition 22 bars the State from future takings of local redevelopment funds for the time being.

The Agency's tax increment projections do not assume a continuation of annual State ERAF or SERAF payments. If the State Legislature does enact a future ERAF/SERAF contribution requirement applicable to the Agency, such a requirement would reduce the amount of tax increment revenue available in the applicable future year(s) for redevelopment program activities. However, if the State Legislature also follows past practice in connection with any possible future redevelopment agency ERAF contribution requirement, such possible future ERAF contributions could be excluded from the calculation of the tax increment collection cap for the Project Area.

e. Bond Debt Service

The Agency uses a portion of its tax increment revenues to service outstanding bonds secured by those revenues. The Agency has six series of Tax Allocation Bonds (TABs) outstanding, issued between 1992 and 2009. Appendix G includes detailed information about outstanding bond issuances secured by tax increment from the Project Area.

f. TI Rebates

The Agency entered into agreements to subsidize two development projects, the 17th Street Garage and the Uptown apartments, through rebates to project developers of a portion of the tax increment generated by those projects. These rebate payments are scheduled through FY 2019-20.

g. Agency Administration

The projections in this Preliminary Report estimate the Non-Housing Agency administrative costs at an initial amount of approximately $8 million for FY 2010-11, escalating at three percent annually until the end of plan effectiveness. After the time limit on plan effectiveness, Non-Housing Agency administration is estimated at five percent of gross tax increment. This lower amount reflects reduced staffing and operation costs following the termination of redevelopment projects and activities. As noted above, the administrative cost related to the implementation of the Agency's Affordable Housing Program is paid out of the Agency's Low and Moderate Income Housing Fund.

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[5] League of Women Voters. *Smart Voter Guide*. http://www.smartvoter.org/2010/11/02/ca/state/prop/22/. Accessed January 9, 2011.

4. Calculation of Pass-Through Payments

a. Pass-Through Payment Status for Project Area

The Plan Amendment will not change the pass-through obligations in the Project Area, because statutory pass-through payment obligations already exist for all taxing entities levying property taxes in the Project Area. The Agency will continue to make these statutory pass-through payments accordingly after the adoption of the Plan Amendment.

b. Statutory Pass-Through Payments Calculation

The mandated pass-through is calculated based on the difference between the assessed value in the particular year for which the pass through is being calculated and the assessed value of the relevant pass through base year. Each taxing entity receives its proportionate share of pass-through payments, calculated for three tiers. Each taxing entity receives an amount equal to its property tax levy times the increase in assessed value above the relevant pass-through base assessed value, then times a mandated pass through percentage for each of three tiers. Over the life of a redevelopment project, each entity will receive its proportionate share of three tiers of pass-through payments:

Tier One

The Tier One pass through is equal to 25 percent of the tax increment generated from assessed value growth above the relevant Tier One base year value, net of mandatory contributions to the Low and Moderate Income Housing Fund. Therefore the Tier One pass through is typically equal to 25 percent of 80 percent of gross tax increment (20 percent of gross tax increment).

In the Original Area and 1982 Area, the base year value is the FY 2003-04 assessed value and the statutory pass-through obligation began in FY 2004-05, the year following expiration of the original time limit to incur debt.[6] The 2001 Area was added after 1994, so the Tier One base year value is identical with the Project Area base year value.

As a result of the proposed ten year extension of the Original Area and 1982 Area, the mandatory contribution to the Low and Moderate Income Housing Fund will increase from 20 percent to 30 percent. Thus, the Tier One pass through would be calculated as 25 percent of the 70 percent of tax increment remaining after the 30 percent contribution to the Low and Moderate Income Housing FundLow and Moderate Income Housing Fund (17.5 percent of gross tax increment) if the Plan Amendment were adopted.[7]

The City may elect to receive its portion of the Tier One pass-through; however, it cannot participate in the Tier Two and Tier Three pass-through payments. This decision to elect the Tier One pass through is made before the adoption of the Plan Amendment. The City currently receives its portion of Tier One pass-through payments, and this report assumes that the City will continue to receive its Tier One pass through.

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[6] As noted above, the Agency repealed the time limit to incur debt by ordinance in 2004.

[7] Due to Alameda County's treatment of the Original Area and the 1982 Area as a single entity, the Housing Set-aside and pass-through calculations used for the Original Area following the ten year extension is applied to the 1982 Area as well.

Tier Two

Under the CRL, the Tier Two pass through is equal to 21 percent of the gross tax increment generated from assessed value growth above the second tier statutory pass through assessed value base, net of mandatory contributions to the Low and Moderate Income Housing Fund. Therefore the Tier Two pass through is typically equal to 21 percent of 80 percent of gross tax increment (16.8 percent of gross tax increment). This Tier Two pass through is added to the Tier One payment and continues through the remaining life of the Redevelopment Plan.

In the Original Area and 1982 Area, Tier Two pass-through payments will begin in the eleventh year after the Agency began making statutory pass-through payments, projected to be FY 2014-15, and will be based on the incremental growth above the assessed value in the tenth year of tax increment collection.

If the Plan Amendment were adopted, Tier Two payments would begin after adoption. As noted above, the mandatory contribution to the Low and Moderate Income Housing Fund will increase from 20 percent to 30 percent if the ten year extension proposed under the Plan Amendment were adopted. Thus, the Tier Two pass through would be calculated as 21 percent of the 70 percent of tax increment over the Tier Two base value net of the 30 percent contribution to the Low and Moderate Income Housing Fund (14.7 percent of gross tax increment).

In the 2001 area, Tier Two pass-through payments will begin in FY 2012-13, the eleventh year after the Agency began making Tier One payments for the 2001 area. Since the 2001 Area is not being extended, the Tier Two payment for this area will be equal to 21 percent of 80 percent of gross tax increment (16.8 percent of gross tax increment).

Tier Three

The Tier Three pass-through payment is equal to 14 percent of the tax increment generated from assessed value growth above the Tier Three assessed value base, net of mandatory contributions to the Low and Moderate Income Housing Fund. Therefore, the Tier Three pass-through is typically equal to 14 percent of 80 percent of gross tax increment (11.2 percent of gross tax increment). This Tier Three pass through is added to the Tier One and Tier Two payments and continues through the life of the Redevelopment Plan.

In the Original Area and 1982 Area, the Tier Three pass-through payments would not begin until FY 2035-36, after which time plan effectiveness will have expired and the Agency will no longer be collecting tax increment Therefore, there will be no Tier Three payments from the Original or 1982 Area.

In the 2001 Area, the Tier Three payments will begin in FY 2032-33 and will continue for as long as the Agency collects tax increment from this area (FY 2046-47).

G. Tax Increment Projections

1. Incremental Tax Revenues

The Project Area is projected to generate approximately $2.0 billion in incremental tax revenues in nominal dollars, or $1 billion in constant 2011 dollars, over the time period for collecting tax increment. Table IV-4 shows how these funds are projected to be distributed to the County for property tax administration, pass-through payments to taxing entities, contributions to the Low and Moderate Income Housing Fund, Agency obligations and redevelopment administration. The tables in Appendix E provide detailed tax increment projections for the Project Area.

The tax increment shown in Table IV-4 reflects the combined revenues over the remaining tax increment collection period of the Project Area under the Plan Amendment (21 years after FY 2010-11 in the Original and 1982 Areas) and the 45-year tax increment collection period of the 2001 Area (36 years after FY 2010-11). Tax increment revenues will accrue over time, with limited revenues in the early years of implementation that will grow as the assessed value of the Amended Project Area increases. For detail on tax increment projections, refer to Appendix E.

Table IV-4
Summary of Project Area Tax Increment Projections
Central District Plan Amendment 2010-11

Project Area Information	**Original & 1982**	**2001**	**Total**
Base Year	FY 1968 - 1969	FY 2001 - 2002	
Time Limit on TI Collection	FY 2031 - 2032	FY 2046 - 2047	
Base Year Assessed Value (AV)	275,240,528	15,780,702	
FY 2010 - 2011 AV	4,385,974,564	98,988,966	
Tax Increment (TI) Projections[a]			
Nominal (Future) Dollars			
Incremental Tax Revenues	1,968,179,000	64,907,000	2,033,086,000
Less: County Admin Fee	(13,777,000)	(454,000)	(14,231,000)
Subtotal: TI Remitted to Agency	1,954,402,000	64,453,000	2,018,855,000
Agency Obligations:			
Less: Low and Moderate Income Housing Fund[b]	(486,835,000)	(12,981,000)	(499,816,000)
Less: Additional TI for Housing[b]	(98,409,000)	(3,245,000)	(101,654,000)
Less: Pass-Through Payments[c]	(298,716,000)	(16,777,000)	(315,493,000)
Less: State ERAF Payments	(3,052,000)	0	(3,052,000)
Less: Existing Debt Obligation	(304,928,000)	0	(304,928,000)
Less: TI Rebates[d]	(14,325,000)	0	(14,325,000)
Subtotal: TI Available for Non-Housing Program and Agency Administration	748,137,000	31,450,000	779,587,000
Projected Use of Funds:[e]			
Agency Administration	177,526,000	3,489,000	181,015,000
In Constant FY 2010 - 2011 Dollars	*111,477,000*	*737,000*	*112,214,000*
Housing Redevelopment Program	585,244,000	16,227,000	601,471,000
In Constant FY 2010 - 2011 Dollars	*316,129,000*	*6,097,000*	*322,226,000*
Non-Housing Redevelopment Program	570,611,000	27,961,000	598,572,000
In Constant FY 2010 - 2011 Dollars	*241,248,000*	*11,502,000*	*252,750,000*
Total Redevelopment Program	1,333,381,000	47,677,000	1,381,058,000
In Constant FY 2010 - 2011 Dollars	*668,854,000*	*18,336,000*	*687,190,000*

a. Figures rounded to the nearest $1,000. Calculations may not precisely match due to rounding.
b. Refer to Chapter IV, Section F.3.c for description of Low and Moderate Income Housing Fund amounts.
c. Refer to Chapter IV, Section F.3.b for description of pass-through payment calculation.
d. Refer to Chapter IV, Section F.3.f for description of Agency's tax increment rebate obligations.
e. Discounted to constant FY 2010-2011 dollars at 5.5%.

Source: Redevelopment Agency of the City of Oakland, Seifel Consulting Inc.

H. Financial Feasibility of the Redevelopment Program for the Project Area

Tax increment revenue made possible through the Plan Amendment will provide the critical funding necessary to cover the Agency's costs related to implementing the Redevelopment Program. Section C of this chapter presents the estimated Agency funding requirements of the Redevelopment Program. Section D and Appendix D describe the non-tax increment funding sources that are likely to be available to finance a portion of the Redevelopment Program cost. From these descriptions, it is clear that tax increment revenue made possible through the Plan Amendment will be an essential component needed to fund the Agency's share of the costs of the Redevelopment Program.

To evaluate the feasibility of the Redevelopment Program, the following analysis compares its estimated costs with the projected tax increment related funding sources. As previously shown in Table IV-1, the net tax increment cost to the Agency to complete the Redevelopment Program is estimated to be $1.2 billion.

Without the Plan Amendment, the Agency will have insufficient financial capacity to fund the redevelopment activities needed to eliminate blight in the Project Area. As provided for in the Redevelopment Plan governing the Project Area, the existing total amount of tax increment the Agency is eligible to collect is $1.3 billion. The Agency has received cumulative tax increment of approximately $841 million through FY 2009-10, leaving $508 million to be collected under the existing limit. Without the Plan Amendment, the existing tax increment cap would be reached in FY 2017-18. Increasing the tax increment collection limit is necessary for the Agency to be able to incur debt and encumber sufficient tax increment revenue from the Project Area to fund the Redevelopment Program.

Over the life of the Plan Amendment, the Agency is projected to receive about $2.0 billion in gross tax increment revenue, as shown in Table IV-4. After deducting existing debt service, pass-through payments, contributions to the Low and Moderate Income Housing Fund and all other Agency obligations, the total tax increment revenue available to the Agency for its Non-Housing Redevelopment Program is $598.6 million. The amount available for the Agency's Affordable Housing Program is $601.5 million. As shown in Table IV-5, the remaining amount of revenue is sufficient to cover the net cost to the Agency to accomplish the Redevelopment Program.

Although the estimated project costs and projected revenues will vary over time from those presented in this chapter, it is reasonable to conclude that the Redevelopment Program will be financially feasible. The Agency will adopt an annual budget and adopt an Implementation Plan every five years to develop a balanced financial approach to funding the specific action items in the Redevelopment Program. The Agency will assure through its annual budget process that the Redevelopment Program is financially feasible.

Table IV-5
Comparison of Estimated Tax Increment Revenues and Funding Requirements
(Nominal Dollars)
Central District Plan Amendment 2010-11

	Non-Housing	Housing	Total
Net Tax Increment Cost to Agency[a]	$598,600,000	$601,500,000	**$1,200,100,000**
Future Tax Increment Available to Agency[b]	$598,600,000	$601,500,000	**$1,200,100,000**
Funding Surplus	$0	$0	**$0**

a. The net cost of the Agency's non-housing and housing projects after taking into account funding sources other than tax increment revenue, as shown in Table IV-1.

b. Future tax increment to the Agency after deducting county property tax administration, pass-through payments to taxing entities, and Agency administration costs. See Table IV-4 for details.

c. Debt service and tax increment rebate obligations. For details of outstanding bonds, see Appendix G.

Source: Redevelopment Agency of the City of Oakland and Seifel Consulting Inc.

V. Five-Year Implementation Plan

The implementation plan is a guide that incorporates an agency's goals, objectives and potential programs over a five-year implementation plan period, while providing flexibility so the agency may adjust to changing circumstances and new opportunities. The implementation plan describes how an agency plans to implement the goals and objectives in the redevelopment plan in a focused way during a five-year period to eliminate blight and revitalize a project area. An agency will greatly enhance its ability to revitalize a project area by strategically targeting the use of its limited funds. In addition, the implementation plan provides a mechanism for an agency to monitor its progress in meeting its affordable housing obligations as required by CRL.

The Agency adopted the current 2009-2014 Five-Year Implementation Plan (Implementation Plan) in 2009. As the Original Area's plan effectiveness will expire two years earlier than the required five year Implementation Plan cycle under existing time limits, the Agency has amended its 2009-2014 Implementation Plan to reflect additional resources that would support projects during the last two years of the five-year Implementation Plan cycle, as made possible by the Plan Amendment. The amended Implementation Plan is provided in Appendix F.

A. Statutory Requirement

This chapter and Appendix F satisfy CRL Section 33352(c), which requires that a redevelopment agency adopting or amending a redevelopment plan prepare and adopt a five-year implementation plan for the redevelopment project area. It also satisfies CRL Section 33451.5(c)(7), which requires that redevelopment agency undertaking certain amendments to a redevelopment plan prepare an implementation plan that includes, but is not limited to, the agency's housing responsibilities.

Section 33333.10(e)(7) states:

> *An amendment to the agency's implementation plan that includes, but is not limited to, the agency's housing responsibilities pursuant to Section 33490. However, the agency shall not be required to hold a separate public hearing on the implementation plan pursuant to subdivision (d) of Section 33490 in addition to the public hearing on the amendment to the redevelopment plan.*

Section 33451.5(c)(7) states:

> *No later than 45 days prior to the public hearing on a proposed plan amendment by an agency or a joint public hearing by the agency and the legislative body, the agency shall prepare a report that contains all of the following…(7) An amendment to the agency's implementation plan that includes, but is not limited to, the agency's housing responsibilities pursuant to Section 33490. However, the agency shall not be required to hold a separate public hearing on the implementation plan pursuant to subdivision (d) of Section 33490 in addition to the public hearing on the amendment to the redevelopment plan.*

B. Analysis

The amended Implementation Plan supplements the description of the Redevelopment Program, as described in Chapter III. The purpose of the Implementation Plan is to describe:

- Specific goals and objectives of the Agency for the Project Area;
- Specific projects proposed by the Agency, including a program of both non-housing and affordable housing actions and expenditures proposed to be made within the next five years; and
- How the Agency's proposed objectives, projects and expenditures will improve or alleviate the blighting conditions in the Project Area (as described in Section 33031), and implement the affordable housing requirements (as described in Sections 33334.2, 33334.4, 33334.6, 33413).

The Agency's amended Implementation Plan for the Project Area updates the 2009-2014 Five-Year Implementation Plan adopted by the Agency in December 2009, after a duly noticed public hearing. This amended Implementation Plan identifies the additional revenues, projects and activities that would be made possible in the last two years of the Implementation Plan cycle as a result of the Plan Amendment. The Plan Amendment reflects changes in the Agency's Redevelopment Program for the Project Area, and these changes have been incorporated into the Implementation Plan. As stated in the Implementation Plan, the Agency will have an opportunity to update the Implementation Plan, as well as the projects and estimated expenditures, during the Midterm Review process, which will occur within the second and/or third year of the five year implementation plan period, and will be completed no later than June 30, 2012.

VI. Neighborhood Impact Report

A. Introduction

CRL Sections 33333.10 and 33333.11 describe the actions a redevelopment agency must take to adopt a plan amendment extending the time limit for plan effectiveness and tax increment collection, as the proposed Plan Amendment to the Central District Urban Renewal Plan would do. Section 33333.11(e)(8) requires that the preliminary report to taxing entities and State departments (this report) must contain a new neighborhood impact report if the plan amendment meets the criteria set forth in Section 33352(m), namely that the affected project area contains low or moderate-income housing. The Project Area does contain low or moderate-income housing, so this Preliminary Report is required to contain a Neighborhood Impact Report. A neighborhood impact report is also separately required by CRL section 33451.5(c)(8), which requires agencies to prepare a report, including a neighborhood impact report, at least 45 days prior to a public hearing on a proposed plan amendment for certain types of amendments.

This chapter is the Neighborhood Impact Report, meeting these CRL requirements. The Neighborhood Impact Report summarizes the potential impacts of the Plan Amendment on the residents of the Project Area and surrounding areas.

The Draft Environmental Impact Report for the 17th Amendment to the Central District Redevelopment Plan (DEIR) prepared by ESA Associates for the Agency is the source of much of the information included in this chapter.[1] All neighborhood impacts described in this analysis are from the DEIR, unless otherwise noted.

1. Chapter Organization

This chapter is organized into the following sections:

A. Introduction

B. Statutory Requirements

C. Analysis Overview

D. Neighborhood Impacts

E. Low or Moderate Income Housing

F. Summary

[1] *Draft Environmental Report for the Proposed Amendments to the Central District Urban Renewal Plan*, March 17, 2011. Both the Planning Commission and Agency Commission are expected to consider certifying the Final EIR as accurate, complete and in compliance with CEQA in the summer of 2011.

B. Statutory Requirements

Section 33352(m) of the CRL requires that this Report include a neighborhood impact report:

> *If the project area contains low- or moderate-income housing, a neighborhood impact report which describes in detail the impact of the project upon the residents of the project area and the surrounding areas, in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population and quality of education, property assessments and taxes, and other matters affecting the physical and social quality of the neighborhood. The neighborhood impact report shall also include all of the following:*
>
> *(1) The number of dwelling units housing persons and families of low or moderate income expected to be destroyed or removed from the low and moderate income housing market as part of a redevelopment project.*
>
> *(2) The number of persons and families of low or moderate income expected to be displaced by the project.*
>
> *(3) The general location of housing to be rehabilitated, developed, or constructed pursuant to Section 33413.*
>
> *(4) The number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation, other than replacement housing.*
>
> *(5) The projected means of financing the proposed dwelling units for housing persons and families of low and moderate income planned for construction or rehabilitation.*
>
> *(6) A projected timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives.*

C. Analysis Overview

1. Summary of Plan Amendment

The intent of the Plan Amendment is to provide a means for the Agency to continue and expand activities to eliminate adverse physical and economic blighting conditions and facilitate the continued revitalization of the Project Area. To achieve these goals, the Plan Amendment would:

- Increase the limit on the amount of tax increment revenue that the Agency may claim from the Project Area from the current limit of \$1.3 billion to a proposed revised limit of \$3.0 billion.
- Extend the time limit for plan effectiveness over the Project Area (other than the 2001 Area) for ten years to June 12, 2022, as authorized by CRL Section 33333.10.
- Extend the time limit for tax increment collection from the Project Area (other than the 2001 Area) for ten years to June 12, 2032, as authorized by CRL Section 33333.10.
- Extend the time limit for eminent domain authority for up to 12 years but no longer than the plan effectiveness limits for the Project Area.[2]

[2] The Agency would not be authorized to employ the power of eminent domain to acquire property on which persons legally reside.

- Update various text provisions to conform to the requirements of the CRL in connection with the time extension amendments, including extending the affordable housing area production obligation, pursuant to CRL Section 33413(b) to the entire Project Area (other than the 2001 Area), and increasing the set-aside to the Agency's Low and Moderate Income Fund to 30 percent (other than the 2001 Area).

The Plan Amendment would provide for implementation of a combination of redevelopment activities in the Project Area within the Agency's Redevelopment Program categories, which include the broad areas of:

1. Real Estate Development
2. Community Enhancement
3. Affordable Housing

For a more detailed description of the Redevelopment Program, please refer to Chapter III and the Plan Amendment.

2. Draft EIR for the 17th Amendment to the Central District Redevelopment Plan

This Neighborhood Impact Report is based on analysis in the Draft EIR (DEIR) prepared in connection with the Plan Amendment. (Certification of the Final EIR is expected to be considered by the City Council, Agency Board, and Planning Commission in the summer of 2011.) In accordance with Public Resources Code Section 21002.1, the purpose of the EIR is to identify the significant environmental impacts of the Project, to identify alternatives to the Project, and to indicate the manner in which those significant effects could be mitigated or avoided.[3]

The EIR is a Redevelopment Plan EIR, and is treated as a Program EIR, pursuant to CEQA Guidelines Section 15180(a). As permitted by CEQA Guidelines Section 15180(c) and 15168, the DEIR considers all actions under the proposed Plan Amendment as one project because they will take place in one geographic location, the Central District Project Area. The DEIR addresses all environmental topics identified in the City of Oakland's CEQA Thresholds/Criteria of Significance document.[4]

The DEIR evaluates the environmental effects facilitated by the Plan Amendment at a project level of detail and examines all phases, including planning, construction and operation, as well as the direct, indirect and cumulative impacts that might result. It also provides mitigation measures, if possible, that could minimize or eliminate significant adverse impacts.

A summary of these impacts, organized for the purposes of meeting the statutory requirements of the Neighborhood Impact Report, is presented below. Refer to the DEIR for a full description of anticipated impacts and proposed mitigation measures.

[3] DEIR, p. I-6.

[4] DEIR. p. I-2.

D. Neighborhood Impacts

The Agency's redevelopment projects and activities are facilitating the revitalization of the Project Area. The Plan Amendment will support this revitalization by alleviating physical and economic blighting conditions, stimulating private investment, improving housing conditions and infrastructure, and providing tax increment funds for redevelopment activities.

The residents of the Project Area and surrounding areas would benefit from redevelopment activities through:

- Improved transportation and circulation;
- Development of retail, cultural, and recreational facilities and amenities catalyzing area revitalization;
- Upgraded, modernized and expanded public infrastructure; and
- Revitalization of the Project Area through business attraction, retention and expansion.

This growth and stabilization will in turn produce specific impacts, which are discussed in the following sections.

This section describes the impact of the Project on the residents of the Project Area and the surrounding areas, in the categories set forth in the CRL:

1. Relocation
2. Traffic Circulation
3. Environmental Quality
4. Availability of Community Facilities and Services
5. Effect on School Population and Quality of Education
6. Property Assessments and Taxes
7. Other Matters Affecting the Physical and Social Quality of the Neighborhood

1. Relocation

As necessary, the Agency will provide relocation assistance and benefits in accordance with the CRL and the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970, as amended, and will meet applicable federal, state and local regulations.

a. Relocation of Residents

If any persons are displaced from residential dwellings as a result of Agency-assisted redevelopment activities, the Agency shall assist them in finding other locations and facilities that are decent, safe, sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. This may include providing housing inside or outside the Project Area for displaced individuals and families, and/or relocation payments to individuals and families for moving expenses, replacement housing expenses, and direct losses of personal property, as described in the Redevelopment Plan.[5]

b. Relocation of Businesses

If any businesses are displaced as a result of Agency-assisted redevelopment activities, the Agency will help them find other locations and facilities that are suitable to their respective needs. As described in the Redevelopment Plan, relocation assistance may include providing relocation payments to businesses for moving expenses, reestablishment expenses, search costs, and direct losses of personal property.[6]

Additionally, the Agency will mitigate potential adverse impacts from business relocation by meeting the relocation assistance and business preference rules mandated by the CRL. The CRL requires public agencies to provide relocation assistance and benefits to displaced businesses. Specifically, the CRL requires redevelopment agencies to take the following measures to reduce any business displacement impacts of redevelopment actions:

The Agency must extend reasonable preferences to persons who are engaged in redevelopment area businesses who are displaced by Agency actions to re-enter in business within the redevelopment area if their activities otherwise meet the requirements of the redevelopment plan.

The owners of an acquired property must be given a reasonable opportunity to participate in the project, provided that such participation is consistent with the requirements and goals and objectives of the plan.

2. Traffic Circulation

The Project Area is served by regional roadways including I-680, I-880, I-980, SR 24 and SR 60; local roadways including Broadway, Grand Avenue, 27th Street, 14th Street, San Pablo Avenue, Harrison Street, and Embarcadero. It is also served by public transit services operated by AC Transit, BART, and Amtrak; ferry services to Alameda and San Francisco operated by the Water Emergency Transportation Authority (WETA); and pedestrian and bicycle facilities.

The Plan Amendment is expected to result in the following developments that would generate higher traffic and demand for transportation services:

- Valdez Triangle Alternative 3: 1.1 million square feet of commercial/retail space, 752 multifamily housing units and a 150,000 square foot hotel in the area bounded by Broadway, 27th Street, Harrison Street, and 23rd Street.
- Victory Court Ballpark: 39,000 seat ballpark, up to 180,000 square feet of retail space, 540,000 square feet of office space, and 700 multifamily housing units in the area bounded by Oak Street, I-880, Lake Merritt Channel, and the railroad tracks.[7]
- 1800 San Pablo Avenue: 110,000 square feet of retail.

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[5] Central District Urban Renewal Plan, June 12, 1969, as amended up to June 20, 2006, p.30

[6] Central District Urban Renewal Plan, June 12, 1969, as amended up to June 20, 2006, p.30.

[7] Half of the proposed ballpark would be inside the Project Area, and half would be outside. All of the proposed retail space, office space, and housing units in the Victory Court Ballpark development would be inside the Project Area.

- About 608 affordable housing units distributed throughout the Project Area.

Because the size and location of most future projects under the Redevelopment Plan are not known, and individual future developments will be subject to further CEQA review, impacts of the Project on traffic have not been evaluated at the intersection level. However, the DEIR has projected Project impacts at the road segment level.[8]

The DEIR projects that these developments will degrade levels of service (LOS) on roadway segments in the Project Area. Most roadway segments are expected to maintain acceptable levels of service after the anticipated developments (D or better); however, two roadway segments are expected to have unacceptable levels of service: Grand Avenue between Harrison Street and I-580 (LOS E during PM Peak Hour) and Embarcadero east of 5th Avenue (LOS F during PM Peak Hour).

The DEIR identifies the increased traffic volumes on these roadway segments as a "significant" environmental impact requiring mitigation. Two mitigation measures are planned:

1. Prior to approval of any application for a development project, which may adversely affect these roadway segments, the applicant must conduct a Traffic Impact Study (TIS) to determine whether the development project will create a significant impact on the roadway segments.
2. Depending on the results of the TIS, the project applicant's traffic engineer must evaluate the feasibility of, and implement if the City determines feasible, the following:
   - New traffic signals and other roadway improvements supporting the movement of vehicle traffic as well as all other modes of traffic to and through the intersection.
   - Modified signal operation or phasing.
   - Changed lane assignments.
   - Bicycle and pedestrian facilities.
   - Optimized signal timing for peak hours.

These mitigation measures would be applied by the City on a case-by-case basis, as appropriate. These measures are expected to reduce impacts to congested roadway segments. Actual impacts cannot be projected, given that future development projects are not yet known. Therefore the DEIR conservatively projects that significant and unavoidable impacts will remain on some particularly congested roadway segments, even after these mitigation measures are taken, and classifies the impact on roadway segments as "significant and unavoidable."

3. Environmental Quality

Redevelopment activities will generally enhance the environmental quality of the Project Area by improving neighborhoods. The basic redevelopment objective of blight elimination, which the Plan Amendment would make possible, is a positive environmental impact.

The Plan Amendment would facilitate specific impacts on the quality of the environment. The DEIR fully evaluates these environmental impacts and the significance of each impact; and

[8] Full analysis of transportation impacts is presented in DEIR Section 4.12.

identifies mitigation measures, where possible, to minimize or eliminate significant adverse impacts. The impacts associated with environmental quality are listed below along with the citation of the section of the DEIR that details these factors.

- Air Quality and Greenhouse Gases (Section 4.2)
- Biological Resources (Section 4.3)
- Geology, Soils and Geohazards (Section 4.5)
- Hazardous Materials (Section 4.6)
- Hydrology and Water Quality (Section 4.7)

4. Availability of Community Facilities and Services

The Plan Amendment could increase use of and demand for community facilities and services including police, fire and emergency services; school facilities; parks and recreational facilities; water supplies; energy supplies; and storm and sanitary sewer facilities. However, the DEIR has concluded that these increases would not exceed the current capacity of any of these services or facilities, and has categorized the impacts as “less than significant”.

The Plan Amendment and the Agency’s Redevelopment Program will help alleviate these impacts by providing resources to help create and improve community facilities and services within the Project Area. The impacts associated with community facilities and services are listed below along with the citation of the section of the DEIR that details these components:

- Public Services and Recreation Facilities, including police services, fire and emergency medical services, public schools, parks and recreational facilities (Section 4.11)
- Utilities and Service Systems, including water supply, sanitary sewer, storm sewer and energy services (Section 4.13)

The Plan Amendment would facilitate the development of new recreational facilities, enhance existing recreational amenities, improve public utility systems, and support public services. In summary, the Plan Amendment would assist in producing positive improvements to community facilities and services that otherwise would not be possible.

5. Effect on School Population and Quality of Education

The Oakland Unified School District (OUSD) operates public schools in the City. The OUSD operates 77 elementary schools, 19 middle schools, 31 high schools, two K-12 schools, three alternative schools, two special education schools, three continuation schools, three community day schools, and one opportunity school.[9]

Most of the Project Area falls inside OUSD District 3. Some blocks between 14th Street, Broadway, and I-880 are inside OUSD District 2. Westlake Middle School and Lincoln Elementary School are inside the Project Area. Outside the Project Area but nearby are Street Academy Alternative School of Choice, Dewey Academy Continuation School, La Escuelita Elementary, Metwest Alternative School of Choice, Lafayette Elementary, and Martin Luther King, Jr. Elementary. Also outside the Project Area but nearby is the Downtown Education

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[9] DEIR, Section 4.11 further details in this section are also provided by the DEIR.

Project, currently under construction, which will house MetWest High School, Yuk Yau Child Development Center, Central Infantil Child Development Center, and the relocated La Escuelita Elementary. The Downtown Education Project is expected to finish construction in 2013.

Senate Bill 50 (SB 50), also known as the Leroy F. Greene School Facilities Act of 1998, authorizes school districts to levy developer fees to finance the construction or rehabilitation of school facilities. Developer fees are set by the State Allocation Board (SAB). In January 2010, the SAB left fees unchanged at their prior levels of $2.97 per square foot for residential development and $0.47 per square foot of enclosed and covered space for commercial and residential development.

School enrollment in the OUSD has been declining since 1999, when it peaked at 55,000 students. By 2007, enrollment had declined to 39,000, and it is projected to continue declining.

Although the Plan Amendment would not directly create new residential, commercial, or industrial uses, the projects it facilitates could create new residential units and jobs within the Project Area, and therefore increase enrollment at schools inside and near the Project Area. The DEIR identifies this impact to public schools as less than significant for the following reasons:

1. Increased school enrollment is unlikely to require new facilities because:
    - Due to enrollment declines since 1999, which are projected to continue, future increases in enrollment are unlikely to exceed the capacity of schools inside or near the Project Area.
    - New students would be distributed among schools inside and near the Project Area, reducing the impact to any single school.
2. If new facilities are required, this expense would be mitigated by several factors:
    - Pursuant to Senate Bill 50 (SB 50), applicants for new projects would be required to pay school impact fees to offset potential impacts on school facilities.
    - Any proposed projects requiring discretionary review would be subject to CEQA environmental review, during which their impacts to school facilities would be evaluated and needed mitigations proposed.

Payment of the school impact fees mandated under SB 50 is the mitigation measure prescribed by the statute, and is deemed full and complete mitigation. Additionally, pursuant to CRL Section 33607.5, the Agency will make pass-through payments of a portion of tax increment revenues to the OUSD. The DEIR deems impacts to public school facilities to be less than significant, and no additional mitigation measures would be required.[10]

6. Property Assessments and Taxes

Chapter IV provides an overview of the tax increment financing process proposed to be the primary funding source for the Agency's Redevelopment Program described in Chapter III. Under tax increment financing, all entities collecting property tax revenues would continue to receive the base year levels of revenue from the Project Area at a constant annual rate during the redevelopment period.

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[10] DEIR Section 4.11.

Any additional revenues generated by increased property values due to new development in the Project Area would be used to pay for the Agency's Redevelopment Program; for affordable housing activities; and for statutorily mandated pass-through payments to affected taxing entities. Chapter IV describes these payments in detail.

Affected taxing entities would continue to receive annual increases in property tax revenue from portions of their tax rate areas outside the Project Area.

a. Entities Affected

According to County financial reports, 19 taxing entities levy property taxes in the Project Area:

- Alameda County General Fund
- Peralta Community College District
- Oakland Unified School District
- Alameda County Office of Education Superintendent Institute Pupils
- Alameda County Office of Education Superintendent Juvenile Hall Education
- Alameda County Office of Education Superintendent Service
- Alameda County Office of Education Superintendent Capital
- Alameda County Flood Control and Water Conservation District
- Alameda County Flood Control and Water Conservation District, Flood Control Zone 12
- Bay Area Air Quality Management District
- Alameda County Mosquito Abatement District
- AC Transit Special District 1
- Bay Area Rapid Transit District
- East Bay Regional Parks District
- East Bay Municipal Utilities District
- East Bay Municipal Utilities District Special District
- City of Oakland
- Oakland Knowland Zoo District
- Educational Revenue Augmentation Fund (ERAF)

Adoption and implementation of the Plan Amendment would not result in any change in property tax rates or any new or increased property tax assessments payable by any property owner in the Project Area.

As described in Chapter III, without further redevelopment assistance, the Project Area will continue to suffer from physical and economic blighting conditions that will continue to discourage new investment and growth in property values. Since the redevelopment activities planned are expressly designed to alleviate these conditions and encourage economic growth, it is reasonable to conclude that a significant portion of the projected growth in property values would be attributed to redevelopment. In other words, without continued redevelopment, a major portion of the tax increment revenue that will fund redevelopment activities will not be generated in the first place.

Second, in the case of school districts or offices, the contributed revenue does not translate into a direct loss of revenue for local school and community college districts because the state makes up the difference in property tax revenues that a school or community college district receives with or without a redevelopment project in place.

The fiscal impacts upon services would be offset by substantial benefits (both physical and fiscal), and would be derived from the planned public improvements, improved housing stock, increased sales tax revenues, and a revitalized climate anticipated from the Plan Amendment.

7. Other Matters Affecting the Physical and Social Quality of the Neighborhood

The impacts associated with physical and social quality of a neighborhood are listed below along with the citation of the section of the DEIR that details these components.

- Aesthetics, Shadow and Wind (Section 4.1)
- Cultural Resources (Section 4.4)
- Land Use, Plans and Policies (Section 4.8)
- Noise (Section 4.9)
- Population, Employment and Housing (Section 4.10)

Overall, the Plan Amendment will have a beneficial impact upon the residents, property owners and businesses within the Project Area. The Plan Amendment will allow the Agency to continue to alleviate blighting conditions and remove barriers to development. It will make the Project Area more attractive, which in turn will stimulate reinvestment. More importantly, the Plan Amendment and the Agency's associated Redevelopment Program will eliminate blighting influences that deter and negatively impact the Project Area as a whole.

E. Low or Moderate-Income Housing

The Plan Amendment will result in an increase of funds available for the development of affordable housing throughout the City. Over the term of the Redevelopment Plan, the Agency will use a significant portion of the tax increment revenue available for its Redevelopment Program for affordable housing, as further described below. This amount will be a significant source of funding available for affordable housing development, rehabilitation and preservation.

The following text addresses the six specific housing requirements specified in CRL Section 33352(m).

1. Removal or Destruction of Low or Moderate-Income Housing

In accordance with the CRL, if the Agency causes the removal or destruction of any dwelling units housing persons or families of moderate or low income, the Agency will develop or cause the development of an equal number of replacement units to house persons or families of moderate to low income at affordable costs.[11]

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[11] Central District Urban Renewal Plan, as amended up to June 20, 2006, p.29.

a. Replacement Housing Requirement

Should future Agency activities result in the removal of dwelling units occupied by persons or families of low and moderate incomes, the Agency will be required to construct, develop or rehabilitate, or cause the construction, development or rehabilitation of, low and moderate-income dwelling units to the extent required by state or federal law.[12] Replacement housing units must be subject to affordability restrictions, consistent with and to the extent required by CRL.

If it is determined that the acquisition of real property, the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, would result in the removal of any units from the low and moderate-income housing stock, the Agency Board will adopt by resolution, a Replacement Housing Plan; and provide replacement housing, pursuant to CRL Section 33413. Pursuant to CRL Section 33413.5, the Replacement Housing Plan must describe:

> *(1) The general location of housing to be rehabilitated, developed, or constructed pursuant to Section 33413,*
>
> *(2) An adequate means of financing such rehabilitation, development, or construction,*
>
> *(3) A finding that the replacement housing does not require the approval of voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained,*
>
> *(4) The number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation, and*
>
> *(5) The timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives.*

b. Relocation Plan Requirement

As discussed above in Section D.1, should any significant residential relocation occur as a result of redevelopment or City action, a relocation plan would be adopted prior to displacement and relocation benefits would be provided in accordance with state law.

2. Number of Low or Moderate-Income Households Expected to Be Displaced

The Agency does not anticipate undertaking activities or providing assistance to activities that will result in the displacement of low and moderate-income households.

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[12] The Agency may acquire real properties by purchase, gift, exchange, condemnation or any lawful manner, except that the Agency is not authorized to employ the power of eminent domain to acquire property in the Central District Project Area on which persons legally reside.

3. Number and Location of Low and Moderate-Income Housing Units Planned Other than Replacement Housing

The Plan Amendment is designed to encourage new development in the Project Area. It is anticipated to facilitate the construction of approximately 608 affordable housing units in the Project Area.[13]

a. Area Production Housing Requirements

Currently, in the 1982 Area and the 2001 Area, at least 30 percent of all units created or rehabilitated by the Agency are currently required to be affordable to persons or families of low or moderate income, with at least 50 percent of those units made available to persons or families of very low income at affordable costs, as required by CRL 33413(b). Additionally, as also required by section 33413(b), at least 15 percent of all units created or rehabilitated by private entities in those areas are required to be affordable to persons or families of low or moderate income, with at least 40 percent of those units made available to persons or families of very low income at affordable costs.[14]

Because the Original Area was established before this area production housing requirement became law, currently the Original Area has no requirement to build specific numbers of inclusionary or affordable units on Agency-built or privately-built housing developments. The Plan Amendment would trigger this requirement in the Original Area. Following the Plan Amendment, the area production housing requirements described above, which now apply in the 1982 Area and 2001 Area, would apply to the entire Project Area.

Estimated Affordable Units

The Agency estimates that approximately 608 housing units will be developed for persons and families of moderate, low, or very low income in the Project Area over the remaining life of the Redevelopment Plan.[15] Please refer to the updated Five-Year Implementation Plan for further discussion of the Agency's compliance with the affordable housing production, replacement housing, and Low and Moderate Income Fund requirements of the CRL.

4. Financing Affordable Housing

Several means of financing, policies and programs will be used to produce affordable housing. The Agency will continue to promote the development of a wide variety of affordable housing in the community in order to enhance the vitality of the area and provide much needed housing for the City. In particular, the Agency will encourage mixed-use development, development of new and rehabilitation of existing rental and ownership units, infill development, mixed income development, and an array of senior housing possibilities.

Section 33334.2 of the CRL requires that an agency set aside 20 percent of all tax increment revenue allocated to the Agency to increase or enhance the community's supply of affordable housing. In Oakland, the Agency sets aside an additional five percent, or a total of 25 percent, of

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[13] DEIR Section 4.12.

[14] Central District Urban Renewal Plan, amended through 6/20/06, p.29.

[15] DEIR Section 4.12.

all tax increment revenue allocated to the Agency since 2001. If adopted the Plan Amendment would require that the Agency set aside 30 of all tax increment revenue allocated to the Agency from the Project Area (other than the 2001 Area), per CRL 33333.10.[16]

a. Timetable for Provision of Relocation and Replacement Housing

The Agency is required to provide relocation and replacement housing pursuant to Section 33410 through 33418 of the CRL. This would include taking the necessary steps to cause the construction, rehabilitation, development and availability of such housing in accordance with the time limits prescribed by law.

When residential units housing very low, low and moderate-income households are destroyed or removed, or are no longer affordable due to agency action or assistance, an agency must cause the replacement of the units within four years. The relocation and replacement housing plan(s) prepared by the Agency for a particular development activity will contain schedules to ensure housing is available in accordance with the requirements of the CRL and the State Relocation Guidelines.

F. Summary

The Project would create positive impacts for the Project Area by generating infill development, creating new services and community amenities, and removing barriers to development. In addition, through the construction and rehabilitation of housing units, the redevelopment process will continue to improve the quality and affordability of housing in the Project Area. Commercial development projects stimulated by redevelopment will alleviate adverse conditions, stimulate the local economy and increase employment opportunities for surrounding residents. The Agency's proposed Non-Housing Program will enhance the physical environment, stimulate economic development and encourage revitalization of the Project Area.

[16] Refer to Chapter IV, Section F.3 for details on the Agency's set-aside obligations to the Low and Moderate Income Housing Fund.

VII. Necessity for the Plan Amendment

The analysis presented throughout this Report has demonstrated that significant physical and economic blight remains in the Project Area and that the proposed Plan Amendment would provide the needed tools for the elimination of this remaining blight. This chapter summarizes the blight analysis and reiterates the necessity for the Plan Amendment to increase the time limits on plan effectiveness and tax increment collection, and fiscal limit on tax increment collection of the Project Area. Additionally, the Plan Amendment would reinstate the Agency's eminent domain authority within the Project Area for up to 12 years but no longer than the plan effectiveness time limit. This chapter also explains why private enterprise and governmental action, working alone or together, cannot reasonably be expected to reverse existing blighting conditions without the Plan Amendment.

A. Necessity for Amendment to Increase Tax Increment Collection Limit

Chapter IV of the Report demonstrates the general financial feasibility of the Redevelopment Program and the reason for including the provision for the division of taxes pursuant to Section 33670 in the Redevelopment Plan, as required by law. As discussed in Chapter IV, the costs to alleviate documented blighting conditions substantially exceeds available funding from public and private sources. Tax increment financing is the only source available to the community to fill the substantial gap between the costs of the Redevelopment Program and other public and private revenue sources. Because these projects and activities are critical to the revitalization of the Project Area, tax increment financing is needed to assist in funding these projects. Tax increment financing has been and will continue to be the critical funding source that will help the Agency fund the Redevelopment Program's cost.

To continue the Agency's efforts in alleviating blighting conditions, the Agency is proposing to increase the tax increment collection limit over the Project Area. Without the Plan Amendment, the Agency will have insufficient financial capacity to fund the redevelopment activities needed to eliminate blight in the Project Area. As provided for in the Redevelopment Plan governing the Project Area, the total amount of tax increment the Agency is eligible to collect is $1.3 billion. The Agency has received cumulative tax increment of approximately $841 million through FY 2009-10, leaving $508 million. Approximately $319 million of the remaining amount under the tax increment collection cap is committed to existing bonded debt and other obligations, leaving only $189 million for additional redevelopment projects and activities and related administrative costs. The Agency's cost for the Redevelopment Program is over $1.2 billion in nominal dollars, as shown on Table IV-1. Therefore, the tax increment collection limit needs to be increased in order for the Agency to continue its efforts to alleviate blighting conditions. Increasing the tax increment collection limit is also necessary for the Agency to be able to incur debt and encumber sufficient tax increment revenue from the Project Area to fund the Redevelopment Program.

B. Necessity for Amendment to Extend Plan Effectiveness Time Limit

Under the existing time limit for plan effectiveness for the Project Area (other than the 2001 Area), the Agency must cease redevelopment activities within the Project Area (other than the 2001 Area) by June 12, 2012. Given the poor economic conditions over the last several years, the Agency has not been able to move forward on its Redevelopment Program as anticipated. As a result, the existing time limit restricts the Agency's ability to continue alleviating the significant blighting conditions that remain. Therefore, the Agency is proposing to extend this time limit by ten years for the Project Area. Without the extension on the Project Area's plan effectiveness time limit, the Agency would not be able to complete its Redevelopment Program as described in Chapter III.

C. Necessity for Amendment to Extend Tax Increment Collection Time Limit

To enable the Agency to support the Redevelopment Program, the Plan Amendment proposes to extend the tax increment collection time limit by ten years in the Project Area (other than the 2001 Area). As discussed in Chapter III, the Agency's cost for the Redevelopment Program is over $1.2 billion. In order for the Agency to complete the Redevelopment Program, it would need to extend both its time and fiscal limit for tax increment receipt in order to collect sufficient tax increment revenues to complete the Redevelopment Program. Without extending the time limit for tax increment collection, the existing $1.3 billion tax increment collection limit would likely be reached in FY 2017-18, prior to the existing time limit for tax increment collection in FY 2021-22. Therefore, additional time beyond the existing tax increment collection time limit is needed in order to continue alleviating blighting conditions.

D. Necessity for Extension of Eminent Domain Authority

Eminent domain has been, and will continue to be, a necessary and effective tool for alleviating remaining blight on non-residential properties in the Project Area.[1] In some cases it is the only way to overcome significant barriers to private investment, and without this tool the government would be unable to effectuate redevelopment. Through eminent domain, the Agency can assemble appropriate sites and prepare them for redevelopment. Site assembly by the Agency may be the only way to create parcels large enough for catalyst mixed-use projects or new affordable housing developments.

Private sector investment can be hindered in areas where different property owners own adjacent smaller lots and/or buildings. Development or redevelopment of these sites can be prohibitively expensive given the costs of construction, market conditions in the Project Area, and other site constraints. Larger sites would allow developers to design for the market and to capitalize on locational strengths such as proximity to the freeway. The same physical and economic

[1] Currently, the Redevelopment Plans authorize eminent domain over non-residential properties. However, this authority expired in the Original and 1982 Areas on June 12, 2009. The CRL allows eminent domain authority to be extended for up to 12 years but no longer than the plan effectiveness time limit.

conditions that limit the redevelopment potential of small sites also constrains their property value, thus owners of small properties typically have limited financial capacity. Therefore, it is often financially or logistically prohibitive for one property owner to purchase enough land to create a site suitable for redevelopment. In some instances, without the authority to use eminent domain, the public sector can only take limited action to alleviate blight. For example, loans to businesses and property owners to upgrade the safety and appearance of buildings will have little effect if the market demand for the types of businesses that can occupy small and irregular spaces is limited. Owners have little incentive to participate, and the Agency may not see a strong positive return on its investment.

Eminent domain can also be necessary in cases of unsafe or unhealthy buildings and crime hotspots. In some cases, the owners of properties that contain unsafe or unhealthy buildings, or are locations of regular criminal activity may be absentee, unresponsive, or otherwise unwilling to cooperate with the Agency in its efforts to alleviate these blighting conditions through other redevelopment tools such as financial assistance. In these situations, the Agency's ability to purchase properties through eminent domain may be the only way to address the most extreme and persistent blighting conditions.

Furthermore, the authority to exercise eminent domain is a powerful tool even if the Agency does not ultimately go through the entire process to complete the transaction. The potential for eminent domain action may be sufficient to persuade a property owner to sell or redevelop the property on his or her own.

E. Summary

In summary, the current time and fiscal restrict the Agency's ability to issue new debt, finance ongoing programs, and effectively alleviate blighting conditions. By increasing the tax increment time and fiscal limits, the plan effectiveness limit and the eminent domain time limit, the Agency will have the necessary resources to complete an effective redevelopment program aimed at eliminating remaining blight and constraints to development in the Project Area. The Agency will not have the ability to assist in the alleviation of remaining blight unless the existing time and fiscal limits are increased by adoption of the Plan Amendment. By extending eminent domain authority over non-residential properties and unoccupied residential properties in the Project Area, the Agency will continue to have an important tool, which is required in some cases to overcome significant barriers to private investment. Without this authority, the Agency would not have the needed leverage to encourage redevelopment in the non-residential areas of the Project Area.

F. Extent of Remaining Physical and Economic Blighting Conditions

The remaining physical and economic blighting conditions in the Project Area are significant and cannot reasonably be reversed without continued redevelopment assistance. The documentation of the physical and economic blighting conditions in the Project Area in Chapter II and in the photographs contained in Appendix C demonstrates that significant blight is still prevalent.

The Project Area contains a substantial number of buildings that suffer from deficiencies related to seismic susceptibility, construction type, dilapidation, deterioration and lead paint and asbestos hazards, that make these buildings unsafe or unhealthy for persons to live or work. Conditions that substantially hinder the viable use of buildings or lots also exist in the Project Area, including obsolete commercial building design and limited accessibility and circulation.

Several adverse economic conditions adversely impact the Project Area, such as depreciated property values, the presence of potentially hazardous or toxic materials that impair property values, high commercial vacancies and low lease rates, low residential rental rates, an excess of problem businesses, and high crime rates.

Inadequate public improvements also negatively impact portions of the Project Area, including deficient streets and streetscapes, poor street conditions, impaired pedestrian and vehicular circulation and accessibility deficiencies, and park and other public improvement deficiencies.

These physical and economic blighting conditions and public improvement deficiencies are a hindrance to the Project Area that cannot be reversed or alleviated without the continued assistance of the Agency through the authority of the CRL. These blighting conditions continue to cause a reduction of, or lack of, proper utilization of buildings and lots in the Project Area and constitute a serious physical and economic burden on the community that cannot be reversed or alleviated without the use of redevelopment powers.

G. Significant Burden on the Community

Chapter II documents blighting conditions that burden on the community and Project Area. The reduction of, or lack of, proper utilization constitutes a serious physical and economic burden on the community in at least the following respects:

- Hinders the enhancement of the physical environment,
- Prevents proper usefulness and development of land,
- Hinders the development of a stronger economic base for the community,
- Deprives residents of Oakland and surrounding areas of employment opportunities,
- Prevents adequate supply of affordable and other housing,
- Deprives property and business owners of a competitive return on their investments,
- Deprives the City, County, education districts, and other affected taxing entities of an expanding tax base.

H. Limitations of Private Enterprise

The alleviation of blighting conditions in the Project Area continues to be financially infeasible for the private sector acting alone. Without continued redevelopment, many of the program costs would have to be borne solely by the private sector. Chapter IV and Appendix E present a discussion of possible sources of public and private sector funds for redevelopment. The Agency has leveraged private sector funds in the past and will continue to do so in the future. However, by themselves, private sources have not been able to, and would not be able to, provide the resources necessary to eliminate the significant blighting conditions and implement the full Redevelopment Program.

The private sector's ability to alleviate blight is limited by the following factors, among others:

- Depreciated or stagnant property values,
- High commercial vacancy rates and low commercial and residential lease rates,
- High cost of the remediation of parcels contaminated with toxic or hazardous waste that creates a financial disincentive to reinvestment or development,
- Excess of problem businesses that contribute to a negative perception of the Project Area,
- A high crime rate is a deterrent to business located and locating in the area,
- Limited accessibility and circulation,
- Inadequate public facilities and infrastructure deficiencies hinder private sector development.

Private funds will continue to be an important piece in the redevelopment of the Project Area, but they will likely not be enough to alleviate blighting conditions and meet community goals for the area while achieving a reasonable rate of return.

I. Limitations of Other Governmental Action

Alleviating blighting conditions is not feasible by governmental action alone. Financially, governmental action is limited by the lack of a reliable flow of federal, state, or local financial resources available to fund a comprehensive revitalization program, as discussed earlier.

The economic downturn, as well as constraints to the City's budget, have further limited government's ability to provide financial resources for local revitalization programs. These financial constraints would further limit the City of Oakland's ability to fund a comprehensive revitalization program on its own.

J. Conclusion

This Report has documented that significant blight remains in the Project Area. This blight could not reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment. Therefore, an increase in the tax increment fiscal limits, time limit for plan effectiveness and tax increment collection, as well as the extension of eminent domain authority, are necessary and important tools to alleviate remaining blight.

Redevelopment assistance in the form of tax increment revenue made possible by the Plan Amendment continues to be a last-resort funding source that is essential to fund the alleviation of the remaining blighting conditions and an effective revitalization effort for the Project Area. Other funding sources, including public and private funding sources, are insufficient to fully fund the Redevelopment Program. In light of recent proposals at the State level to utilize local funds to balance the State's budget, as well as the current economic climate, both public and private funding sources are even more limited. As described in Chapter IV and in Appendix D, all other feasible sources of non-tax increment revenue will be applied toward the Redevelopment Program costs. However, the costs of the Redevelopment Program to alleviate blighting conditions are significant and more than the amount available from other potential funding sources. Therefore, the projects and activities of the Redevelopment Program could not be undertaken without redevelopment assistance.

Tax increment financing is a necessary financing tool, which will continue to be used to support the Redevelopment Program. The costs to alleviate the remaining documented blighting conditions, as discussed in Chapter III, substantially exceed available funding from public and private sources, as described in Chapter IV. Tax increment financing is the only source available to fill the substantial gap between the costs of the Redevelopment Program and other public and private revenue sources.

Eminent domain authority is a necessary and important tool to alleviate remaining blight in the non-residential portions of the Project Area, and the Agency's ongoing redevelopment efforts will be enhanced by extending its eminent domain authority. If the power of eminent domain in the non-residential portions of the Project Area is reauthorized, the Agency would retain its flexibility to use this tool, yet continue to pursue eminent domain only as a last resort.

If adopted, the Plan Amendment would:

- Increase the limit on the amount of tax increment revenue that the Agency may claim from the Project Area from the current limit of $1.3 billion to a proposed revised limit of $3.0 billion.
- Extend the time limit for plan effectiveness over the Project Area (other than the 2001 Area) for ten years to June 12, 2022, as authorized by CRL Section 33333.10.
- Extend the time limit for tax increment collection from the Project Area (other than the 2001 Area) for ten years to June 12, 2032, as authorized by CRL Section 33333.10.
- Extend the time limit for eminent domain authority for up to 12 years but no longer than the plan effectiveness limits for the Project Area.[2]
- Update various text provisions to conform to the requirements of the CRL in connection with the time extension amendments, including extending the affordable housing area production obligation, pursuant to CRL Section 33413(b) to the entire Project Area (other than the 2001 Area), and increasing the set-aside to the Agency's Low and Moderate Income Fund to 30 percent (other than the 2001 Area).

The Plan Amendment is necessary to provide the Agency with the financing and other tools necessary to complete the Redevelopment Program. This chapter and Chapter IV demonstrated the general feasibility of the Plan Amendment pursuant to Section 33670, as required by the CRL. This chapter and Chapter IV demonstrated that the proposed Plan Amendment is necessary to eliminate the remaining documented blight in the Project Area.

Neither the private sector alone, the public sector alone, nor the private and public sectors working together without continued redevelopment assistance can financially support the costs of the redevelopment efforts in the Project Area. Because these projects and activities are critical to the revitalization of the Project Area, tax increment financing and eminent domain authority will continue to be critical tools enabling the Agency to accomplish the goals and objectives of the Redevelopment Program.

[2] The Agency would not be authorized to employ the power of eminent domain to acquire property on which persons legally reside.

Appendices

Redevelopment Agency of the City of Oakland
Central District Plan Amendment 2010-11
Preliminary Report

Appendix A:

Sources and Definitions

Sources

Information presented in the Preliminary Report was compiled from the following sources:

Documents Relating to Plan Amendment

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This report was produced by the Redevelopment Agency of the City of Oakland in association with Seifel Consulting Inc. and Conley Consulting Group.

Definitions

1982 Area: The portion of the Central District Project Area that was added to the Central District Project Area by the 1982 Plan Amendment.

1982 Plan Amendment: Amendment to the Central District Redevelopment Plan that added territory (1982 Area) to the Central District Project Area.

2001 Area: The portion of the Central District Project Area that was added to the Central District Project Area by the 2001 Plan Amendment.

2001 Plan Amendment: Amendment to the Central District Redevelopment Plan that added territory (2001 Area) to the Central District Project Area.

Affected Taxing Entity: As defined in Section 33353.2 of the Community Redevelopment Law (CRL), any government agency that levies a property tax on all or any portion of the property in the Merged Project Area.

Agency: The Redevelopment Agency of the City of Oakland, a redevelopment agency established pursuant to Sections 33100–33115 of the CRL.

Agency Board: The public body that is the Redevelopment Agency of the City of Oakland's governing body.

Base Assessed Value: The total value of taxable property within the boundaries of a project area in the year the redevelopment plan is adopted, or the value of taxable property within the boundaries of an added area when a plan is amended to add territory. The Central District Project Area has different base assessed values for each of its three components (Original Area, 1982 Area and 2001 Area).

Base Year: The fiscal year of the last equalized assessment roll used in connection with the taxation of property within a project area prior to the effective date of the ordinance adopting the redevelopment plan or amending the plan to add territory. The Central District Project Area has different base years for each of its three components.

Blight/Blighting Conditions: Adverse physical or economic conditions, as defined by Sections 33030, 33031, and 33032 of the CRL.

Building Conditions Survey: A comprehensive survey of buildings in the Central District Project Area, during which the surveyors recorded the specific characteristics of each building observed and rated the overall condition of each building based on a combination of these factors.

Central District Project Area/Project Area: The redevelopment project area established by the Central District Redevelopment Plan in 1969 and as amended at various times, including the 1982 and 2001 Plan Amendments to add territory.

City: The City of Oakland, a municipal corporation in the State of California.

City Council: The City Council of the City of Oakland, also referred to as the City's "Legislative Body" as referred to under the CRL.

Consultants: Seifel Consulting Inc. (Seifel) and Conley Consulting Group (Conley).

County: Alameda County, California.

CRL (Community Redevelopment Law): Redevelopment law of the State of California contained in California Health and Safety Code sections 33000 et seq.

DOF (California Department of Finance): A state department that under SB 1206 receives the 33451.5(c) Report to State Departments.

EIR (Environmental Impact Report): An analytic document required under the California Environmental Quality Act (CEQA). It describes the project area's location, its existing setting, the impacts that the redevelopment program will have on the environment, potential alternatives to the proposed redevelopment plan, and proposed measures necessary to mitigate significant environmental impacts to insignificant levels. The Draft EIR is subject to public comments. The Final EIR includes these comments and responses to the comments.

Federal: Any agency or instrumentality of the United States.

Five Year Implementation Plan (Implementation Plan): The Implementation Plan identifies projects and activities for the Central District Project Area over the next five-year Implementation Plan period. The Agency's current implementation plan covers the period FY 2009-2014.

FY (Fiscal Year): A Fiscal Year of the Agency comprising a period from July 1 to the following June 30. Where only a single year is shown for a Fiscal Year (e.g. "FY 2011") the reference is to the calendar year in which the Fiscal Year ends, so that FY 2011 refers to Fiscal Year 2010/2011 covering the period from July 1, 2010 through June 30, 2011.

General Plan: The Oakland General Plan (as amended to date) prepared pursuant to the state Government Code, sections 65300 et seq.

HCD (Department of Housing and Community Development): A state department that under SB 1206 receives the 33451.5(c) Report to State Departments.

Housing Set-aside Fund: Also Housing Fund. Section 33334.2 of the CRL requires that a redevelopment agency set aside and spend 20 percent of all tax increment revenue allocated to the agency to preserve, increase or enhance the community's supply of affordable housing. The Housing Set-aside Fund is also called the Low and Moderate-Income Housing Fund.

Legal Description: A description of the boundary of the Project Area prepared in accordance with specifications approved by the California State Board of Equalization.

Legislative Body: The City Council of the City of Oakland.

Low and Moderate-Income: Persons or families of low or moderate income, as defined in the State Health and Safety Code, Section 50093.

Low and Moderate-Income Housing Fund: See Housing Set-aside Fund.

Original Area: The portion of the Central District Project Area that was originally adopted in 1969.

Pass-Through: The portion of the property tax revenues generated from the increases in assessed value over the base year assessed value that the affected taxing entities receive pursuant to the CRL.

Plan Amendment: An set of proposed redevelopment plan amendments to the Central District Redevelopment Plan that is being prepared by the Agency for consideration of adoption by the City Council, and that are the subject of this Preliminary Report. The nature and scope of the proposed Plan Amendment is further described in Chapter I.

Planning Commission: The Planning Commission of the City of Oakland.

Preliminary Report: The Preliminary Report on the proposed Plan Amendment, which is the first of two reports designed to provide the affected taxing entities, legislative body and all interested parties with the requisite analysis and documentation pursuant to Section 33344.5 of the CRL.

Redevelopment Plan: The redevelopment plan for the Central District Project Area, established in 1969 and proposed to be further amended and restated with the proposed Plan Amendment.

Redevelopment Program: The proposed projects and activities to be undertaken by the Agency in the Central District Project Area to alleviate remaining blight in the Project Area.

Report to Council: The Report to Council on the Plan Amendment. Also known as the "report on the plan," it is the report to the legislative body containing the statutorily enumerated elements from Section 33352 of the CRL that must accompany a redevelopment plan adoption or amendment in preparation for the public hearing. It is the second of two required reports.

Report to the State Departments: The report required to be transmitted by the Agency to the State Department of Finance and the State Department of Housing and Community Development pursuant to Section 33451.5 of the CRL. The Report to the State Departments includes information contained in this Preliminary Report together with certain statutorily prescribed additional information.

State: Any agency or instrumentality of the State of California.

TI (Tax Increment): That portion of property tax revenues received from the property tax levy against all assessed value within a project area in excess of the base year assessed value, as defined in Section 33670 of the CRL. Tax revenue allocated by the Agency towards inflation allocation payments to affected taxing entities is not considered tax increment revenue.

Appendix B:

Central District Plan Amendment Building Conditions Survey Form

Oakland Building Conditions Survey Form

APN:	Surveyor: ZJ EV JP DL SH NC AG JT HL MR LP Other ( ) Date: ________, 2010
Address:	[*Information available electronically can be shown in this section on the handheld devices to help surveyors locate correct parcel (land use, year built, owner, etc.)*]

Site Note/Additional APN for Site

Basic Information

Number of Buildings on Parcel: _____ Number of Bldgs Rated (this form only): _____ Number of Other Forms (Paper & Electronic): _____

Fill out paper form(s) if there are multiple buildings on one parcel unless the conditions are identical for all buildings.

Building Type: Wood frame / Brick / Concrete Block / Concrete / Steel-framed / Mobile Home/Trailer / Other / Unknown

Use: Single-Family / Duplex / Multi-Family / Office / Retail / Ind /Inst/Mixed Use/Other Issues: URM / Partly Reinforced Mas. / Soft Story / Settling / Other

Vacant Lot Detail: Entirely Vacant Lot / Partly Vacant Lot / Vacant Lot - In Use **Vacant Bldg Detail:** Entirely Vacant Bldg / Partly Vacant Bldg / Abandoned Bldg

For Rent ____ For Sale ____ Vac. Business ____ Construction ____

# of Vacant Units ____ # of Vacant Sq Ft ____

Broker:

Broker/Vacancy Note:

Building Condition Indicators

Factors	**Note - MAPC=Major Adverse Physical Condition, OAPC=Other Adverse Physical Condition**
1) Major Structural	
☐ Dilapidation/Deterioration	(MAPC)
☐ Brick/Missing/Cracked Foundation	(MAPC unless the problem is partial)
☐ Alignment problems/Subsidence	(MAPC)
☐ Fire Damage	(MAPC unless the problem is partial)
☐ Dry Rot/Termite damage	(MAPC unless the problem is partial)
☐ Informal/Substandard construction	Garage conversion, substandard addition (MAPC unless partial)
☐ Major Roof Deterioration	(MAPC)
Major Structural Note: ____________________	eg. URM, apparent abandonment, extensive deterioration, earthquake damage (MAPC)
2) Roofing	
☐ Moderate Roof Deterioration	(OAPC)
☐ Poor Eave/Chimney/Gutter	(OAPC)
Roofing Note: ____________________	eg. Excessive layers, rusted metal roof
3) Siding/Stucco/Wall/Flooring	
☐ Peeling/Faded paint	(OAPC)
☐ Cracked/Deteriorated Wall	(OAPC)
☐ Mold/Mildew/Water Damage	(OAPC unless expensive and/or structual in which case MAPC)
☐ Deteriorated Façade/Sign/Awning	(OAPC)
Siding Note: ____________________	eg. rusted corrugated metal, deteriorated masonry
4) Windows/Doors/Other	
☐ Broken/Boarded Window/Door	(OAPC)
☐ Deteriorated/Older Window/Door	(OAPC)
☐ Unsafe Wiring/Plumbing	(OAPC)
☐ Extensive Deferred Maintenance	(OAPC)
☐ Poor Stair/Porch	(OAPC)
Other Deficiency Note: ____________________	

Building Condition Rating

☐ Very extensive physical deficiencies (Rating 1)	Very extensive physical/structural deficiencies (often dilapidated). Typical conditions present include Major Adverse Physical Conditions or significant combination of Other Adverse Physical Conditions. Likely Cost of Correcting Deficiencies is very high.
☐ Extensive physical deficiencies (Rating 2)	Extensive physical/structural deficiencies. Typical conditions present include a number of Other Adverse Physical Conditions or significant cumulative deferred maintenance. Likely Cost of Correcting Deficiencies is high.
☐ Fair condition, some deficiencies (Rating 3)	Fair condition, some deficiencies present. Typically some Other Adverse Physical Conditions are present. Likely Cost of Correcting Deficiencies is significant.
☐ Relatively few physical deficiencies present (Rating 4)	Relatively few deficiencies, good condition. Typically few Other Adverse Physical Conditions are present. Likely Cost of Correcting Deficiencies is low to moderate.
☐ Very good to excellent (Rating 5)	Generally excellent condition, very few deficiencies. Typically few or no Other Adverse Physical Conditions are present. Likely Cost of Correcting Deficiencies is low to minor.

Conditions Hindering	**Other Physical Conditions Inhibiting Development or Use**
☐ Inadequate Drainage/Standing Water	☐ Lack of Parking
☐ Inadequate Access/Circulation	☐ Poor Building Configuration
☐ Inadequate/Deteriorating Curb/Sidewalk	☐ Hindered by Incompatible Use
☐ Abandoned Rail Line	☐ Lack of Buffer to Noise/Fumes
☐ Defective/Substandard/Obsolete Design	☐ Impaired Development due to Irregular Lot
☐ Outdoor Storage	☐ Inadequate Street Lighting
☐ Poor Visibility	Other Physical Conditions Note ____________________
Conditions Hindering Note ____________________	

Economic Conditions

- ☐ Evidence of Overcrowding
- ☐ Informal/Garage/Shed Unit
- ☐ Bar/Nightclub
- ☐ Liquor Store
- ☐ Adult Business

Economic Conditions Note ____________________

Appendix C:

Photographs of Blighting Conditions

Introduction

Appendix C provides photographs that illustrate existing conditions within the boundaries of the Central District Project Area (Project Area). The photographs, taken by the consultants in October and November 2010, are representative of the adverse conditions observed during that time.

A. Conditions Illustrated in the Photographs

The photographs illustrate a wide variety of conditions present in the Project Area. Many of the photographs document adverse conditions that may be used to support a finding that the Project Area continues to exhibit significant blight and is in need of continued redevelopment. Conditions illustrated in the photographs include, but are not limited to:

Unsafe or Unhealthy Buildings (CRL Section 33031(a)(1))

A significant number of buildings in the Project Area are dilapidated or deteriorated. Deficiencies shown in the photographs include informal and substandard construction; deteriorated; sagging and failed roofing; extensive deferred maintenance; dry rot; broken windows; mold and mildew; peeling paint; and water damage. These conditions stem from apparent long term neglect and may reflect building code violations. They result in unsafe or unhealthy buildings.

Seismically Vulnerable Structures (CRL Section 33031(a)(1))

Buildings in the Project Area are also seismically vulnerable due to their age, construction type, and state of repair. The photographs indicate aged wood frame structures, concrete and masonry buildings with inadequate reinforcement, dry rot, and other structural deterioration that weakens a building's resistance during an earthquake. These conditions result in unsafe or unhealthy buildings.

Inadequate Public Improvements (CRL Section 33030(c))

Photographs in the appendix also show a number of public improvement deficiencies. These include informal and deteriorated curbing, uneven and deteriorated pavement surfaces, standing water, and lack of pedestrian infrastructure. These conditions contribute to blight in the Project Area.

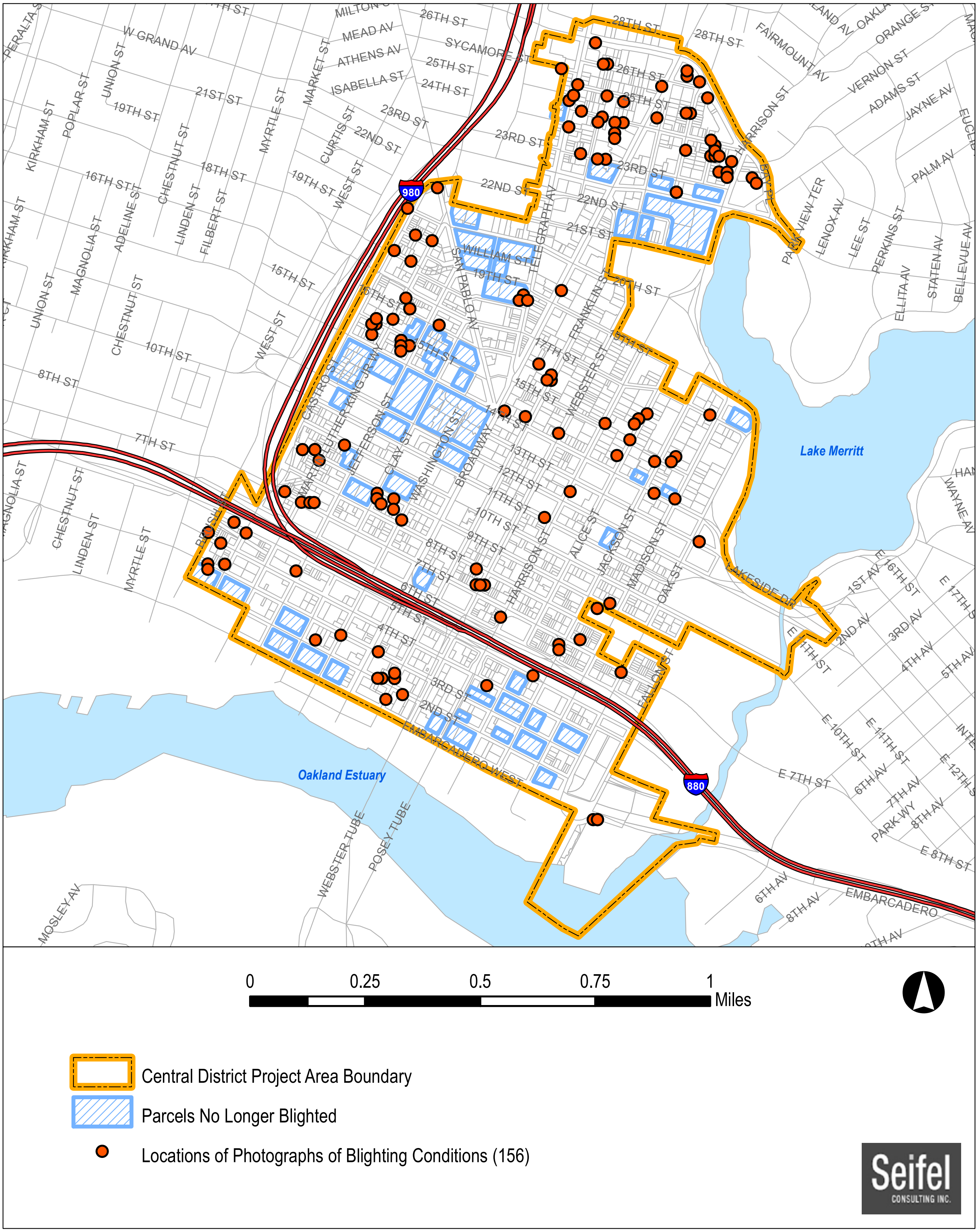
Indicators of Economically Distressed Buildings (CRL Section 33031(a)(2), 33031(b)(3))

Vacant businesses and abandoned buildings are common in the Project Area. Some of these buildings have boarded windows and/or security fencing. Vacant businesses, both commercial and industrial, are often evidence of the physical obsolescence of a building type or the general economic decline of an area.

B. Organization

Figure C-1 indicates the approximate location of the photographs taken in the Project Area. The pages following the map present the photographs in roughly a geographic procession through the Project Area.

Figure C-1
Locations of Photographs of Blighting Conditions



Grand and Valdez: unreinforced masonry building vulnerable to serious damage from seismic events, cracked masonry wall potentially hazardous in event of earthquake.

Grand and Valdez (close up of above): cracked and deteriorated masonry wall potentially hazardous in event of earthquake, building vulnerable to serious damage from seismic events.

Grand and Valdez: masonry building vulnerable to serious damage from seismic events, cracked masonry wall potentially hazardous in event of earthquake.

Grand and Valdez (close up of above): severely deteriorated masonry wall potentially hazardous in event of earthquake, building vulnerable to serious damage from seismic events.

Grand and Valdez: unreinforced masonry building vulnerable to serious damage from seismic events, cracked masonry wall potentially hazardous in event of earthquake.

23rd Street and Waverly: deteriorated siding, peeling paint, dry rot, and boarded doors apparently due to long-term neglect.

23rd Street and Harrison: structural alignment problems observed in building siding.

23rd Street and Harrison: cracked and deteriorated masonry stairway.

Bay Place and Access Road: partially reinforced masonry building vulnerable to serious damage from seismic events, cracked masonry wall potentially hazardous in event of earthquake.

Bay Place and Access Road: cracked masonry wall potentially hazardous in event of earthquake, building vulnerable to serious damage in event of earthquake.

24th Street and Harrison: partially reinforced building vulnerable to serious damage from seismic events, cracked masonry wall potentially hazardous in event of earthquake.

24th Street and Waverly: apparent water intrusion in building wall likely allowing mold contamination and structural wood rot.

24th Street and Waverly: deteriorated roof apparently due to long-term neglect.

24th Street and Waverly (close up of above): deteriorated roof likely allowing moisture intrusion, mold contamination and structural wood rot.

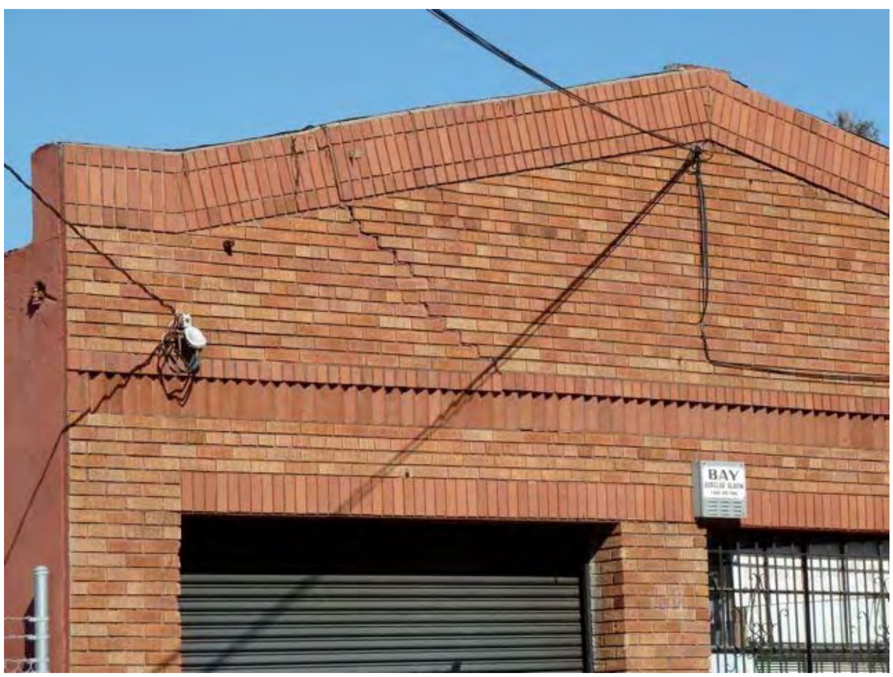
24th Street and Waverly: unreinforced masonry building vulnerable to serious damage from seismic events, building potentially hazardous in event of earthquake, deteriorated facade.

24th Street and Waverly (close up of above): cracked and deteriorated masonry wall potentially hazardous in event of earthquake, building vulnerable to serious damage in event of earthquake.

24th Street and Waverly: severe roof deterioration likely allowing moisture intrusion, mold contamination and structural wood rot.

24th Street and Valdez: partially reinforced masonry building vulnerable to serious damage from seismic events, cracked wall potentially hazardous in event of earthquake.

25th Street and Broadway: cracked wall, peeling paint.



25th Street and Broadway: unreinforced masonry building vulnerable to serious damage from seismic events, cracked wall potentially hazardous in event of earthquake.

24th Street and Valdez: deteriorated stairs, peeling paint.

24th Street and Valdez (close up of above): cracked stairs, peeling paint, dry rot.

26th and Broadway: peeling paint, dry rot and cracked wall on commercial building apparently due to long-term neglect.

26th Street and 27th Street: partially utilized commercial parcel, deteriorated sign.

27th Street and Valdez: abandoned, vacant and boarded commercial building, obsolete building design.

27th Street and Valdez (same building as previous photo): apparent long-term neglect evidenced by vandalism and illegal garbage dumping.

27th Street and Broadway: apparent long-term neglect evidenced by deterioration of building floor.

27th Street and Broadway (same building as previous photo): severely deteriorated walls likely allowing moisture intrusion, mold contamination and structural wood rot. Potentially unsafe pier foundation.

27th Street and Telegraph: apparent fire damage, boarded windows.

26th Street and Telegraph: deteriorated siding, cracked foundation and peeling paint apparently due to long-term neglect.

26th Street and Telegraph: serious deterioration apparently due to long-term neglect, boarded door, peeling paint, dry rot.

25th Street and Telegraph: deteriorated and cracked wall near windows likely causing water intrusion.

25th Street and Telegraph: structural alignment problem observed at ground floor.

26th Street and Telegraph: partially reinforced masonry building vulnerable to serious damage from seismic events, cracked masonry wall potentially hazardous in event of earthquake.

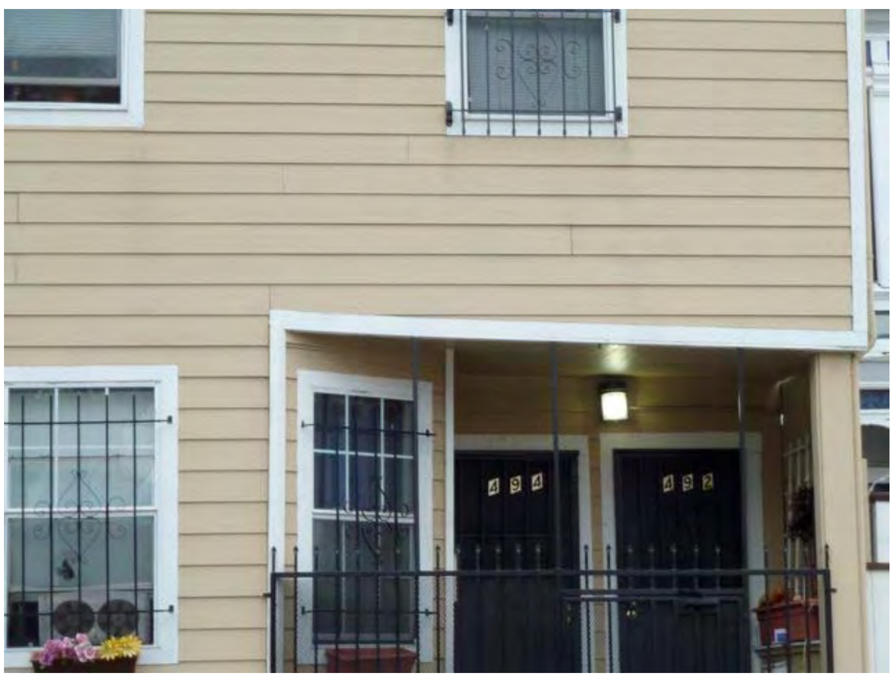
25th Street and Telegraph: dry rot, peeling paint and cracked wall apparently due to long-term neglect.

25th Street and Telegraph (close up of above): dry rot, peeling paint, cracked wall.

25th Street and Telegraph: structural support problems observed at building awning, deteriorated facade.

25th Street and Telegraph (close up of above): apparent separation of building awning from primary structure.

24th Street and Telegraph: storefront church, peeling paint.



24th Street and Telegraph: sagging building overhang suggests structural alignment problems.

24th Street and Valley: abandoned, vacant commercial building, serious dilapidation apparently due to long-term neglect, broken and boarded windows and doors, cracked walls, graffiti.

24th Street and Valley (same building as previous photo): broken and boarded windows, cracked wall, deteriorated concrete facade with exposed rebar.

24th Street and Valley: vacant building, vandalism on building walls.

24th Street and Valley: partially reinforced masonry building vulnerable to serious damage from seismic events, cracked wall potentially hazardous in event of earthquake, boarded windows.

24th Street and Telegraph: serious deterioration and dilapidation apparently due to long-term neglect, deteriorated siding, dry rot, peeling paint.

24th Street and Telegraph: deteriorated siding, substantial dry rot, peeling paint.

23rd Street and Valley: deteriorated masonry wall potentially hazardous in event of earthquake, building vulnerable to serious damage from seismic events.

23rd Street and Valley (same building as previous photo): deteriorated and separated masonry walls at building corner potentially hazardous in event of earthquake, building vulnerable to serious damage from seismic events.

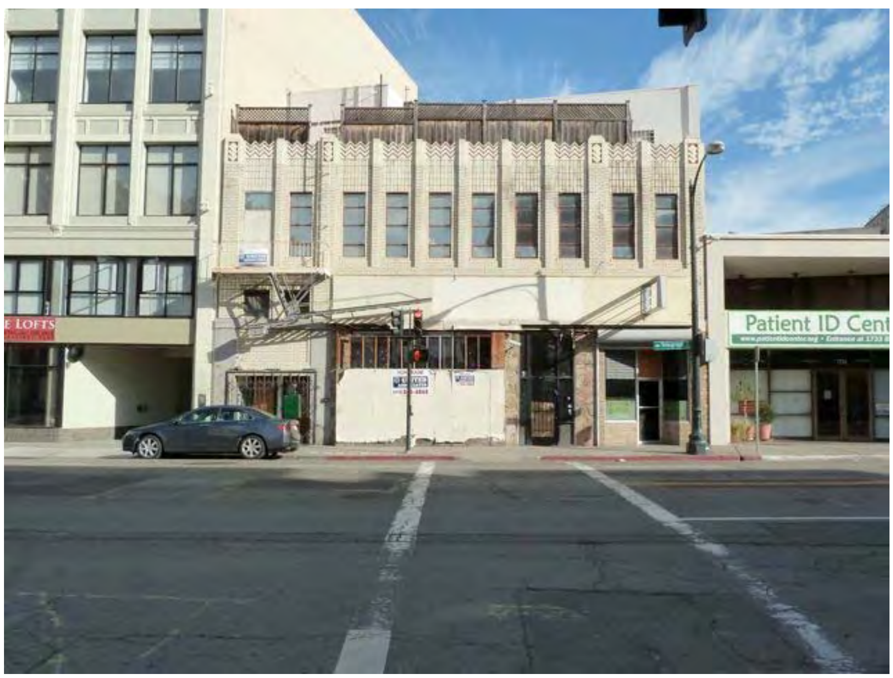
24th Street and Valley: cracked foundation.

24th Street and Valley (same building as previous photo): deteriorated and missing masonry potentially hazardous in event of earthquake, building vulnerable to serious damage from seismic events.

23rd Street and Valley: structural alignment problems observed in building siding, deteriorated siding, dry rot.

19th Street and Broadway: standing water apparently due to inadequate drainage.

19th Street and Telegraph: deteriorated commercial facade.



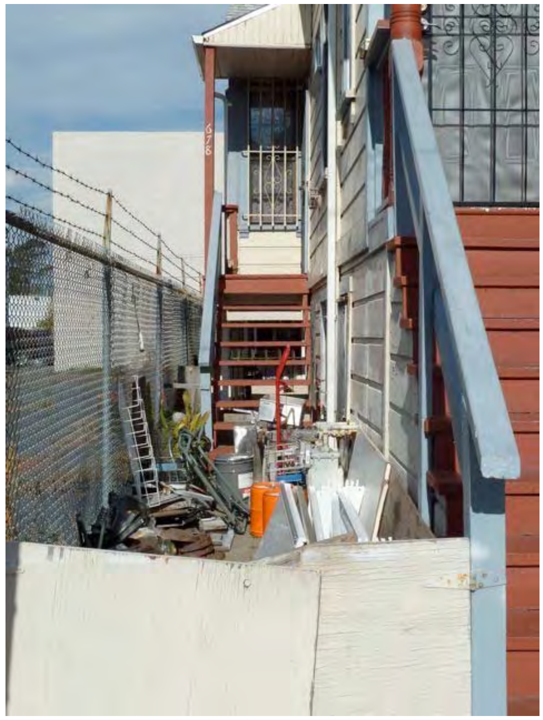
18th Street and Telegraph: unoccupied commercial building, missing and boarded windows, worn facade.

19th Street and Telegraph: apparent long-term neglect, peeling paint, deteriorating roof and eaves likely allowing moisture intrusion and mold contamination.

Castro and San Pablo: unoccupied commercial building, boarded windows and door.

20th Street and Castro: partially reinforced masonry building vulnerable to serious damage from seismic events, potentially hazardous in event of earthquake, vacant and boarded commercial building, graffiti.

19th Street and Martin Luther King: inadequate sidewalk segment hinders pedestrian circulation.



19th Street and Castro: informal outdoor storage blocking rear egress, informal gate.

18th Street and Castro: severe eave separation likely allowing moisture intrusion, mold contamination and structural wood rot, eave deterioration.

18th Street and Martin Luther King: deteriorated and missing siding, peeling paint and dry rot apparently due to long-term neglect.

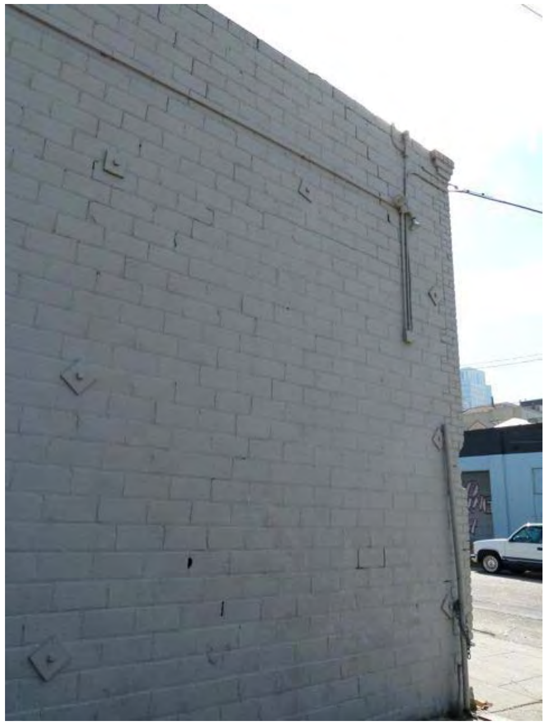
17th Street and Marin Luther King: deteriorated siding, peeling paint and dry rot apparently due to long-term neglect.

16th Street and Martin Luther King: partially reinforced masonry building vulnerable to serious damage from seismic events, building potentially hazardous in event of earthquake.

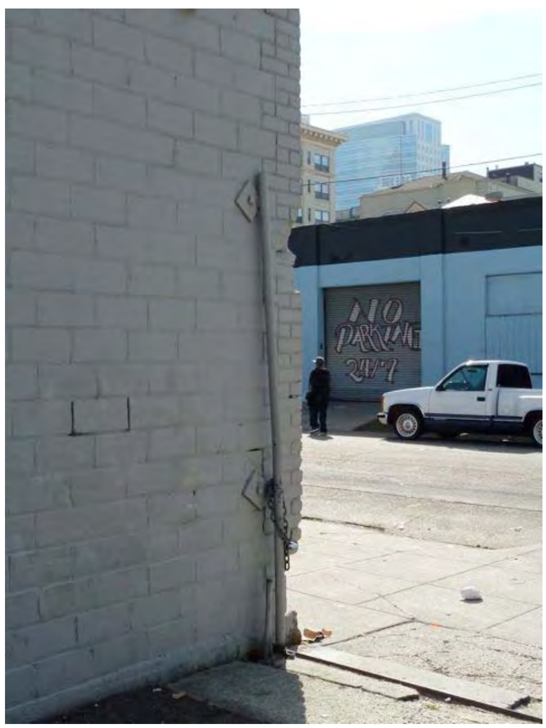
16th Street and Martin Luther King (close up of above): partially reinforced masonry building vulnerable to serious damage from seismic events, cracked and deteriorated masonry wall potentially hazardous in event of earthquake.

16th Street and Jefferson: partially reinforced masonry building vulnerable to serious damage from seismic events, cracked wall, separated facade from masonry wall potentially hazardous in event of earthquake.

15th Street and Martin Luther King: abandoned, vacant and boarded commercial building, vandalism to building, deteriorated sidewalk.



15th Street and Castro: partially reinforced masonry building vulnerable to serious damage from seismic events, cracked wall potentially hazardous in event of earthquake.



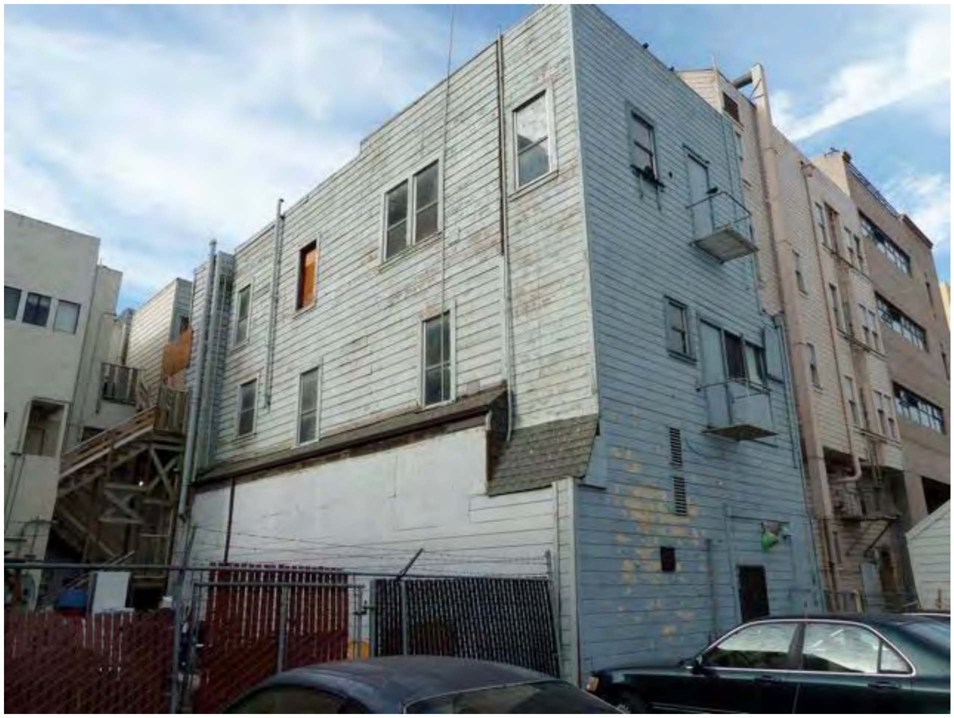
15th Street and Castro (close up of above): missing masonry along building corners potentially hazardous in event of earthquake, building vulnerable to serious damage in event of earthquake.

15th Street and Castro: deteriorated structural support, structural alignment problems observed at porch.

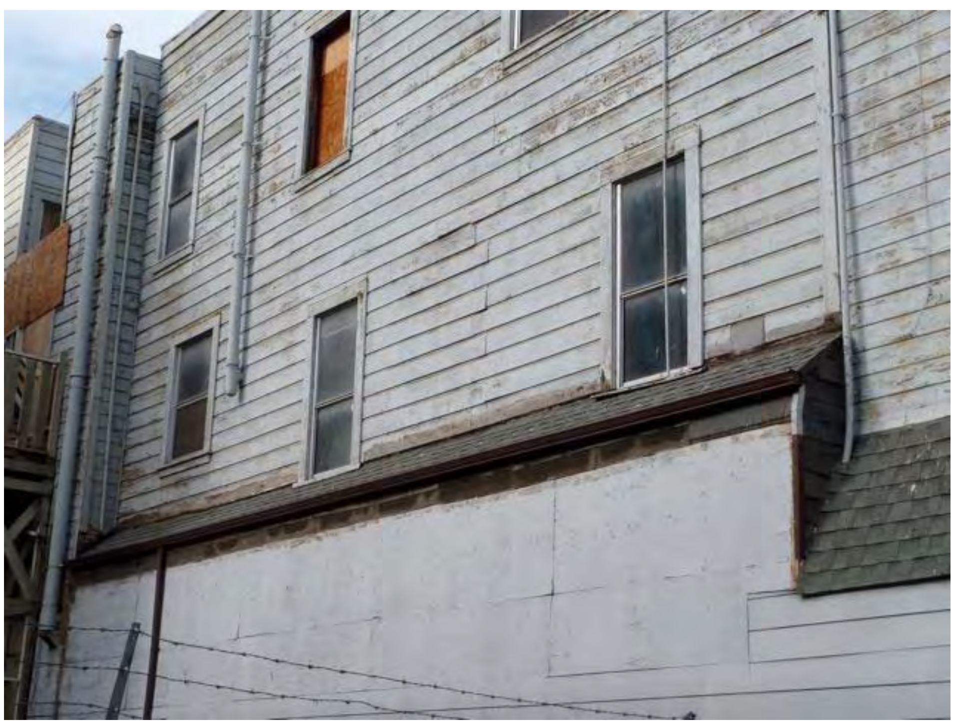
15th Street and Castro: structural alignment problems observed at balcony, missing windows, peeling paint.

14th Street and Castro: serious deterioration apparently due to long-term neglect, missing siding, peeling paint, dry rot.

15th Street and Jefferson: deteriorated siding, peeling paint, boarded windows, and cracked wall apparently due to long-term neglect.



15th Street and Jefferson: serious deterioration apparently due to long-term neglect, separated siding, peeling paint, dry rot, boarded windows.

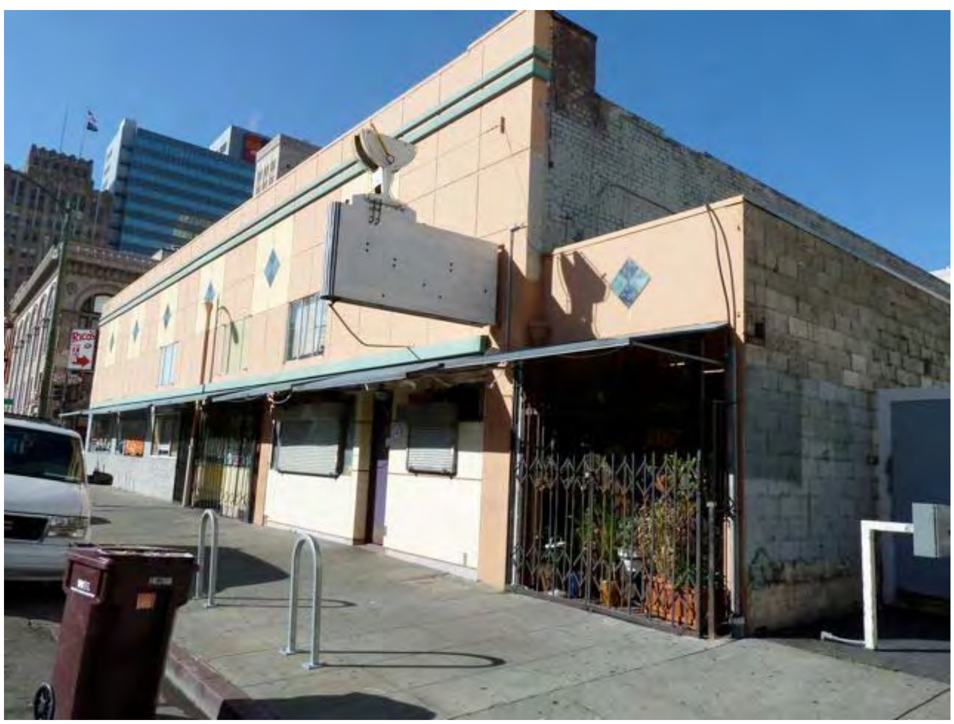


15th Street and Jefferson (close up): separated and deteriorated siding, peeling paint, dry rot, boarded windows.

15th Street and Jefferson: peeling paint, deteriorated siding, dry rot.

15th Street and Jefferson (close up of above): peeling paint, dry rot, deteriorated siding.

Broadway and Telegraph: unoccupied commercial buildings, deteriorated facades.



15th Street and Franklin: partially reinforced masonry building and unreinforced concrete block building vulnerable to serious damage from seismic events, deteriorated facade, deteriorated masonry potentially hazardous in event of earthquake.

15th Street and Franklin (close up of above): deteriorated masonry wall and concrete block wall potentially hazardous in event of earthquake, building vulnerable to serious damage from seismic events.

15th Street and Franklin (same building as previous photo): cracked masonry wall and separated facade potentially hazardous in event of earthquake, building vulnerable to serious damage from seismic events.

14th Street and Franklin: cracked wall.

14th Street and Franklin (close up of above): horizontal crack across building.

14th Street and Webster: apparent long-term neglect, informal construction repairs, graffiti.

15th Street and Harrison: abandoned, vacant and boarded commercial building.

17th Street and Alice: masonry building vulnerable to serious damage from seismic events, building potentially hazardous in event of earthquake.

17th Street and Alice (close up of above): cracked masonry at building corner potentially hazardous in event of earthquake, building vulnerable to serious damage in event of earthquake.

17th Street and Alice (same building as previous photo): cracked masonry at building corner potentially hazardous in event of earthquake, building vulnerable to serious damage in event of earthquake.

17th Street and Alice (same building as previous photo): cracked wall near windows.

017th Street and Alice: structural alignment problems as observed in siding.

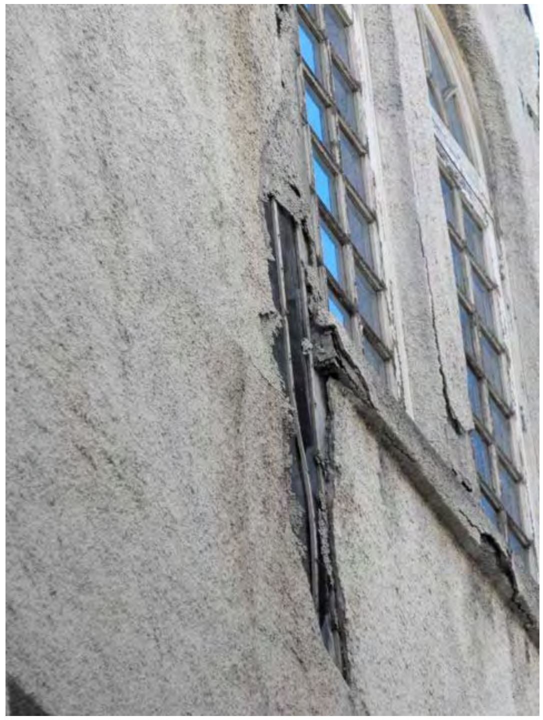
17th Street and Madison: brick foundation causing building to be vulnerable to serious damage in seismic events, deteriorated siding, peeling paint, dry rot.

14th Street and Alice: unreinforced masonry building vulnerable to serious damage from seismic events, cracked and deteriorated masonry wall potentially hazardous in event of earthquake.

14th Street and Alice: cracked masonry wall potentially hazardous in event of earthquake, building vulnerable to serious damage in event of earthquake.

14th Street and Jackson: multiple wall cracks suggest structural issue.

14th Street and Madison: obsolete retail design, vacant unit, likely vandalism.



15th Street and Jackson: deteriorated and cracked siding likely allowing moisture intrusion, mold contamination and structural wood rot.

15th Street and Jackson (same building as previous photo): deteriorated siding likely allowing moisture intrusion, mold contamination and structural wood rot.

15th Street and Jackson (same building as previous photo): cracked wall.

12th Street and Harrison: partially reinforced masonry building vulnerable to serious damage from seismic events, cracked masonry wall potentially hazardous in event of earthquake, graffiti.

13th Street and Lakeside: cracked walls and
peeling paint apparently due to long-term neglect.

13th Street and Lakeside (close up of above): cracked wall, peeling paint.

11th Street and Harrison Street: cracked wall.

10th Street and Jefferson: structural alignment problems observed in stairs, peeling paint.

9th Street and Martin Luther King: severe roof dilapidation likely allowing moisture intrusion, mold contamination and structural wood rot.

9th Street and Martin Luther King (same building as previous photo): structural alignment problems observed at porch.

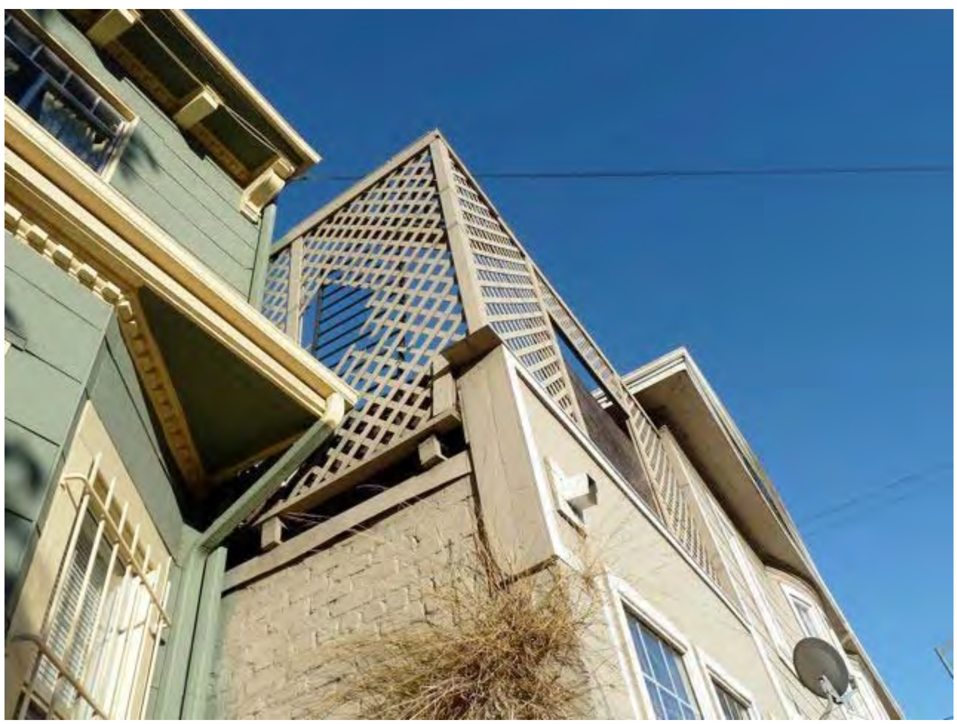
9th Street and Jefferson: deteriorated siding and roof likely allowing moisture intrusion, mold contamination and structural wood rot.

9th Street and Castro: deteriorated siding, peeling paint and boarded windows apparently due to long-term neglect.

7th Street and Martin Luther King: abandoned building with substandard siding and wall materials, deteriorated siding, missing and boarded windows, peeling paint, dry rot.

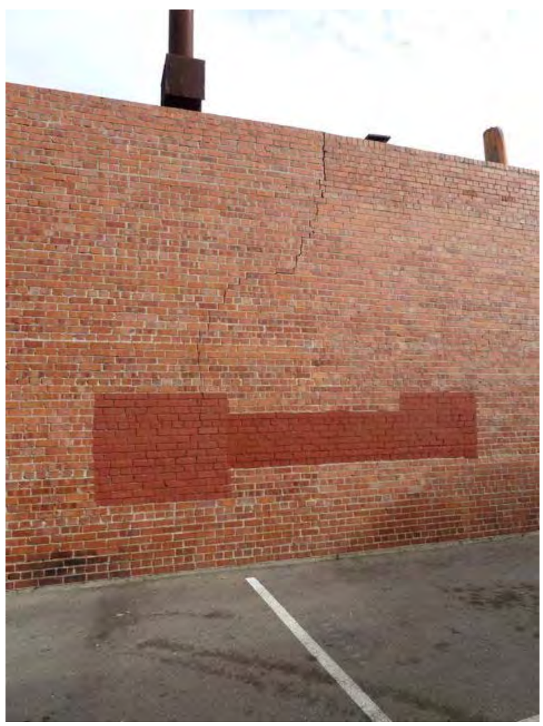
7th Street and Martin Luther King (close up of above): serious deterioration and dilapidation apparently due to long-term neglect, deteriorated siding, wood rot, peeling paint.

7th Street and Martin Luther King: serious deterioration apparently due to long-term neglect, missing and boarded windows, peeling paint, deteriorated siding.



7th Street and Castro: holes and informal construction in second story walls.

9th Street and Clay: unreinforced masonry building vulnerable to serious damage from seismic events, potentially hazardous in event of earthquake, deteriorated facade, graffiti.



9th Street and Clay (same building as previous photo): unreinforced masonry building vulnerable to serious damage from seismic events, cracked wall potentially hazardous in event of earthquake.

9th Street and Clay: unreinforced masonry building vulnerable to serious damage from seismic events, cracked and deteriorated wall potentially hazardous in event of earthquake, peeling paint.

8th Street and Washington: cracked wall and structural alignment problems observed on left side of building, peeling paint.

8th Street and Clay: partially reinforced masonry building vulnerable to serious damage from seismic events, cracked wall potentially hazardous in event of earthquake, serious deterioration and dilapidation due to apparent long-term neglect.

8th Street and Clay (close up of above): extensive cracked masonry wall potentially hazardous in event of earthquake, building vulnerable to serious damage from seismic events.

8th Street and Webster: obsolete building design, peeling paint, deteriorated facade.

7th Street and Webster: cracked wall, peeling paint, evidence of vandalism on wall and awning.

7th Street and Webster: peeling paint, cracked walls.

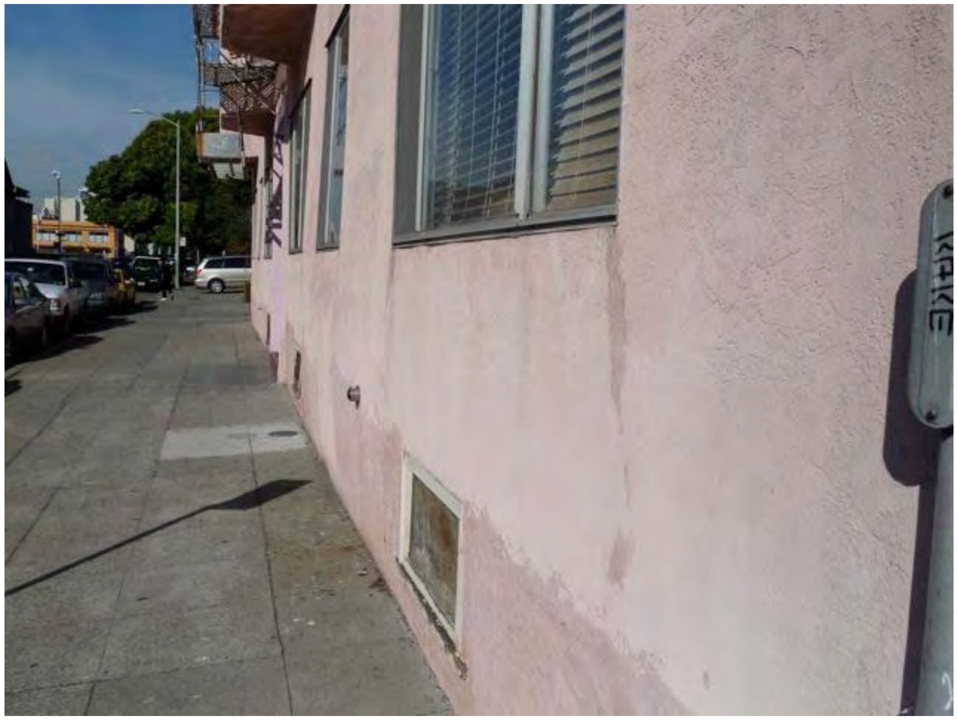
7th Street and Webster (close up of above): crumbled and deteriorated facade, apparently due to long-term neglect.

7th Street and Harrison: serious deterioration apparently due to long-term neglect, peeling paint, missing and boarded windows, dry rot.

7th Street and Webster: abandoned, commercial building with vandalism, deteriorated signage and facade.

9th Street and Madison: serious deterioration apparently due to long-term neglect, peeling paint, cracked walls.

9th Street and Madison (close up of above): cracked walls, peeling paint.



9th Street and Madison (same building as previous photo): buckling walls indicating structural alignment problems.

7th Street and Oak: structural alignment problems observed at porch, peeling paint, dry rot.

7th Street and Jackson: serious deterioration and dilapidation apparently due to long-term neglect, damaged structure, peeling paint, dry rot.

7th Street and Jackson: serious deterioration and dilapidation apparently due to long-term neglect, peeling paint, dry rot, missing and boarded windows.

6th Street and Jackson: vacant commercial building with vandalism, partially reinforced masonry building vulnerable to serious damage from seismic events, potentially hazardous in event of earthquake.

7th Street and Oak: serious deterioration apparently due to long-term neglect, peeling paint, dry rot.

5th Street and Jackson: peeling paint and deteriorated and separated siding apparently due to long-term neglect.

4th Street and Harrison: deteriorated and inadequate sidewalk, abandoned and defunct rail lines.

1st Street near Estuary Park: deteriorated roof and gutters likely allowing moisture intrusion, mold contamination and structural wood rot.

1st Street near Estuary Park (same building as previous photo): abandoned building, deteriorated pavement.

1st Street near Estuary Park (same building as previous photo): standing water caused by poorly constructed paved lot, cracked pavement.

2nd Street and Franklin: broken windows, separated siding, peeling paint, and serious signage deterioration due to long-term neglect.

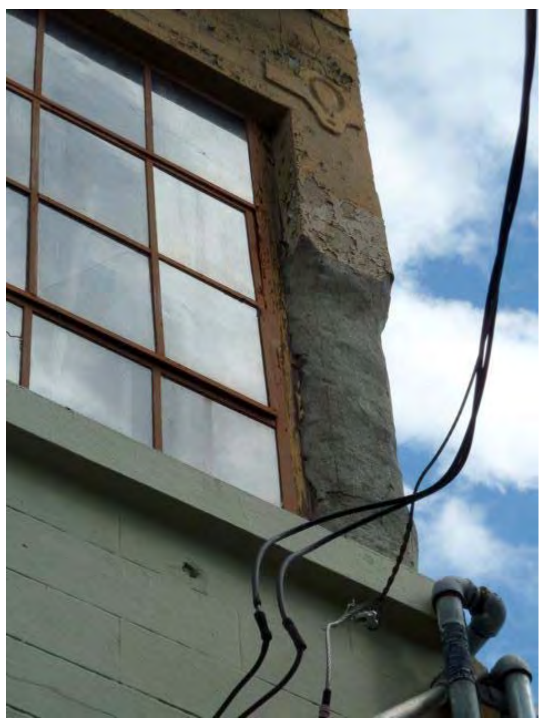
2nd Street and Webster: crumbled and cracked structural support

2nd Street and Broadway: deteriorated structural support.

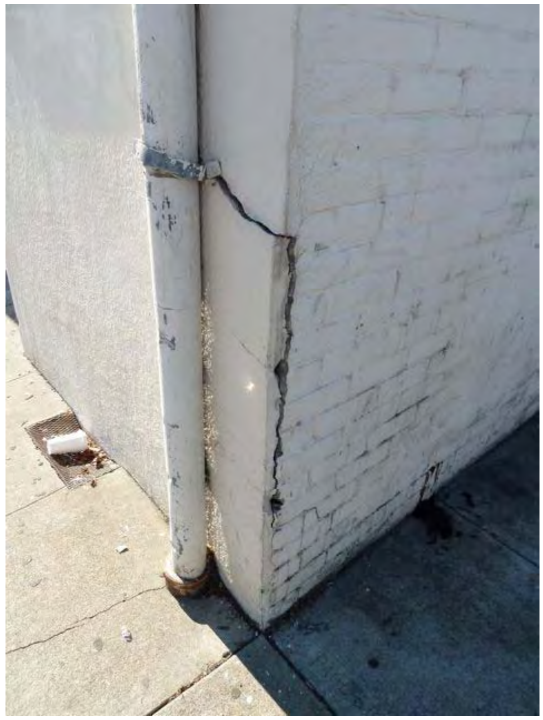
2nd Street and Franklin: deteriorated structural support.

2nd Street and Franklin: deteriorated structural support, peeling paint, dry rot.

2nd Street and Franklin (same building as previous photo): deteriorated and separated structural support.



3rd Street and Broadway: dry rot, peeling paint, deteriorated wall.



3rd Street and Washington: cracked wall and separated facade from masonry wall potentially hazardous in event of earthquake, building vulnerable to serious damage from seismic events.

2nd Street and Clay: cracked and deteriorated masonry wall potentially hazardous in event of earthquake, building vulnerable to serious damage from seismic events.

3rd Street and Jefferson: partially reinforced building vulnerable to serious damage from seismic events, severe cracked masonry potentially hazardous in event of earthquake.

4th Street and Jefferson: severe roof dilapidation likely allowing moisture intrusion, mold contamination and structural wood rot.

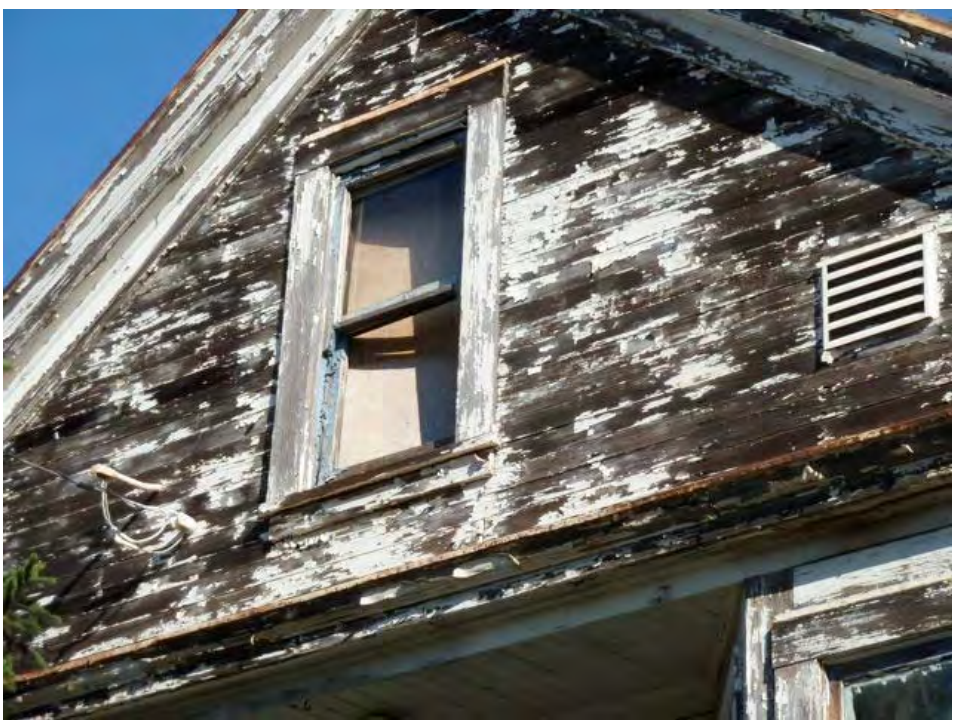
5th Street and Brush: serious dilapidation apparently caused by long-term neglect, missing and boarded windows, deteriorated siding, severe roofing dilapidation likely allowing moisture intrusion, mold contamination and structural wood rot.

5th Street and Brush: vulnerable to serious damage from seismic hazards due to lack of foundation.

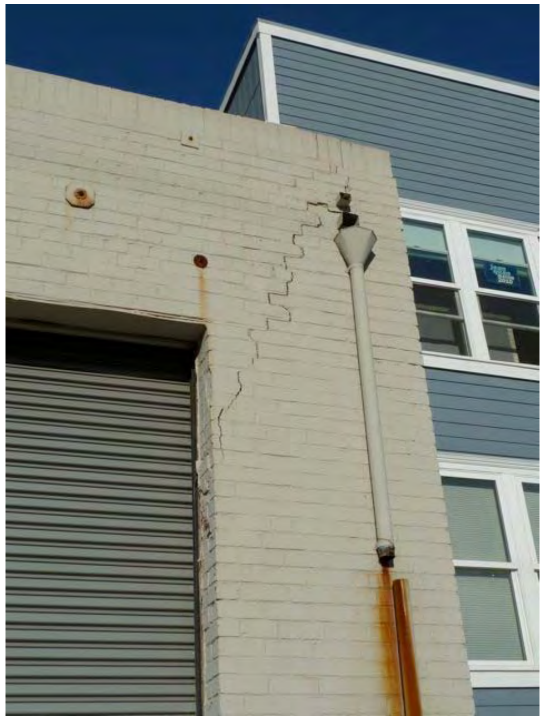
5th Street and Castro: vacant lot in use as informal storage, deteriorated sidewalks.

4th Street and Brush: deteriorated and uneven sidewalk.

4th Street and Brush: serious deterioration and dilapidation apparently due to long-term neglect, deteriorated siding and eaves, peeling paint, dry rot.

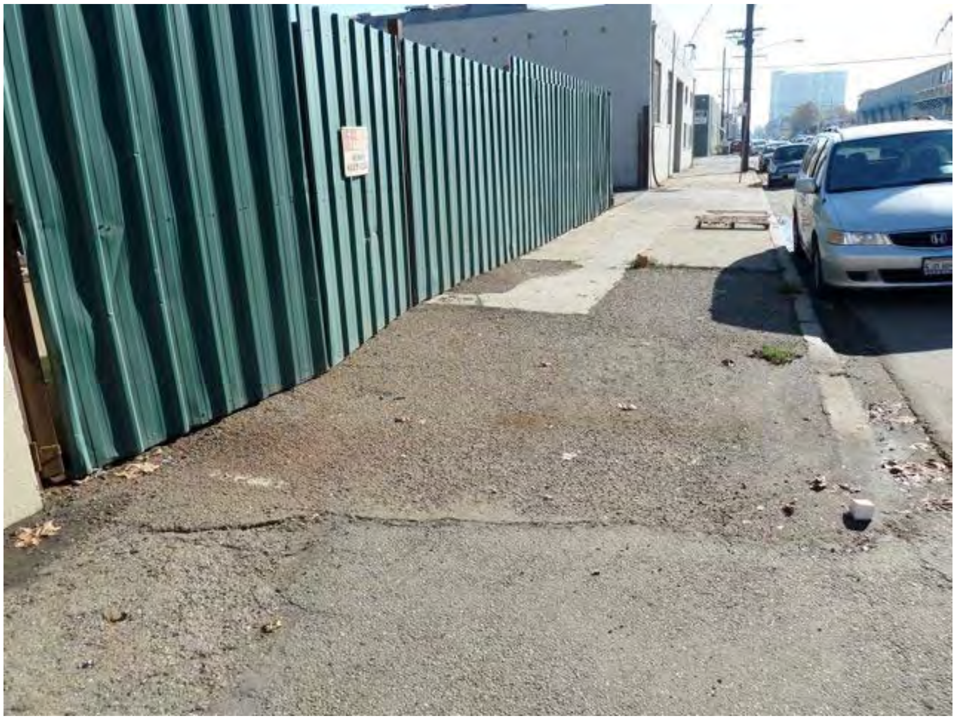


4th Street and Brush (close up of above): missing and boarded window, peeling paint, deteriorated siding and eaves, severe dry rot.



3rd Street and Castro: partially reinforced masonry building vulnerable to serious damage from seismic events, cracked masonry wall potentially hazardous in event of earthquake.

3rd Street and Castro (same building as previous photo): partially reinforced masonry building vulnerable to serious damage from seismic events, extensive cracked masonry wall potentially hazardous in event of earthquake.



3rd Street and Brush: deteriorated and uneven sidewalk.

3rd Street and Brush: lack of sidewalk, curbs and gutter infrastructure.

Appendix D:

Funding Sources

Table D-1
Funding Sources
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Primary		
Program	Tax Increment Financing (TIF)	Tax increment revenue is generated by the increase in property values within a designated Redevelopment Project Area. Generally, tax increment is the primary source of financing for the Redevelopment Agency's programs. The Agency is obligated to dedicate 20 percent of tax increment revenue to affordable housing production. Eligible activities include those that contribute to the elimination of blighting conditions within the designated Project Area and to the creation of affordable housing.
Agency	Local Jurisdiction	
Region	Local - General	
Funding Type	Other	
Program	Land Sales	The Redevelopment Agency may acquire property in implementing the Redevelopment Program. The sale of such property will create a resource that can be used to fund redevelopment activities. In most instances, land sale proceeds only offset a portion of the costs for a specific development project and do not create a resource that is available for a general revitalization effort. Funds may also be generated through leasing revenue or loan repayments.
Agency	Local Jurisdiction	
Region	Local - General	
Funding Type	Other	

Table D-2
Funding Sources
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Secondary		
Program	CalHome Program	The CalHome Program, administered by the California Department of Housing and Community Development (HCD), provides grants to local public agencies or nonprofit corporations for first-time homebuyer downpayment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help homeownership. All funds to individual homeowners are in the form of loans. Eligible activities include predevelopment, site development and site acquisition for development projects; rehabilitation, and acquisition and rehabilitation, of site-built housing; and rehabilitation, repair and replacement of manufactured homes. Downpayment assistance, mortgage financing, homebuyer counseling, and technical assistance are offered for self-help developments, or projects built using "sweat-equity."
Agency	California Department of Housing and Community Development (HCD)	
Region	State	
Funding Type	Grant, Loan	
Program	Infill Infrastructure Grant (IIG) Program	The Infill Infrastructure Grant (IIG) program, administered by HCD, provides competitive grants to assist in the construction and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in locations designated as infill. Eligible applicants include nonprofit and for-profit developers, as well as public agencies partnering with a private developer. The IIG program was approved in 2006 as part of Proposition 1C.
Agency	California Department of Housing and Community Development (HCD)	
Region	State	
Funding Type	Grant	
Program	Transit-Oriented Development (TOD) Housing Program	The Transit-Oriented Development (TOD) Housing Program, administered by HCD, offers competitive low-interest loans for construction of rental housing developments that include affordable housing and are within one-quarter mile of a transit station. Additionally, the program provides grants for infrastructure that supports housing or facilitates connectivity to transit from one or more specific housing developments. Eligible applicants include public and private entities, such as redevelopment agencies. This program was approved in 2006 as part of Proposition 1C. New funding is dependent on future statewide bond issuances.
Agency	California Department of Housing and Community Development (HCD)	
Region	State	
Funding Type	Grant, Loan	

Table D-2
Funding Sources
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Secondary		
Program	Brownfields Cleanup Revolving Loan Fund (BCRLF) and Cleanup Grants	The Brownfields Cleanup Revolving Loan Fund (BCRLF) provides financial assistance for the remediation of brownfields. Funding provided by the EPA enables state and local governments to make low-interest loans to carry out cleanup activities on properties that have a release or substantial threat of release of a hazardous substance that threatens public health or welfare. The BCRLF program can also provide some funding for site preparation and development activities. In California the BCRLF program is administered by the California Department of Toxic Substance Control (DTSC). Additionally, the EPA also funds Brownfields Assessment Grants and Brownfields Cleanup Grants. Brownfields Assessment Grants provide funding for a grant recipient to inventory, characterize, assess, and conduct planning and community involvement related to a brownfield site. Brownfields Cleanup Grants provide funding for cleanup activities at brownfield sites. An eligible entity may apply for up to $200,000 per site. These funds may be used to address sites contaminated by petroleum and hazardous substances, pollutants or contaminants (including hazardous substances co-mingled with petroleum). Cleanup grants require a 20 percent cost share, which may be in the form of a contribution of money, labor, material, or services, and must be for eligible and allowable costs (the match must equal 20 percent of the amount of funding provided by EPA and cannot include administrative costs).The performance period for these grants is two years.
Agency	Environmental Protection Agency	
Region	Federal	
Funding Type	Grant, Loan	
Program	Transportation Development Act (TDA)	Transportation Development Act (TDA) funds are generated statewide through a one-quarter cent tax on retail sales in each county. Cities receive an annual TDA apportionment, and the MTC determines the ways in which the funds are spent. TDA funds may be used for regional and municipal transit projects, special transit projects for disabled persons, bicycle and pedestrian purposes, and other improvements or programs designed to reduce automobile usage.
Agency	Metropolitan Transportation Commission (MTC)	
Region	State	
Funding Type	Grant	

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Funding Sources
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Secondary		
Program	Developer and Property Owner Financial Participation	Developer or property owner participation has been used as a means for funding redevelopment activities in many communities. For example, funds may be advanced to City or Agency in the form of a negotiated fee or grant, or a loan for public improvements that is repaid during the course of project implementation from tax increment revenues. Property owners or developers may repay loans made by the Agency, match Agency funding assistance amounts, or, more commonly, provide their own debt and equity financing to complete project funding. Some agencies include provisions in development agreements that call for the developer to pay for certain project components, such as project infrastructure or open space.
Agency	Private Sector	
Region	Local - Client Specific	
Funding Type	Other	
Program	Community Development Block Grants (CDBGs) and Section 108 Loans	Community Development Block Grants (CDBGs) are allocated by HUD to fund activities such as public works; rehabilitation loans and grants; land acquisition, demolition, and relocation for redevelopment; public services; and affordable housing, social services and projects for the elderly or disabled. CDBG-funded projects and activities must principally benefit low and moderate-income persons, aid in the prevention or elimination of blight or address an urgent need. CDBG funds have provided a limited source of revenue for many redevelopment activities in California. Section 108 is the loan guarantee provision of the CDBG program. The objective of the loan funding is to provide communities with a source of financing for economic development, housing rehabilitation, public facilities, and large scale physical development projects. All projects and activities must either principally benefit low and moderate-income persons, aid in the elimination or prevention of slums and blight, or meet urgent needs of the community. The maximum repayment period for Section 108 loan is 20 years. Primarily this program can be relied upon for economic development and rehabilitation efforts. It does not generate new funds; rather it is a loan fund secured by CDBG or other dedicated revenues, such as tax increment revenues.
Agency	US Department of Housing and Urban Development (HUD)	
Region	Federal	
Funding Type	Grant, Loan	

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Secondary		
Program	Home Investment Partnerships Program (HOME)	The Home Investment Partnerships Program (HOME), administered by HUD, provides formula grants to states and localities that communities often use in conjunction with local nonprofit organizations to fund affordable housing activities. HOME funds are awarded annually to participating jurisdictions. States are automatically eligible and receive their funding each year. Local jurisdictions eligible for at least $500,000 under the formula ($335,000 in years when Congress appropriates less than $1.5 billion for HOME) may receive an allocation. HOME assisted rental housing must comply with certain rent limitations. In addition, HOME regulations include a maximum per unit subsidy limit and maximum purchase price limit. Eligible activities include home purchase or rehabilitation financing assistance; construction or rehabilitation of housing for rent or ownership; or "other reasonable and necessary expenses related to the development of non-luxury housing," including site acquisition or improvement, demolition of dilapidated units and payment of relocation expenses. Ten percent of the annual allocation may be used for program planning and administration. If a project does not receive HOME funding directly from HUD, it may apply for HOME funds through California's HCD.
Agency	US Department of Housing and Urban Development (HUD)	
Region	Federal	
Funding Type	Grant	

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Complementary

Program	Credit Pooling Program	The ABAG Credit Pooling Program consolidates the capital funding needs of participating municipal borrowers. These financings are backed by general fund credits of participating jurisdictions, for projects such as construction and renovation of public buildings; acquisition and construction of parking facilities; purchase and installation of computer systems; improvements to recreational trails, parks and municipal golf courses; water, sewer and drain projects; purchase and installation of modular buildings; and renovations of school buildings. The program has been offered by ABAG since the early 1980's, providing low cost, highly efficient project funding for a wide range of municipal borrowers.
Agency	Association of Bay Area Governments (ABAG)	
Region	Regional	
Funding Type	Other	

Program	Redevelopment Agency Pool Financing Program (Cal-RAP)	Cal-RAP is a unique program allowing Community Development and Redevelopment Agencies to obtain financing at low interest rates through pooling. This is achieved with the help of bond insurance, available because the variety of agencies participating in the program strengthens the bonds' credit attributes. Participants can use their own Financial Advisor, Bond Counsel, and Trustee while taking advantage of the program. Participation in Cal-RAP is "as needed" allowing agencies to join the existing open-ended pool at any time.
Agency	Association of Bay Area Governments (ABAG)	
Region	Regional	
Funding Type	Other	

Program	Special Assessment Bond Roundup Program (SABR)	The SABR Program offers an efficient and inexpensive way for local government agencies and developers working with those agencies to issue special assessment and Mello-Roos bonds. SABR pools lower the cost of issuance for participants while allowing for customized terms and conditions. In special situations, ABAG also offers to conduct proceedings for special district formation in full compliance with Prop. 218 requirements.
Agency	Association of Bay Area Governments (ABAG)	
Region	Regional	
Funding Type	Other	

Table D-3
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Complementary		
Program	Multifamily Housing Programs (MHP)	Provides low interest loans to qualified affordable housing developments. Loan programs are generally made possible through the issuance of state-wide voter-approved housing bonds.
Agency	CA Department of Housing and Community Development (HCD)	
Region	State	
Funding Type	Loan	
Program	State-Local Partnership Program (SLPP)	Purpose: The State-Local Partnership Program fosters cultural development on the local level through a partnership between the California Arts Council and the designated local arts agency* of each county. This partnership includes funding, cooperative activities, information exchange, and leadership enabling individuals, organizations, and communities to create, present, and preserve the arts of all cultures to enrich the quality of life for all Californians.
Agency	California Arts Council (CAC)	
Region	State	
Funding Type	Grant	
Program	Community Services Block Grants (CSBG)	The Community Services Block Grant (CSBG) program is designed to provide a range of services to assist low-income people in attaining the skills, knowledge and motivation necessary to achieve self-sufficiency. The program also provides low-income people with immediate life necessities such as food, shelter and health care. In addition, services are provided for the revitalization of low-income communities, the reduction of poverty and to help provider agencies improve and increase their capacity to achieve results and to develop community resources with whom to link services and funding.
Agency	California Department of Community Services and Development	
Region	Federal	
Funding Type	Grant, Other	

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Funding Sources
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Complementary

Program	School Facility Program	The School Facility Program (SFP) provides funding assistance to school districts for the modernization of school facilities. The assistance is in the form of grants approved by the State Allocation Board (SAB) and requires a 40 percent local contribution. A district is eligible for grants when students are housed in permanent buildings 25 years old or older and relocatable classrooms 20 years old or older and the buildings have not been previously modernized with State funds.
Agency	California Department of General Services	
Region	State	
Funding Type	Grant	

Program	Proposition 1C Programs	Proposition 1C, a component of California's Strategic Growth Plan, invests $2.85 billion in housing and infrastructure programs to produce affordable housing units, homeless shelters and infrastructure projects that help infill housing development such as water, sewer, parks, and transportation improvements. Specific programs funded under Proposition 1C include: affordable homeownership programs such as Cal Home, Building Equity and Growth in Neighborhoods Program (BEGIN) and the Affordable Housing Innovation program; multifamily rental housing programs; the Infill Infrastructure Grant (IIG) program; the Transit-Oriented Development (TOD) program; and the Housing-Related Parks program. The majority of Proposition 1C programs are implemented through HCD.
Agency	California Department of Housing and Community Development (HCD)	
Region	State	
Funding Type	Grant, Loan	

Program	Enterprise Zone Tax Benefits	The Enterprise Zone Program targets economically distressed areas throughout California. Special state and local incentives encourage business investment and promote the creation of new jobs. The purpose of the program is to stimulate development by providing tax incentives to businesses and allow private sector market forces to revive the local economy. Enterprise Zones are defined geographic areas in which businesses can claim certain state income tax savings and other advantages. California income tax and other benefits include: tax credits on up to half the wages paid to a qualified new employee; tax credits for sales taxes paid on equipment purchased for manufacturing or production purposes; all net operating losses may be carried forward as a deduction in future years; business equipment depreciation can be accelerated, up to a limited amount; and others.
Agency	California Franchise Tax Board	
Region	State	
Funding Type	Other	

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Complementary		
Program	New Solar Homes Partnership (NSHP)	The California Energy Commission's (CEC) New Solar Homes Partnership (NSHP) is part of the comprehensive statewide solar program, known as the California Solar Initiative (CSI). The NSHP provides financial incentives and other support to home builders, encouraging the construction of new, energy efficient solar homes that save homeowners money on their electric bills and protect the environment.
Agency	California Solar Initiative (CSI)	
Region	State	
Funding Type	Other	
Program	Nonresidential Solar Rebates	The California Solar Initiative provides rebates for solar electricity systems installed on existing nonresidential buildings such as agriculture, commercial buildings, industrial buildings, local government, nonprofit buildings, and solar schools.
Agency	California Solar Initiative (CSI)	
Region	State	
Funding Type	Other	
Program	Solar for Affordable Housing	The California Solar Initiative (CSI) provides financial incentives for installing solar technologies on low-income housing. Because affordable housing projects often face unique challenges and costs with adding solar energy systems to their developments, the California Energy Commission's (CEC) New Solar Homes Partnership (NSHP) offers affordable housing projects higher incentives than standard market rate housing projects
Agency	California Solar Initiative (CSI)	
Region	State	
Funding Type	Other	

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Complementary		
Program	Orphan Site Cleanup Fund (OSCF)	The Orphan Site Cleanup Fund (OSCF) was established to provide financial assistance to eligible applicants for the cleanup of brownfields sites contaminated by leaking petroleum underground storage tanks where there is no financially responsible party.
Agency	California State Water Resources Control Board	
Region	State	
Funding Type	Grant	
Program	Low Income Housing Tax Credits (LIHTC)	Allows investors to contribute equity to affordable housing projects in exchange for tax relief. The CTCAC administers two Low Income Housing Tax Credit (LIHTC) programs – a federal 9%, program and 4% LIHTC and a complementary state tax credit program. Both programs were created to encourage private investment in affordable rental housing for households meeting certain income requirements.
Agency	California Tax Credit Allocation Committee (CTCAC)	
Region	State	
Funding Type	Other	
Program	Federal Tax Credits for Energy Efficiency	Consumer tax credits are available for 30 percent of cost, up to $1,500, for various energy efficient measures such as insulation, windows and doors, water heaters, roofing, geothermal heat pumps, solar energy systems, and energy efficient vehicles.
Agency	Department of Energy (DOE)	
Region	Federal	
Funding Type	Other	

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Complementary		
Program	Workforce Investment Act (WIA)	The Workforce Investment Act (WIA) allocates funds by formula to states, who then distribute funds to local workforce areas, which operate One-Stop Career Centers that provide comprehensive services to workers and employers. The WIA includes programs to increase the employment, retention and earnings of unemployed, employed and dislocated adults by increasing their work readiness, educational attainment and occupational skills and by connecting them to jobs in demand. The WIA's Youth Program serves low-income in- and out-of-school youth, including youth with disabilities, basic skills deficient youth, youth offenders, homeless and runaway youth, and other youth who may require specialized assistance to complete an educational program or to secure and hold employment. Youth are prepared for employment and post-secondary education by stressing linkages between academic and occupational learning.
Agency	Department of Labor	
Region	Federal	
Funding Type	Grant, Other	
Program	Community Develoment Financial Institutions (CDFI) Fund	The Community Development Financial Institutions (CDFI) Fund was established by the Reigle Community Development and Regulatory Improvement Act of 1994 to use federal resources to invest in and build the capacity of CDFIs to serve low-income people and communities lacking adequate access to affordable financial products and services. The Fund provides monetary awards for financial assistance and technical assistance through the CDFI program. CDFIs use financial assistance awards to further goals such as economic development (job creation, business development and commercial real estate development), affordable housing (housing development and homeownership), and community development financial services (provision of basic banking services to underserved communities, financial literacy training and predatory lending alternatives). Since its inception, the Fund has made more than $500 million in awards to loan funds, banks, credit unions, and community development venture capital funds.
Agency	Department of the Treasury	
Region	Federal	
Funding Type	Grant, Loan	
Program	Small Business Revolving Loan Fund	Sponsored by the EDA and administered locally, the Small Business Revolving Loan Fund can be used in designated census tracts to provide low interest loans to businesses in disadvantaged neighborhoods. The loan fund can be used for a variety of assistance, such as working capital, machinery and equipment, leasehold improvements, and façade improvements benefiting disadvantaged neighborhoods. Interest accrued from the fund can be used for marketing, technical assistance and administrative costs.
Agency	Economic Development Administration (EDA) and California Association for	
Region	Local - General	
Funding Type	Loan	

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Complementary		
Program	ENERGY STAR mortgages	ENERGY STAR mortgages encourage comprehensive energy efficiency improvements to new and existing homes by increasing the affordability and availability of energy efficiency mortgages for homeowners and homebuyers. This innovative mortgage pilot program offers borrowers an opportunity to lower their energy consumption while making significant, affordable improvements to their homes. These improvements will also lead to a reduction in the overall carbon emissions associated with the energy used in homes.
Agency	ENERGY STAR	
Region	Federal	
Funding Type	Other	
Program	Various programs	Enterprise Green Communities administers a number of programs, including acquisition loans used to fund land or building acquisition for affordable housing; charrette grants for green design charrettes for affordable housing developers; Low-Income Housing Tax Credit (LIHTC) equity for nonprofit and for-profit affordable housing developers; planning and construction grants of up to $75,000 to cover costs of green components of affordable housing developments; sustainability training grants which support the transfer of design, operations and maintenance knowledge to residents of green affordable housing developments; and predevelopment loans to support affordable housing development costs prior to construction.
Agency	Enterprise Green Communities	
Region	Local - General	
Funding Type	Loan, Grant	
Program	Brownfields Cleanup Revolving Loan Fund (BCRLF) and Cleanup Grants	The Brownfields Cleanup Revolving Loan Fund (BCRLF) provides financial assistance for the remediation of brownfields. Funding provided by the EPA enables state and local governments to make low-interest loans to carry out cleanup activities on properties that have a release or substantial threat of release of a hazardous substance that threatens public health or welfare. The BCRLF program can also provide some funding for site preparation and development activities. In California the BCRLF program is administered by the California Department of Toxic Substance Control (DTSC). Additionally, the EPA also funds Brownfields Assessment Grants and Brownfields Cleanup Grants. Brownfields Assessment Grants provide funding for a grant recipient to inventory, characterize, assess, and conduct planning and community involvement related to a brownfield site. Brownfields Cleanup Grants provide funding for cleanup activities at brownfield sites. An eligible entity may apply for up to $200,000 per site. These funds may be used to address sites contaminated by petroleum and hazardous substances, pollutants or contaminants (including hazardous substances co-mingled with petroleum). Cleanup grants require a 20 percent cost share, which may be in the form of a contribution of money, labor, material, or services, and must be for eligible and allowable costs (the match must equal 20 percent of the amount of funding provided by EPA and cannot include administrative costs).The performance period for these grants is two years.
Agency	Environmental Protection Agency	
Region	Federal	
Funding Type	Grant, Loan	

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Complementary		
Program	Affordable Housing Program	Provides grants and subsidized loans to support affordable rental housing and homeownership opportunities for very low, low, and moderate-income households.
Agency	Federal Home Loan Banks (FHLBs)	
Region	Federal	
Funding Type	Grant, Loan	
Program	Property Assessed Clean Energy (PACE) Loans	The 2008 California Assembly Bill 811 authorizes local governments to develop Property Assessed Clean Energy (PACE) loan programs, which enable local jurisdictions to finance the up-front costs of residential and commercial renewable energy and energy efficiency projects. Qualified property owners are granted a loan for the projects, which they pay back over time (typically 15-20 years) through assessments that appear on their property tax bills. For many participants, the annual savings on their energy bills more than offset the total annual assessments. Several cities and counties have already instituted or are in the process of instituting these types of financing programs, including the City of Berkeley, the City of Palm Desert, the City of San Diego, and Sonoma County. PACE programs can be an important part of local climate action and sustainability efforts and can help transform the market for renewable and efficiency technologies.
Agency	Local Jurisdiction	
Region	Local - General	
Funding Type	Loan	
Program	Historic Rehabilitation Tax Credits	The Historic Rehabilitation Tax Credits program provides: 1) two tier tax credit equal to 20 percent of the cost of rehabilitating certified historic buildings, or 2) tax credit equal to 10 percent of the costs of substantial rehabilitation of depreciable property. Rehabilitation must meet a specific physical tests for retention of external walls and internal structural framework. Credit cannot be claimed on "tax exempt use" or on federal grant funds used for rehabilitation. Eligible activities include rehabilitation of certified historic buildings and rehabilitation of non-historic buildings built before 1936 used for non-residential purposes.
Agency	National Parks Service (NPS)	
Region	Federal	
Funding Type	Other	

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Complementary		
Program	Private Donations	Private donations by individuals, civic booster organizations or corporate sponsors could make a small, but recognizable contribution to the implementation of the Redevelopment Program. Donations could be used to fund all or part of minor streetscape improvements such as benches, entrance signage, directional signs, bicycle racks, historic signage, or landscaping. However, in terms of the total funding needs of the Redevelopment Program, donations may be expected to provide only a small part of the needed implementation funding.
Agency	Private Sector	
Region	Local - General	
Funding Type	Other	
Program	America's Recovery Capital (ARC) Stabilization Loan Program	The 2009 Recovery Act allows for a new, temporary loan program that is 100-percent guaranteed and targeted for business stabilization. The America's Recovery Capital (ARC) loan program will offer up to $35,000 to help viable small businesses that need help paying their existing loans to get through a short-term downturn. ARC loans will free up capital for these small businesses, with the SBA fully subsidizing the interest payment.
Agency	Small Business Administration (SBA)	
Region	Federal	
Funding Type	Loan	
Program	Empowerment Zone (EZ) Program	The Empowerment Zone (EZ) program provides grants and tax incentives to locate businesses in, and hire residents of, economically disadvantaged areas. EZ incentives include employment credits, low-interest loans through EZ facility bonds, reduced taxation on capital gains, and other incentives.
Agency	US Department of Housing and Urban Development (HUD)	
Region	Federal	
Funding Type	Grant, Other	

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Complementary

Program	Energy Efficient Mortgage (EEM) Program	The Federal Housing Administration's (FHA) Energy Efficient Mortgage (EEM) program helps homebuyers or homeowners save money on utility bills by enabling them to finance the cost of adding energy efficiency features to new or existing housing as part of their FHA insured home purchase or refinancing mortgage.
Agency	US Department of Housing and Urban Development (HUD)	
Region	Federal	
Funding Type	Other	

Program	Housing Opportunities for Persons with AIDS (HOPWA) Program	Under this program, HUD provides funds for a wide range of housing-related capital development and service activities for people with HIV/AIDS. The HOPWA program aims to increase the size of the permanently affordable housing stock, expand housing opportunities to meet the needs of HIV/AIDS residents, provide appropriate housing-linked supportive services, and assist nonprofit housing developers and service providers in increasing their skills and ability to create HIV/AIDS housing and related supportive services.
Agency	US Department of Housing and Urban Development (HUD)	
Region	Local - General	
Funding Type	Other	

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Complementary		
Program	Lead Hazard Reduction/Healthy Homes	The Lead Hazard Reduction program has four components: 1) The Lead-Based Paint Hazard Control Grant program assists states, Native American tribes, cities, counties/parishes, or other units of local government in undertaking comprehensive programs to identify and control lead-based paint hazards in eligible privately owned rental or owner-occupied housing. 2) The Lead Hazard Reduction Demonstration Grant program assists urban jurisdictions with the greatest lead-based paint hazard control needs in undertaking programs for the identification and control of lead-based paint hazards in eligible privately owned rental and owner-occupied housing units. 3) The Healthy Homes Demonstration Grant program develops, demonstrates and promotes cost-effective, preventive measures to correct multiple residential safety and health hazards that produce serious diseases and injuries in children and other sensitive subgroups such as the elderly, with a particular focus on low income households. The Healthy Homes Demonstration program is committed to supporting HUD's strategic goal of strengthening communities by addressing housing conditions that threaten health. 4) The Healthy Homes Technical Studies Grant program works to gain knowledge to improve the efficacy and cost-effectiveness of methods of evaluation and control of lead-based paint and other housing-related health and safety hazards. This supports HUD's strategic goal to strengthen communities and the associated policy priority to improve our nation's communities by improving the environmental health and safety of families living in public and privately owned housing.
Agency	US Department of Housing and Urban Development (HUD)	
Region	Federal	
Funding Type	Grant	
Program	Project Based Vouchers	Project-based vouchers are a component of a public housing agencies (PHAs) housing choice voucher program. A PHA can attach up to 20 percent of its voucher assistance to specific housing units if the owner agrees to either rehabilitate or construct the units, or the owner agrees to set-aside a portion of the units in an existing development. Rehabilitated units must require at least $1,000 of rehabilitation per unit to be subsidized, and all units must meet HUD housing quality standards.
Agency	US Department of Housing and Urban Development (HUD)	
Region	Federal	
Funding Type	Other	

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Program	Renewal Community (RC) Tax Incentives	The Renewal Community (RC) Tax Incentives encourage businesses to open, expand and hire local residents. The incentives include employment credits, a 0 percent tax on capital gains, accelerated depreciation through Commercial Revitalization Deductions, and other incentives.
Agency	US Department of Housing and Urban Development (HUD)	
Region	Federal	
Funding Type	Other	

Program	Section 202 Supportive Housing for the Elderly	HUD provides interest-free capital advances to private, nonprofit sponsors to finance the development of supportive housing for the elderly. The capital advance does not have to be repaid as long as the project serves very low-income elderly persons for 40 years. Project rental assistance funds are provided to cover the difference between the HUD-approved operating cost for the project and the tenants' contribution towards rent. Project rental assistance contracts are approved initially for 3 years and are renewable based on the availability of funds. The available program funds for a fiscal year are allocated to HUD's local offices according to factors established by the Department.
Agency	US Department of Housing and Urban Development (HUD)	
Region	Federal	
Funding Type	Loan	

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Complementary		
Program	Section 811 Supportive Housing for Persons with Disabilities	HUD provides interest-free capital advances to nonprofit sponsors to help them finance the development of rental housing such as independent living projects, condominium units and small group homes with the availability of supportive services for persons with disabilities. The capital advance can finance the construction, rehabilitation, or acquisition with or without rehabilitation of supportive housing. The advance does not have to be repaid as long as the housing remains available for very low-income persons with disabilities for at least 40 years. HUD also provides project rental assistance; this covers the difference between the HUD-approved operating cost of the project and the amount the residents pay--usually 30 percent of adjusted income. The initial term of the project rental assistance contract is 3 years and can be renewed if funds are available. The available program funds for a fiscal year are allocated to HUD's local offices according to factors established by the Department. Each project must have a supportive services plan. The appropriate State or local agency reviews a potential sponsor's application to determine if the plan is well designed to meet the needs of persons with disabilities and must certify to the same. Services may vary with the target population but could include case management, training in independent living skills and assistance in obtaining employment. However, residents cannot be required to accept any supportive service as a condition of occupancy.
Agency	US Department of Housing and Urban Development (HUD)	
Region	Federal	
Funding Type	Loan	
Program	Tax Credit Assistance Program (TCAP)	The Tax Credit Assistance Program (TCAP) provides grant funding for capital investment in Low Income Housing Tax Credit (LIHTC) projects via a formula-based allocation to State housing credit allocation agencies. The housing credit agencies in each State shall distribute these funds competitively and according to their qualified allocation plan. Projects awarded low income housing tax credits in fiscal years 2007, 2008 or 2009 are eligible for funding, but housing credit agencies must give priority to projects that are expected to be completed by February 2012.
Agency	US Department of Housing and Urban Development (HUD)	
Region	Federal	
Funding Type	Grant	

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Complementary		
Program	Public Housing Capital Fund, Capital Fund Financing Program (CFFP)	The PIH Office of Capital Improvements administers the Public Housing Capital Fund. The Fund provides annual funding to Public Housing Agencies (PHAs) for the development, financing and modernization of public housing developments and for management improvements. In addition, the Fund includes the Capital Fund Financing Program (CFFP), through which a Public Housing Authority (PHA) may borrow private capital to make improvements and pledge, subject to the availability of appropriations, a portion of its future year annual Capital Funds to make debt service payments for either a bond or conventional bank loan transaction.
Agency	US Department of Housing and Urban Development (HUD), Office of Public and	
Region	Federal	
Funding Type	Grant, Loan	
Program	Transit Capital Investment Program / Fixed Guideway Infrastructure Investment	The Transit Capital Investment program provides capital assistance for: 1) modernization of existing rail systems, including cable cars, automated guideway transit, ferryboats, that portion of motor bus service operated on exclusive or controlled rights-of-way, and high-occupancy-vehicle (HOV) lanes; 2) new and replacement buses and facilities; and 3) new fixed guideway systems. Eligible purposes are capital projects to modernize or improve existing fixed guideway systems, including purchase and rehabilitation of rolling stock, track, line equipment, structures, signals and communications, power equipment and substations, passenger stations and terminals, security equipment and systems, maintenance facilities and equipment, operational support equipment including computer hardware and software, system extensions, and preventive maintenance. Public bodies and agencies are eligible recipients.
Agency	US Department of Transportation	
Region	Federal	
Funding Type	Grant	
Program	Transportation, Community and System Preservation Program (TCSP)	The Transportation and Community System Preservation (TCSP) program provides funding for planning, implementation and research to investigate and address the relationship between transportation and community and system preservation. The states, local governments and metropolitan planning organizations (MPOs) are eligible for discretionary grants to plan and implement strategies that improve the efficiency of the transportation system; reduce environmental impacts of transportation; reduce the need for costly future public infrastructure investments; ensure efficient access to jobs, services and centers of trade; examine development patterns; and identify strategies to encourage private sector development patterns that achieve these goals. TCSP is a potential source of funding for transit and general circulation improvements.
Agency	US Department of Transportation (DOT)	
Region	Federal	
Funding Type	Grant	

Table D-3
Funding Sources
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Complementary		
Program	SBA Loans and Grant Programs	A number of federal SBA funding programs are available, including small business loans, special loans and equity investment programs. All financing options are tailored to small business needs. Loans programs include Basic 7(1) Loan Guaranty, Certified Development Company (CDC), and Microloan and Loan Prequalification. Special loan programs include the Export Working Capital Program, which provides short-term working capital to exporters, and the International Trade Loan. SBA's investment program consists of privately owned and managed investment firms that provide venture capital and start-up financing to small businesses. Generally, technical assistance is provided, but grants and loans are also available. This funding source could help strengthen the economic base of the business community. Eligible activities include one on one counseling with small business owners, hosting workshops, classes, and website design.
Agency	US Small Business Administration (SBA)	
Region	Federal	
Funding Type	Grant, Loan, Other	

Table D-4
Funding Sources
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Unlikely

Program	Housing Related Parks Program	The Housing-Related Parks program is designed to increase the overall supply of housing affordable to lower income households by providing financial incentives to cities and counties with documented housing starts for newly constructed units affordable to very low or low-income households. The program awards funds, on a per-bedroom basis for each affordable residential unit constructed, for parks and recreation projects that benefit the community and add to the quality of life. Additional bonus grants are awarded for units affordable to extremely low-income households,units developed as infill projects, jurisdictions demonstrating progress in increasing their overall supply of housing, park projects that will serve disadvantaged or park-deficient communities, and park projects located within a jurisdiction included in an adopted regional blueprint plan. Program funds can be used to create new parks or to rehabilitate or make improvements to existing parks.
Agency	California Department of Housing and Community Development (HCD)	
Region	State	
Funding Type	Grant	
Program	California Organized Investment Network (COIN)	California Organized Investment Network (COIN) facilitates the offering of a comprehensive array of investment products responsive to capital needs of low income and/or rural communities. COIN envisions no limit on the type or nature of capital investment that insurance companies may provide to eligible proposals. Broadly categorized, COIN-facilitated investment products may be versions of debt, equity or credit enhancement. To be eligible, proposals must satisfy each of the three guiding investment principles: 1) provide safe, sound and solvent investments offering an acceptable financial return; 2) provide investments in or benefiting low income and rural people or communities either directly or through intermediaries; 3) add value to capital products and programs currently available. COIN administers the program by certifying Community Development Financial Institutions (CDFIs) that wish to receive qualified investments and by certifying the tax credits for investors. Eligible projects must have either affordable housing or economic development benefit. Affordable housing benefits include affordable rental housing, affordable ownership housing or mixed income and/or mixed use development.
Agency	California Department of Insurance	
Region	State	
Funding Type	Other	
Program	Safe Drinking Water State Revolving Fund (SDWSRF)	The California Department of Public Health (CDPH) administers the California Safe Drinking Water State Revolving Fund (SDWSRF). The fund provides low-interest loans to drinking water utilities to finance drinking water infrastructure projects, prioritizing loans for disadvantaged communities. The SDWSRF is funded with an annual federal capitalization grant and state funding sources, including Propostion 84, Proposition 50 and Proposition 13.
Agency	California Department of Public Health (CDPH)	
Region	Federal	
Funding Type	Loan	

Table D-4
Funding Sources
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Unlikely		
Program	Trade Corridor Improvement Fund (TCIF)	The Trade Corridor Improvement Fund (TCIF) is a program administered by Caltrans to fund infrastructure improvements along federally designated "Trade Corridors of National Significance" or along other trade routes with a high volume of freight movement. Funding for the program comes from the voter approved Highway Safety, Traffic Reduction, Air Quality, and Port Security Bond Act of 2006 (Proposition 1B).
Agency	California Department of Transportation (Caltrans)	
Region	State	
Funding Type	Grant	
Program	Bright Schools Program	The Bright Schools Program offers services to help public schools in California become more energy wise. Specific efforts include energy audits, review of existing proposals and designs, and develop equipment performance specifications. Savings are proven to typically reduce annual utility costs by an average of 20 percent, reduce annual maintenance costs and improve indoor air quality. All publicly funded California K-12 school districts and nonprofit K-12 schools are eligible for assistance.
Agency	California Energy Commission (CEC)	
Region	State	
Funding Type	Other	
Program	Emerging Renewables Program (ERP)	The CEC offers cash rebates on eligible grid-connected small wind and fuel cell renewable energy electric-generating systems through its Emerging Renewables Program (ERP).
Agency	California Energy Commission (CEC)	
Region	State	
Funding Type	Other	

Table D-4
Funding Sources
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Unlikely		
Program	Community Stabilization Home Loan Program (CSHLP)	The Community Stabilization Home Loan Program (CSHLP) offers a below market rate, conventional first mortgage loan to first-time homebuyers purchasing select real estate-owned (REO) properties in specific California communities.
Agency	California Housing Finance Agency (CalHFA)	
Region	State	
Funding Type	Loan	
Program	Mills Act Property Tax Abatement Program	The Mills Act Property Tax Abatement program provides eligible historic private property owners the opportunity to actively participate in the restoration of their properties while receiving property tax relief. Owner must enter into a ten year contract with a participating city to rehabilitate the building in exchange for a reduction in local property taxes. Owner-occupied single family residences and income-producing commercial properties may qualify. Eligible properties must be listed on the National Register of Historic Places, be located in a National Register or local historic district, or be listed on a state, county or city official register. Local jurisdictions adopt an ordinance to participate in program.
Agency	California Office of Historic Preservation	
Region	Local - General	
Funding Type	Other	
Program	Public Agency Programs	California Communities is a joint powers authority sponsored by the League of California Cities and the California State Association of Counties (CSAC) to enable local government and eligible private entities access to low-cost, tax-exempt financing for projects that provide a tangible public benefit, contribute to social and economic growth, and improve the overall quality of life in local communities throughout California. California Communities offers a variety of innovative public agency programs including CaLease, Pension Obligation Bonds, Statewide Community Infrastructure Program (SCIP), Total Road Improvement Programs (TRIP), Tax Revenue Anticipation Notes (TRANs), and bonds for water and wastewater improvements.
Agency	California Statewide Communities Development Authority (CSCDA or	
Region	State	
Funding Type	Loan	

Table D-4
Funding Sources
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Unlikely		
Program	AmeriCorps Volunteers in Service to America (VISTA)	Through the American Recovery and Reinvestment Act (ARRA) the Corporation for National and Community Service received $65 million to award approximately 3,000 non-cost share AmeriCorps Volunteers in Service to America (VISTA) member positions to new and existing sponsors. The Corporation will provide increased one-time funding for projects that result in the maximum measurable impact on communities affected by the economic crisis. The mission of the AmeriCorps VISTA program, to create and expand programs that bring low-income individuals and communities out of poverty, is strongly aligned with priorities in the Recovery Act. Existing VISTA projects already support job creation, the abatement of home foreclosures, credit counseling, and financial asset development programs. Corporation state office staff will allocate VISTA resources based upon the critical needs of their states.
Agency	Corporation for National and Community Service	
Region	Federal	
Funding Type	Grant, Other	
Program	Weatherization and Intergovernmental Program, Technical Assistance Project	DOE's Technical Assistance Project (TAP) is designed to provide state and local officials with quick, short-term access to experts at DOE national laboratories for assistance with their renewable energy and energy efficiency policies and programs.
Agency	Department of Energy (DOE)	
Region	Federal	
Funding Type	Other	
Program	Senior Community Service Employment Program (SCSEP)	The purpose of the Senior Community Service Employment Program (SCSEP)–also known as the Community Service Employment for Older Americans Program–is to foster individual economic self-sufficiency and offer job opportunities in community service for unemployed low-income people age 55 and older. SCSEP awards formula grants to states and territories, and competitive grants to nonprofit national organizations to provide part-time, minimum wage employment, job training and related services, and placement in unsubsidized employment.
Agency	Department of Labor	
Region	Federal	
Funding Type	Grant, Other	

Table D-4
Funding Sources
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Unlikely		
Program	Hazard Elimination Safety Program (HES)	The Hazard Elimination Safety (HES) program is a federal safety program that provides funds for safety improvements on all public roads and highways. These funds serve to eliminate or reduce the number and/or severity of traffic accidents at locations selected for improvement. Caltrans prioritizes projects statewide; funds are administered through MTC.
Agency	Federal Highway Administration (FHA), California Department of Transportation	
Region	Federal	
Funding Type	Grant	
Program	Affordable Housing Built Responsibly Grant Program	Through the Affordable Housing Built Responsibly grant program, The Home Depot Foundation administers millions of dollars in grants each year to nonprofit organizations whose missions align with the Foundation's interests in supporting the production and preservation of affordable, efficient and healthy housing. To better support its mission, the Foundation awards most of its grants by directly soliciting proposals from high-performing nonprofit organizations with the demonstrated ability to create strong partnerships, impact multiple communities and leverage grant resources. To identify potential future nonprofit partners or respond to unique community revitalization opportunities, a limited amount of unsolicited grant funding is set aside to be awarded through a competitive process. Preference is given to proposals that include community engagement that result in the production, preservation or financing of housing units for low to moderate-income families. The most promising proposals incorporate a number of "green" building design practices.
Agency	Home Depot Foundation	
Region	Federal	
Funding Type	Grant	
Program	General Fund	The general fiscal condition of the country makes ongoing direct financial support of redevelopment activities difficult. State and federal governments have continued to reduce funding and shifted costs and program responsibility to cities and countries.
Agency	Local Jurisdiction	
Region	Local - General	
Funding Type	Other	

Table D-4
Funding Sources
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Unlikely		
Program	Lease Revenues/Lease Revenue Bonds	Lease-revenue bonds are a variant of revenue bonds secured by sources other than tax increment, such as tenant leases on publicly owned land or in publicly owned facilities.
Agency	Local Jurisdiction	
Region	Local - General	
Funding Type	Other	
Program	Mello-Roos Community Facilities District (CFD)	The most common method for imposing special taxes in California is through a tax levied pursuant to the Mello-Roos Community Facilities Act of 1982 (the Mello-Roos Act), which authorizes certain public entities to form a Community Facilities District (CFD). The Mello-Roos Community Facilities Act authorized the formation of a special tax district to finance capital improvement projects and pay for ongoing operations and maintenance. A CFD can be formed in conjunction with the establishment of a redevelopment project to undertake new public projects to joint benefit. One of the key innovations of the Mello-Roos statute is that it allows for property owners to approve a parcel tax if there are less than 12 registered voters. Property owners can be taxed for improvements that provide a general, areawide benefit. Mello-Roos parcel taxes are levied on real property and collected on the county property tax bills. The taxes are calculated pursuant to a formula that is established during the formation proceedings and is effectively part of the voter approval. Mello-Roos taxes are commonly based on the size of property or the improvements on the property. The City or Agency can issue Mello-Roos bonds to finance public infrastructure that are secured by the special taxes on privately owned land and improvements. Typically, Mello-Roos districts are very difficult to form in urbanized areas, given that they require two-thirds resident voter approval.
Agency	Local Jurisdiction	
Region	Local - General	
Funding Type	Other	
Program	Historic Preservation Grants-in-Aid	The Historic Preservation Grants-in-Aid Program provides matching grants-in-aid to states to assist their efforts to protect and preserve properties listed in the National Register of Historic places. Funding is used to pay part of the costs of staff salaries, surveys, comprehensive preservation studies, National Register nominations, educational materials, as well as architectural plans, historic structure reports, and engineering studies necessary to preserve historic properties. The All HPF-assisted activities must meet standards set by the Secretary of the Interior, and at least 10 percent of the allocations to the States are subgranted to assist Certified Local Governments for locally based activities.
Agency	National Parks Service	
Region	Federal	
Funding Type	Grant	

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Funding Sources
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Unlikely

Program	Capacity Building for Community Development and Affordable Housing	The purpose of the Capacity Building for Community Development and Affordable Housing Grant program is to enhance the technical and administrative capabilities of community development corporations (CDCs) and community housing development organizations (CHDOs) to carry out community development and affordable housing activities. Only the following four entities are eligible: Enterprise Community Partners, Inc. (formerly The Enterprise Foundation), the Local Initiatives Support Corporation (LISC), Habitat for Humanity, and YouthBuild USA.
Agency	US Department of Housing and Urban Development (HUD)	
Region	Federal	
Funding Type	Grant	

Program	Energy Conservation Measures Incentives	Public Housing Authorities (PHAs) are eligible for a variety of energy conservation incentives through HUD. Specific incentive programs include a three-year rolling base, frozen base, additional subsidy, and utility rate reduction.
Agency	US Department of Housing and Urban Development (HUD)	
Region	Federal	
Funding Type	Other	

Program	HOPE VI	The HOPE VI program provides funding for capital costs of major rehabilitation, new construction and other physical improvements; demolition of severely distressed public housing; acquisition of sites for off-site construction; and community and supportive service programs for residents, including those relocated as a result of revitalization efforts. Any Public Housing Authority that has severely distressed public housing units in its inventory is eligible to apply.
Agency	US Department of Housing and Urban Development (HUD)	
Region	Federal	
Funding Type	Grant	

Table D-4
Funding Sources
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Unlikely		
Program	Neighborhood Stabilization Program (NSP)	The Neighborhood Stabilization Program (NSP), administered by HUD, provides grants to every state and certain local communities to purchase foreclosed or abandoned homes and to rehabilitate, resell or redevelop these homes in order to stabilize neighborhoods and stem the decline of home values of neighboring properties. NSP funds may be used for activities that include, but are not limited to: establishment of financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties, purchase and rehabilitation of homes and residential properties abandoned or foreclosed, establishment of land banks for foreclosed homes, demolition of blighted structures, and redevelopment of demolished or vacant properties.
Agency	US Department of Housing and Urban Development (HUD)	
Region	Federal	
Funding Type	Grant	
Program	Office of University Partnerships (OUP) Grants	Administers the following grant programs: Alaska Native/Native Hawaiian Institutions Assisting Communities (AN/NHIAC), Doctoral Dissertation Research Grants (DDRG), Hispanic-Serving Institutions Assisting Communities (HSIAC), Historically Black Colleges and Universities (HBCU), and Tribal Colleges and Universities Program (TCUP). The Office of University Partnerships (OUP) facilitates the formation of campus-community partnerships through sharing information about community partnership development, in general, and about OUP's various funded programs. OUP is committed to helping colleges and universities join with their neighbors to address urban problems—partnerships that enable students, faculty, and neighborhood organizations to work together to revitalize the economy, generate jobs, and rebuild healthy communities. OUP administers the following grant programs: Alaska Native/Native Hawaiian Institutions Assisting Communities (AN/NHIAC), Doctoral Dissertation Research Grants (DDRG), Hispanic-Serving Institutions Assisting Communities (HSIAC), Historically Black Colleges and Universities (HBCU), and Tribal Colleges and Universities Program (TCUP).
Agency	US Department of Housing and Urban Development (HUD)	
Region	Federal	
Funding Type	Grant	
Program	Public Housing Neighborhood Networks (NN) Program	The purpose of the Public Housing Neighborhood Networks (NN) program is to provide grants to public housing authorities (PHAs) to: 1) update and expand existing NN community technology centers; or 2) establish new NN centers. These centers offer comprehensive services designed to help public housing residents achieve long-term economic self-sufficiency.
Agency	US Department of Housing and Urban Development (HUD)	
Region	Federal	
Funding Type	Grant	

Table D-4
Funding Sources
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Unlikely		
Program	Self-help Homeownership Opportunity Program (SHOP)	Self-help Homeownership Opportunity Program (SHOP) provides funds for eligible national and regional nonprofit organizations and consortia to purchase home sites and develop or improve the infrastructure needed to set the stage for sweat equity and volunteer-based homeownership programs for low-income persons and families. SHOP funds are used for eligible expenses to develop decent, safe and sanitary non-luxury housing for low-income persons and families who otherwise would not become homeowners. Homebuyers must be willing to contribute significant amounts of their own sweat equity toward the construction of the housing unit.
Agency	US Department of Housing and Urban Development (HUD)	
Region	Federal	
Funding Type	Grant	
Program	YouthBuild Program	The YouthBuild program provides funds passed through the US Department of Housing and Urban Development to YouthBuild USA. YouthBuild provides funding to public and private nonprofit organizations, that include community-based organizations, community action agencies, state or local housing agencies, community development corporations, and any other entity including states, and units of general local government eligible to provide education and employment training. YouthBuild funds projects that assist high-risk youth in learning housing construction job skills and complete their high school education. Participants enhance their skills as they construct and/or rehabilitate affordable housing for low-income and homeless persons or families.
Agency	US Department of Housing and Urban Development (HUD)	
Region	Federal	
Funding Type	Grant	
Program	Recovery Zone Economic Development (RZED) Bonds	The Act authorizes the issuance of $10 billion in a new category of taxable bonds similar to Build America Bonds (BABs). Recovery Zone Economic Development (RZED) Bonds would pay interest at a taxable rate and the federal government would provide issuers with direct payments equal to 45 percent of the interest on the bonds (compared to 35 percent for BABs). RZED Bonds may be issued for purposes that promote development or economic activity in a Recovery Zone. The bonds also are subject to the present-law rules that apply to tax-exempt governmental bonds (e.g., private-use restrictions, arbitrage, etc.).
Agency	US Department of the Treasury	
Region	Federal	
Funding Type	Other	

Table D-4
Funding Sources
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Unlikely		
Program	Recovery Zone Facility (RZF) Bonds	The 2009 Recovery Act authorizes the issuance of $15 billion in a new category of tax-exempt private activity bonds, Recovery Zone Facility (RZF) Bonds, for use in areas designated as Recovery Zones. The Act generally defines Recovery Zones as areas designated by state and local governments as having significant poverty, unemployment or home-foreclosure rates. Generally, property eligible for depreciation that is actively used in a business may be financed with the proceeds of RZF Bonds, provided the property is acquired after the date on which a Recovery Zone designation took effect.
Agency	US Department of the Treasury	
Region	Federal	
Funding Type	Other	
Program	Capital Investment Grants/New Starts Program	The New Starts program is the federal government's primary financial resource for supporting locally planned, implemented and operated major transit capital investments. Funded through SAFETEA-LU, the New Starts program funds new and extensions to existing fixed guideway transit systems in every area of the country. Projects eligible for New Starts funding include any fixed guideway system that utilizes and occupies a separate right-of-way or rail line for the exclusive use of mass transportation and other high occupancy vehicles or uses a fixed cantenary system and a right-of-way usable by other forms of transportation. This includes, but is not limited to, rapid rail, light rail, commuter rail, automated guideway transit, ferries, people movers, and exclusive facilities for buses (such as bus rapid transit) and other high occupancy vehicles.
Agency	US Department of Transportation	
Region	Federal	
Funding Type	Grant	
Program	Highway Safety Improvement Program (HSIP)	SAFETEA-LU established the Highway Safety Improvement Program (HSIP) as a core federal-aid program. The overall purpose of this program is to achieve a significant reduction in traffic fatalities and serious injuries on all public roads through the implementation of infrastructure-related highway safety improvements. Funds may be used for projects on any public road or publicly owned bicycle and pedestrian pathway or trail. States with Strategic Highway Safety Plans (SHSP) may obligate HSIP funds and can use up to 10 percent of HSIP funds for other safety projects including education, enforcement and emergency medical services.
Agency	US Department of Transportation	
Region	Federal	
Funding Type	Grant	

Table D-4
Funding Sources
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Unlikely		
Program	Railroad Highway At-Grade Crossing Protection Program (Section 130)	The Section 130 program is part of SAFETEA-LU and provides federal funds for the elimination of hazards at existing at-grade railroad crossings. The purpose of the program is to reduce the number, severity and potential hazards to motorists, bicyclists and pedestrians at crossings. The California Public Utilities Commission (CPUC) recommends the types of improvements that are needed to eliminate vehicular and pedestrian hazards. Projects must be on a public road, sponsored by a city, county or railroad company and the railroad/highway crossing must be included on the CPUC's "Recommended List of Public Crossings in California for Improved Crossing Protection with Federal Funding." Projects include but are not limited to installation and upgrade of railroad protection systems and grade crossing eliminations. Each year the California Public Utilities Commission (CPUC) identifies railroad at-grade crossings that need improvement and submits a prioritized list of projects eligible for Section 130 funding to the CalTrans, Office of Local Programs.
Agency	US Department of Transportation (DOT)	
Region	Federal	
Funding Type	Other	
Program	Recreational Trails Program (RTP)	The Recreational Trails Program (RTP) is a SAFETEA-LU program that provides funds annually for recreational trails and trails-related projects. Eligible applicants include cities and counties, districts, state agencies, federal agencies, and nonprofit organizations with management responsibilities of public lands.
Agency	US Department of Transportation (DOT), Federal Highway Administration (FHA)	
Region	Federal	
Funding Type	Grant	

Appendix E:

Tax Increment Projections

Table E-A1
Summary of Tax Increment Projections
Oakland Central District

Project Area Information	**Original & 1982**	**2001**	**Total**
Base Year	FY 1968 - 1969	FY 2001 - 2002	
Time Limit on TI Collection	FY 2031 - 2032	FY 2046 - 2047	
Base Year Assessed Value (AV)	275,240,528	15,780,702	
FY 2010 - 2011 AV	4,385,974,564	98,988,966	
Tax Increment (TI) Projections[a]			
Nominal (Future) Dollars			
Incremental Tax Revenues	1,968,179,000	64,907,000	2,033,086,000
Less: County Admin Fee	(13,777,000)	(454,000)	(14,231,000)
Subtotal: TI Remitted to Agency	1,954,402,000	64,453,000	2,018,855,000
Agency Obligations:			
Less: Mandatory Housing Set-Aside[b]	(486,835,000)	(12,981,000)	(499,816,000)
Less: Additional TI for Housing[b]	(98,409,000)	(3,245,000)	(101,654,000)
Less: Pass-Through Payments[c]	(298,716,000)	(16,777,000)	(315,493,000)
Less: State ERAF Payments	(3,052,000)	0	(3,052,000)
Less: Existing Debt Obligation	(304,928,000)	0	(304,928,000)
Less: TI Rebates[d]	(14,325,000)	0	(14,325,000)
Subtotal: TI Available for Non-Housing Program and Agency Administration	748,137,000	31,450,000	779,587,000
Projected Use of Funds:[e]			
Agency Administration	177,526,000	3,489,000	181,015,000
In Constant FY 2010 - 2011 Dollars	*111,477,000*	*737,000*	*112,214,000*
Housing Redevelopment Program	585,244,000	16,227,000	601,471,000
In Constant FY 2010 - 2011 Dollars	*316,129,000*	*6,097,000*	*322,226,000*
Non-Housing Redevelopment Program	570,611,000	27,961,000	598,572,000
In Constant FY 2010 - 2011 Dollars	*241,248,000*	*11,502,000*	*252,750,000*
Total Redevelopment Program	1,333,381,000	47,677,000	1,381,058,000
In Constant FY 2010 - 2011 Dollars	*668,854,000*	*18,336,000*	*687,190,000*

a. Figures rounded to the nearest $1,000. Calculations may not precisely match due to rounding.
b. Refer to Chapter IV, Section F.3.c for description of Housing Set-Aside amounts.
c. Refer to Chapter IV, Section F.3.b for description of pass-through payment calculation.
d. Refer to Chapter IV, Section F.3.f for description of Agency's tax increment rebate obligations.
e. Discounted to constant FY 2010-2011 dollars at 5.5%.

Source: Redevelopment Agency of the City of Oakland, Seifel Consulting Inc.

Table E-A2
Tax Increment Projections
Oakland Central District
(In Nominal/Future Dollars)

		Beginning of the Year Assessed Value				Incremental Tax Revenues												Projected Use of Funds		
Plan Year	Fiscal Year	Secured Assessed Value (1)	Other Assessed Value (2)	Total Beginning of Year Assessed Value (3)	New Development Value (4)	Beginning of Year Incremental AV over Base (5)	Basic Incremental Revenue (6)	Supplemental Revenue (7)	Unitary Revenues (8)	Gross Incremental Tax Revenues (9)	County Admin (10)	Mandatory Housing Set Aside (11)	Additional TI for Housing (12)	AB 1290 Statutory Pass-Through Payments (13)	State ERAF Payments (14)	Existing Debt Obligation (15)	TI Rebates (16)	Agency Admin (17)	Housing Redevelopment Program (18)	Non-Housing Redevelopment Program (19)
Base	1968 - 1969			291,021,230																
42	2010 - 2011	4,027,856,215	457,107,315	4,484,963,530	0	4,193,942,300	49,267,792	473,167	2,643,200	52,384,159	366,689	10,476,832	2,619,208	4,631,893	3,051,978	25,838,916	1,317,029	7,984,185	13,096,040	(3,902,571)
43	2011 - 2012	4,148,691,901	457,107,315	4,605,799,216	0	4,314,777,986	50,687,293	487,362	2,643,200	53,817,856	376,725	10,763,571	2,690,893	4,915,851	0	25,854,880	1,346,496	8,223,711	13,454,464	(354,271)
44	2012 - 2013	4,273,152,658	457,107,315	4,730,259,973	54,516,960	4,439,238,743	52,149,380	1,142,414	2,643,200	55,934,994	391,545	13,931,430	2,796,750	4,586,973	0	26,033,338	1,376,622	8,470,422	16,728,180	(1,652,087)
45	2013 - 2014	4,455,864,198	457,107,315	4,912,971,513	0	4,621,950,283	54,295,760	523,447	2,643,200	57,462,407	402,237	14,311,735	2,873,120	4,967,051	0	26,768,015	1,423,286	8,724,535	17,184,856	(2,007,572)
46	2014 - 2015	4,589,540,124	457,107,315	5,046,647,439	32,472,965	4,755,626,209	55,866,101	920,622	2,643,200	59,429,923	416,009	14,802,020	2,971,496	5,404,306	0	20,028,971	1,447,258	8,986,271	17,773,516	5,373,591
47	2015 - 2016	4,759,699,293	457,107,315	5,216,806,608	250,074,302	4,925,785,378	57,865,023	3,496,855	2,643,200	64,005,078	448,036	15,944,166	3,200,254	5,960,570	0	26,011,896	1,474,577	9,255,859	19,144,420	1,709,720
48	2016 - 2017	5,152,564,573	457,107,315	5,609,671,888	112,616,242	5,318,650,658	62,480,157	1,928,235	2,643,200	67,051,593	469,361	16,704,103	3,352,580	7,243,093	0	27,030,535	1,443,173	9,533,534	20,056,682	1,275,213
49	2017 - 2018	5,419,757,753	457,107,315	5,876,865,068	336,679,769	5,585,843,838	65,618,974	4,591,781	2,643,200	72,853,955	509,978	18,152,951	3,642,698	8,115,858	0	26,039,930	1,470,610	9,819,540	21,795,649	5,102,390
50	2018 - 2019	5,919,030,254	457,107,315	6,376,137,569	164,032,313	6,085,116,339	71,484,113	2,622,279	2,643,200	76,749,592	537,247	19,125,065	3,837,480	9,745,449	0	26,480,182	1,498,702	10,114,127	22,962,545	5,411,340
51	2019 - 2020	6,260,633,475	457,107,315	6,717,740,790	454,433,949	6,426,719,560	75,497,053	6,073,864	2,643,200	84,214,116	589,499	20,989,348	4,210,706	10,860,946	0	26,194,589	1,527,466	10,417,550	25,200,053	9,424,013
52	2020 - 2021	6,902,886,429	457,107,315	7,359,993,744	284,757,097	7,068,972,514	83,041,836	4,156,055	2,643,200	89,841,090	628,888	22,394,187	4,492,055	12,956,872	0	24,755,252	0	10,730,077	26,886,241	13,883,760
53	2021 - 2022	7,394,730,118	457,107,315	7,851,837,433	111,903,688	7,560,816,203	88,819,705	2,183,260	2,643,200	93,646,166	655,523	23,343,495	4,682,308	14,562,380	0	19,458,574	0	11,051,979	28,025,803	19,891,907
54	2022 - 2023	7,728,475,709	457,107,315	8,185,583,024	278,379,074	7,894,561,794	92,740,338	4,178,115	2,643,200	99,561,653	696,932	24,820,346	4,978,083	15,652,400	0	4,433,125	0	11,383,539	29,798,429	37,597,229
55	2023 - 2024	8,238,709,055	457,107,315	8,695,816,370	159,242,976	8,404,795,140	98,734,238	2,838,518	2,643,200	104,215,956	729,512	25,981,841	5,210,798	17,317,976	0	0	0	5,138,650	31,192,639	49,837,179
56	2024 - 2025	8,645,113,302	457,107,315	9,102,220,617	0	8,811,199,387	103,508,419	1,015,573	2,643,200	107,167,193	750,170	26,717,507	5,358,360	18,645,031	0	0	0	5,284,069	32,075,867	50,412,056
57	2025 - 2026	8,904,466,702	457,107,315	9,361,574,017	205,271,839	9,070,552,787	106,555,140	3,457,445	2,643,200	112,655,785	788,590	28,087,448	5,632,789	19,492,626	0	0	0	5,556,291	33,720,237	53,098,040
58	2026 - 2027	9,376,872,542	457,107,315	9,833,979,857	0	9,542,958,627	112,104,666	1,101,536	2,643,200	115,849,402	810,946	28,883,579	5,792,470	21,035,016	0	0	0	5,713,698	34,676,049	53,613,694
59	2027 - 2028	9,658,178,718	457,107,315	10,115,286,033	0	9,824,264,803	115,409,274	1,134,582	2,643,200	119,187,056	834,309	29,715,650	5,959,353	21,954,310	0	0	0	5,878,239	35,675,003	54,845,194
60	2028 - 2029	9,947,924,079	457,107,315	10,405,031,394	0	10,114,010,164	118,813,020	1,168,619	2,643,200	122,624,839	858,374	30,572,684	6,131,242	22,901,184	0	0	0	6,047,716	36,703,926	56,113,639
61	2029 - 2030	10,246,361,802	457,107,315	10,703,469,117	0	10,412,447,887	122,318,878	1,203,678	2,643,200	126,165,756	883,160	31,455,429	6,308,288	23,876,464	0	0	0	6,222,277	37,763,716	57,420,138
62	2030 - 2031	10,553,752,656	457,107,315	11,010,859,971	0	10,719,838,741	125,929,912	1,239,788	2,643,200	129,812,900	908,690	32,364,656	6,490,645	24,881,002	0	0	0	6,402,076	38,855,301	58,765,832
63	2031 - 2032	10,870,365,235	457,107,315	11,327,472,550	0	11,036,451,320	129,649,277	1,276,982	2,643,200	133,569,459	934,986	33,301,160	6,678,473	25,915,677	0	0	0	6,587,268	39,979,633	60,151,896
64	2032 - 2033	157,120,008	16,989,212	174,109,220	0	158,328,518	1,859,944	18,457	0	1,878,401	13,149	375,680	93,920	481,073	0	0	0	187,840	469,600	726,739
65	2033 - 2034	161,833,608	16,989,212	178,822,820	0	163,042,118	1,915,316	19,011	0	1,934,327	13,540	386,865	96,716	503,194	0	0	0	193,433	483,582	740,578
66	2034 - 2035	166,688,617	16,989,212	183,677,829	0	167,897,127	1,972,350	19,582	0	1,991,931	13,944	398,386	99,597	525,979	0	0	0	199,193	497,983	754,833
67	2035 - 2036	171,689,275	16,989,212	188,678,487	0	172,897,785	2,031,094	20,169	0	2,051,263	14,359	410,253	102,563	549,447	0	0	0	205,126	512,816	769,515
68	2036 - 2037	176,839,953	16,989,212	193,829,165	0	178,048,463	2,091,601	20,774	0	2,112,375	14,787	422,475	105,619	573,619	0	0	0	211,238	528,094	784,638
69	2037 - 2038	182,145,152	16,989,212	199,134,364	0	183,353,662	2,153,923	21,397	0	2,175,321	15,227	435,064	108,766	598,517	0	0	0	217,532	543,830	800,214
70	2038 - 2039	187,609,507	16,989,212	204,598,719	0	188,818,017	2,218,115	22,039	0	2,240,154	15,681	448,031	112,008	624,161	0	0	0	224,015	560,039	816,258
71	2039 - 2040	193,237,792	16,989,212	210,227,004	0	194,446,302	2,284,233	22,700	0	2,306,933	16,149	461,387	115,347	650,575	0	0	0	230,693	576,733	832,783
72	2040 - 2041	199,034,926	16,989,212	216,024,138	0	200,243,436	2,352,334	23,381	0	2,375,715	16,630	475,143	118,786	677,781	0	0	0	237,572	593,929	849,804
73	2041 - 2042	205,005,973	16,989,212	221,995,185	0	206,214,483	2,422,478	24,083	0	2,446,561	17,126	489,312	122,328	705,803	0	0	0	244,656	611,640	867,335
74	2042 - 2043	211,156,152	16,989,212	228,145,364	0	212,364,662	2,494,726	24,805	0	2,519,532	17,637	503,906	125,977	734,666	0	0	0	251,953	629,883	885,392
75	2043 - 2044	217,490,837	16,989,212	234,480,049	0	218,699,347	2,569,142	25,549	0	2,594,692	18,163	518,938	129,735	764,395	0	0	0	259,469	648,673	903,991
76	2044 - 2045	224,015,562	16,989,212	241,004,774	0	225,224,072	2,645,791	26,316	0	2,672,106	18,705	534,421	133,605	795,016	0	0	0	267,211	668,027	923,148
77	2045 - 2046	230,736,029	16,989,212	247,725,241	0	231,944,539	2,724,738	27,105	0	2,751,844	19,263	550,369	137,592	826,556	0	0	0	275,184	687,961	942,880
78	2046 - 2047	237,658,110	16,989,212	254,647,322	0	238,866,620	2,806,055	27,919	0	2,833,973	19,838	566,795	141,699	859,041	0	0	0	283,397	708,493	963,204
Total					2,444,381,174		1,927,378,189	47,557,466	58,150,400	2,033,086,055	14,231,602	499,816,227	101,654,303	315,492,753	3,051,978	304,928,203	14,325,221	181,014,125	601,470,530	598,571,643
Present Value[a]							1,032,123,256	27,844,625	35,089,125	1,095,057,007	7,665,399	267,472,635	54,752,850	154,673,063	3,051,978	231,161,531	11,316,316	112,213,301	322,225,485	252,749,933

a. Discounted to constant FY 2010-2011 dollars at 5.5%.

Notes on Table E-A2

(1) For all years after FY 2010-11, includes prior year's new development value plus prior year's beginning of year assessed value escalated annually at 2.5%.
(2) Includes unsecured and state assessed value. Escalated annually at 0% from prior year.
(3) Sum of columns (1) and (2).
(4)Based on new development roll value schedule - see Table E-B3a.
(5) Total beginning of the year assessed value (column 3) less base year assessed value.
(6) Equals 1.174737% of beginning of year incremental AV over base value (column 5), based on basic 1% tax rate and 0.174737% bond override.
(7) Equals annual reassessment at 1% of total secured AV plus 1.174737% of the new development supplemental roll value assessed during the year (column 4).
(8) Unitary revenue based on County estimate for FY 2010-11. Assumed to derive from original 1969 Area and to remain constant over life of the plan.
(9)Sum of columns (6) and (7). Also equals gross tax increment to the Agency. (Tax increment collection capped at $3,000,000,000 total over the life of the plan.)
(10) Assumed to equal 0.7% of gross incremental tax revenues, based on actual County administrative charge for FY 2009-10.
(11) Refer to Chapter IV, Section F.3.c for description of required Housing Set-Aside amounts.
(12) Refer to Chapter IV, Section F.3.c for description of City of Oakland and Agency policy regarding Additional TI for Housing.
(13) Refer to Chapter IV, Section F.3.b for description of pass-through payment calculation.
(14) Includes Supplemental Educational Augmentation Fund (SERAF) contribution for entire Central District, funded from Original 1969 and 1982 Areas.
(15) Includes all scheduled debt service for Central District, modeled as paid from Original 1969 and 1982 Area revenues. Refer to Table E-B2.
(16) Refer to Chapter IV, Section F.3.f for description of Agency's tax increment rebate obligations.
(17) Refer to Table E-B2 for additional detail.
(18) Total tax increment available for housing-related redevelopment activities.
(19) Total tax increment available for non-housing related redevelopment activities.

Source: Redevelopment Agency of the City of Oakland, Seifel Consulting Inc.

Table E-A3
Statutory Pass-Through Payments to Affected Taxing Entities
Oakland Central District
(In Nominal/Future Dollars)

Plan Year	Fiscal Year	City General Fund[a] Levy: 30.22%	Alameda County General Fund Levy: 22.50%	Oakland Unified School District Levy: 18.67%	Co. Supt. Inst. Pupils Levy: 0.15%	Co. Supt. Juv. Hall Ed. Levy: 0.03%	Co. Supt. Service Levy: 0.09%	Co. Supt. Capital Levy: 0.07%	Flood Control Levy: 0.14%	Flood Control Zone 12 Levy: 2.01%	Bay Area Air Quality Mgmt Levy: 0.19%	Mosquito Abatement Levy: 0.10%	AC Transit Sp. District 1 Levy: 4.63%	BART Levy: 0.54%	E.B. Regional Parks Levy: 2.42%	EBMUD Levy: 1.45%	EBMUD Spec. Dist. 1 Levy: 0.52%	Peralta CC Levy: 2.64%	Oakland Knowland zoo Levy: 0.18%	ERAF Levy: 13.46%	Total Statutory Pass Throughs
Base	1968 - 1969																				
42	2010 - 2011	1,398,059	1,037,345	864,638	6,792	1,406	4,222	3,253	6,428	93,009	8,574	4,503	214,436	25,180	112,185	67,146	23,957	122,357	8,218	630,184	4,631,893
43	2011 - 2012	1,483,814	1,101,098	917,644	7,209	1,492	4,481	3,453	6,823	98,719	9,100	4,780	227,582	26,723	119,062	71,262	25,425	129,858	8,722	668,603	4,915,851
44	2012 - 2013	1,383,332	1,027,139	856,528	6,729	1,393	4,183	3,223	6,366	92,115	8,494	4,460	212,424	24,943	111,133	66,516	23,732	121,209	8,141	624,914	4,586,973
45	2013 - 2014	1,497,029	1,112,725	927,760	7,288	1,509	4,530	3,491	6,896	99,783	9,200	4,831	230,091	27,018	120,375	72,048	25,706	131,289	8,818	676,662	4,967,051
46	2014 - 2015	1,580,274	1,226,561	1,022,433	8,032	1,663	4,993	3,847	7,601	109,979	10,139	5,325	253,570	29,775	132,658	79,400	28,329	144,687	9,718	745,324	5,404,306
47	2015 - 2016	1,686,186	1,371,454	1,142,875	8,978	1,859	5,581	4,300	8,497	122,953	11,334	5,953	283,441	33,282	148,285	88,753	31,666	161,731	10,863	832,578	5,960,570
48	2016 - 2017	1,930,442	1,705,928	1,420,579	11,160	2,310	6,937	5,345	10,566	152,886	14,088	7,404	352,315	41,370	184,317	110,319	39,360	201,029	13,503	1,033,235	7,243,093
49	2017 - 2018	2,096,642	1,933,425	1,609,555	12,644	2,617	7,860	6,056	11,973	173,249	15,962	8,390	399,183	46,873	208,836	124,995	44,596	227,772	15,300	1,169,929	8,115,858
50	2018 - 2019	2,407,007	2,358,481	1,962,412	15,416	3,191	9,583	7,384	14,601	211,285	19,461	10,234	486,696	57,149	254,618	152,398	54,373	277,705	18,655	1,424,800	9,745,449
51	2019 - 2020	2,619,442	2,649,322	2,203,948	17,313	3,584	10,762	8,293	16,400	237,316	21,856	11,495	546,600	64,183	285,957	171,155	61,065	311,886	20,952	1,599,418	10,860,946
52	2020 - 2021	3,018,636	3,196,093	2,657,784	20,879	4,322	12,979	10,000	19,780	286,240	26,357	13,866	659,156	77,400	344,840	206,400	73,640	376,109	25,267	1,927,124	12,956,872
53	2021 - 2022	3,324,409	3,614,830	3,005,425	23,610	4,887	14,676	11,308	22,370	323,712	29,805	15,682	745,375	87,524	389,946	233,397	83,272	425,305	28,572	2,178,275	14,562,380
54	2022 - 2023	3,531,985	3,898,987	3,241,444	25,464	5,271	15,829	12,196	24,127	349,147	32,145	16,914	803,910	94,397	420,568	251,726	89,812	458,704	30,816	2,348,958	15,652,400
55	2023 - 2024	3,849,196	4,333,381	3,602,091	28,297	5,858	17,590	13,553	26,813	388,020	35,722	18,798	893,355	104,900	467,361	279,734	99,804	509,740	34,245	2,609,517	17,317,976
56	2024 - 2025	4,101,921	4,679,392	3,889,436	30,554	6,325	18,993	14,634	28,953	418,988	38,571	20,298	964,620	113,268	504,643	302,049	107,766	550,403	36,977	2,817,238	18,645,031
57	2025 - 2026	4,263,312	4,900,228	4,072,958	31,996	6,623	19,889	15,325	30,319	438,760	40,391	21,256	1,010,135	118,613	528,455	316,301	112,851	576,374	38,722	2,950,117	19,492,626
58	2026 - 2027	4,557,052	5,302,427	4,406,930	34,619	7,167	21,520	16,581	32,806	474,755	43,703	23,000	1,092,964	128,339	571,787	342,237	122,104	623,635	41,898	3,191,490	21,035,016
59	2027 - 2028	4,732,097	5,541,954	4,605,978	36,183	7,490	22,492	17,330	34,288	496,200	45,677	24,039	1,142,330	134,136	597,612	357,695	127,619	651,802	43,790	3,335,596	21,954,310
60	2028 - 2029	4,912,394	5,788,667	4,810,997	37,793	7,824	23,493	18,102	35,815	518,288	47,711	25,109	1,193,177	140,106	624,213	373,616	133,300	680,815	45,739	3,484,026	22,901,184
61	2029 - 2030	5,098,099	6,042,781	5,022,166	39,452	8,167	24,525	18,896	37,387	541,039	49,805	26,212	1,245,549	146,256	651,612	390,015	139,151	710,698	47,747	3,636,908	23,876,464
62	2030 - 2031	5,289,375	6,304,518	5,239,671	41,161	8,521	25,587	19,715	39,006	564,472	51,962	27,347	1,299,493	152,590	679,832	406,906	145,177	741,478	49,815	3,794,377	24,881,002
63	2031 - 2032	5,486,390	6,574,108	5,463,701	42,921	8,885	26,681	20,558	40,674	588,608	54,183	28,516	1,355,054	159,114	708,900	424,304	151,384	773,181	51,945	3,956,570	25,915,677
64	2032 - 2033	110,696	104,816	98,037	770	159	479	369	692	9,958	972	470	24,301	2,853	12,723	7,609	2,716	13,873	923	88,655	481,073
65	2033 - 2034	113,992	110,143	103,020	809	168	503	388	728	10,464	1,021	494	25,536	2,998	13,369	7,996	2,854	14,579	970	93,162	503,194
66	2034 - 2035	117,387	115,631	108,153	850	176	528	407	764	10,985	1,072	519	26,809	3,148	14,035	8,395	2,996	15,305	1,018	97,803	525,979
67	2035 - 2036	120,883	121,283	113,439	891	184	554	427	801	11,522	1,124	544	28,119	3,302	14,721	8,805	3,143	16,053	1,068	102,583	549,447
68	2036 - 2037	124,485	127,104	118,884	934	193	580	447	840	12,075	1,178	571	29,469	3,460	15,428	9,228	3,293	16,824	1,119	107,507	573,619
69	2037 - 2038	128,194	133,100	124,493	978	202	608	468	879	12,645	1,234	597	30,859	3,623	16,156	9,663	3,449	17,617	1,172	112,579	598,517
70	2038 - 2039	132,015	139,276	130,269	1,024	212	636	490	920	13,232	1,291	625	32,291	3,792	16,906	10,111	3,609	18,435	1,226	117,803	624,161
71	2039 - 2040	135,950	145,638	136,219	1,070	221	665	512	962	13,836	1,350	654	33,766	3,965	17,678	10,573	3,774	19,277	1,282	123,183	650,575
72	2040 - 2041	140,003	152,190	142,348	1,118	231	695	536	1,005	14,458	1,411	683	35,285	4,143	18,473	11,049	3,943	20,144	1,340	128,725	677,781
73	2041 - 2042	144,178	158,939	148,660	1,168	242	726	559	1,050	15,100	1,473	713	36,849	4,327	19,292	11,539	4,118	21,037	1,399	134,434	705,803
74	2042 - 2043	148,479	165,890	155,162	1,219	252	758	584	1,096	15,760	1,538	745	38,461	4,516	20,136	12,043	4,298	21,957	1,460	140,313	734,666
75	2043 - 2044	152,908	173,050	161,858	1,272	263	790	609	1,143	16,440	1,604	777	40,121	4,711	21,005	12,563	4,484	22,905	1,523	146,369	764,395
76	2044 - 2045	157,470	180,424	168,756	1,326	274	824	635	1,192	17,141	1,673	810	41,831	4,912	21,900	13,099	4,675	23,881	1,588	152,606	795,016
77	2045 - 2046	162,169	188,020	175,860	1,382	286	859	662	1,242	17,862	1,743	844	43,592	5,119	22,822	13,650	4,872	24,886	1,655	159,031	826,556
78	2046 - 2047	167,009	195,844	183,178	1,439	298	894	689	1,294	18,606	1,816	879	45,406	5,331	23,772	14,218	5,074	25,922	1,724	165,649	859,041
Total		72,302,911	77,912,190	65,015,288	510,741	105,727	317,486	244,624	483,096	6,989,609	644,743	338,339	16,124,154	1,893,340	8,435,611	5,048,912	1,801,387	9,200,461	617,890	47,506,244	315,492,753
Present Value[b]		36,738,254	37,856,012	31,534,274	247,723	51,281	153,990	118,650	234,505	3,393,209	312,721	164,312	7,820,741	918,332	4,091,499	2,448,887	873,726	4,462,487	299,742	22,952,718	154,673,063

a. Discounted to constant FY 2010-2011 dolllars at 5.5%.

Source: Redevelopment Agency of the City of Oakland, Seifel Consulting Inc.

Table E-B1
Summary of Tax Increment Projections
Central District 1969 and 1982 Areas

Project Area Information	
Type	Amended pre-1994 Plan
Base Year	FY 1968 - 1969
Time Limit on TI Collection	FY 2031 - 2032
Base Year Assessed Value (AV)	275,240,528
FY 2010 - 2011 AV	4,385,974,564
Tax Increment (TI) Projections[a]	
Nominal (Future) Dollars	
Incremental Tax Revenues	1,968,179,000
Less: County Admin Fee	(13,777,000)
Subtotal: TI Remitted to Agency	1,954,402,000
Agency Obligations:	
Less: Mandatory Housing-Set Aside[b]	(486,835,000)
Less: Additional TI for Housing[b]	(98,409,000)
Less: Pass-Through Payments[c]	(298,716,000)
Less: State ERAF Payments	(3,052,000)
Less: Existing Debt Obligation	(304,928,000)
Less: TI Rebates[d]	(14,325,000)
Subtotal: TI Available for Non-Housing Program and Agency Administration	748,137,000
Projected Use of Funds:e	
Agency Administration	177,526,000
In Constant FY 2010 - 2011 Dollars	*111,477,000*
Housing Redevelopment Program	585,244,000
In Constant FY 2010 - 2011 Dollars	*316,129,000*
Non-Housing Redevelopment Program	570,611,000
In Constant FY 2010 - 2011 Dollars	*241,248,000*
Total Redevelopment Program	1,333,381,000
In Constant FY 2010 - 2011 Dollars	*668,854,000*

a. Figures rounded to the nearest $1,000. Calculations may not precisely match due to rounding.
b. Refer to Chapter IV, Section F.3.c for description of required Housing Set-Aside amounts.
c. Refer to Chapter IV, Section F.3.b for description of pass-through payment calculation.
d. Refer to Chapter IV, Section F.3.f for description of Agency's tax increment rebate obligations.
e. Constant FY 2010-2011 dollars discounted at 5.5%.

Source: Redevelopment Agency of the City of Oakland, Seifel Consulting Inc.

Table E-B2
Tax Increment Projections
Central District 1969 and 1982 Areas
(In Nominal/Future Dollars)

		Beginning of the Year Assessed Value				Incremental Tax Revenues												Projected Use of Funds		
Plan Year	Fiscal Year	Secured Assessed Value (1)	Other Assessed Value (2)	Total Beginning of Year Assessed Value (3)	New Development Value (4)	Beginning of Year Incremental AV over Base (5)	Basic Incremental Revenue (6)	Supplemental Revenue (7)	Unitary Revenues (8)	Gross Incremental Tax Revenues (9)	County Admin (10)	Mandatory Housing Set Aside (11)	Additional TI for Housing (12)	AB 1290 Statutory Pass-Through Payments (13)	Total Pass Through Payments (15)	State SERAF Payments (14)	Existing Debt Obligation (15)	TI Rebates (16)	Agency Admin (17)	Housing Redevelopment Program (18)	Non-Housing Redevelopment Program (19)
Base	1968 - 1969			275,240,528																	
42	2010 - 2011	3,945,856,461	440,118,103	4,385,974,564	0	4,110,734,036	48,290,314	463,534	2,643,200	51,397,048	359,779	10,279,410	2,569,852	4,434,471	4,434,471	3,051,978	25,838,916	1,317,029	7,984,185	12,849,262	(4,438,572)
43	2011 - 2012	4,064,232,155	440,118,103	4,504,350,258	0	4,229,109,730	49,680,917	477,440	2,643,200	52,801,557	369,611	10,560,311	2,640,078	4,712,592	4,712,592	0	25,854,880	1,346,496	8,223,711	13,200,389	(906,121)
44	2012 - 2013	4,186,159,119	440,118,103	4,626,277,222	54,516,960	4,351,036,694	51,113,238	1,132,195	2,643,200	54,888,632	384,220	13,722,158	2,744,432	4,374,174	4,374,174	0	26,033,338	1,376,622	8,470,422	16,466,590	(2,216,734)
45	2013 - 2014	4,366,260,853	440,118,103	4,806,378,956	0	4,531,138,428	53,228,960	512,921	2,643,200	56,385,080	394,696	14,096,270	2,819,254	4,744,425	4,744,425	0	26,768,015	1,423,286	8,724,535	16,915,524	(2,585,400)
46	2014 - 2015	4,497,248,679	440,118,103	4,937,366,782	32,472,965	4,662,126,254	54,767,722	909,780	2,643,200	58,320,702	408,245	14,580,176	2,916,035	5,171,560	5,171,560	0	20,028,971	1,447,258	8,986,271	17,496,211	4,782,187
47	2015 - 2016	4,664,639,104	440,118,103	5,104,757,207	250,074,302	4,829,516,679	56,734,119	3,485,688	2,643,200	62,863,007	440,041	15,715,752	3,143,150	5,717,400	5,717,400	0	26,011,896	1,474,577	9,255,859	18,858,902	1,104,332
48	2016 - 2017	5,054,652,579	440,118,103	5,494,770,682	112,616,242	5,219,530,154	61,315,752	1,916,733	2,643,200	65,875,685	461,130	16,468,921	3,293,784	6,989,186	6,989,186	0	27,030,535	1,443,173	9,533,534	19,762,706	655,422
49	2017 - 2018	5,318,908,398	440,118,103	5,759,026,501	336,679,769	5,483,785,973	64,420,063	4,579,934	2,643,200	71,643,196	501,502	17,910,799	3,582,160	7,850,891	7,850,891	0	26,039,930	1,470,610	9,819,540	21,492,959	4,467,763
50	2018 - 2019	5,815,155,419	440,118,103	6,255,273,522	164,032,313	5,980,032,994	70,249,660	2,610,076	2,643,200	75,502,936	528,521	18,875,734	3,775,147	9,469,091	9,469,091	0	26,480,182	1,498,702	10,114,127	22,650,881	4,761,433
51	2019 - 2020	6,153,642,395	440,118,103	6,593,760,498	454,433,949	6,318,519,970	74,225,992	6,061,295	2,643,200	82,930,487	580,513	20,732,622	4,146,524	10,572,856	10,572,856	0	26,194,589	1,527,466	10,417,550	24,879,146	8,758,367
52	2020 - 2021	6,792,685,616	440,118,103	7,232,803,719	284,757,097	6,957,563,191	81,733,069	4,143,109	2,643,200	88,519,378	619,636	22,129,844	4,425,969	12,656,697	12,656,697	0	24,755,252	0	10,730,077	26,555,813	13,201,903
53	2021 - 2022	7,281,223,281	440,118,103	7,721,341,384	111,903,688	7,446,100,856	87,472,102	2,169,926	2,643,200	92,285,228	645,997	23,071,307	4,614,261	14,249,758	14,249,758	0	19,458,574	0	11,051,979	27,685,568	19,193,352
54	2022 - 2023	7,611,563,667	440,118,103	8,051,681,770	278,379,074	7,776,441,242	91,352,733	4,164,381	2,643,200	98,160,313	687,122	24,540,078	4,908,016	15,326,957	15,326,957	0	4,433,125	0	11,383,539	29,448,094	36,881,476
55	2023 - 2024	8,118,289,651	440,118,103	8,558,407,754	159,242,976	8,283,167,226	97,305,430	2,824,372	2,643,200	102,773,002	719,411	25,693,250	5,138,650	16,979,328	16,979,328	0	0	0	5,138,650	30,831,901	49,103,712
56	2024 - 2025	8,521,081,317	440,118,103	8,961,199,420	0	8,685,958,892	102,037,173	1,001,003	2,643,200	105,681,376	739,770	26,420,344	5,284,069	18,292,782	18,292,782	0	0	0	5,284,069	31,704,413	49,660,343
57	2025 - 2026	8,776,713,757	440,118,103	9,216,831,860	205,271,839	8,941,591,332	105,040,182	3,442,437	2,643,200	111,125,819	777,881	27,781,455	5,556,291	19,126,367	19,126,367	0	0	0	5,556,291	33,337,746	52,327,534
58	2026 - 2027	9,245,287,008	440,118,103	9,685,405,111	0	9,410,164,583	110,544,685	1,086,078	2,643,200	114,273,963	799,918	28,568,491	5,713,698	20,654,327	20,654,327	0	0	0	5,713,698	34,282,189	52,823,831
59	2027 - 2028	9,522,645,619	440,118,103	9,962,763,722	0	9,687,523,194	113,802,919	1,118,660	2,643,200	117,564,780	822,953	29,391,195	5,878,239	21,558,759	21,558,759	0	0	0	5,878,239	35,269,434	54,035,394
60	2028 - 2029	9,808,324,987	440,118,103	10,248,443,090	0	9,973,202,562	117,158,901	1,152,220	2,643,200	120,954,321	846,680	30,238,580	6,047,716	22,490,324	22,490,324	0	0	0	6,047,716	36,286,296	55,283,304
61	2029 - 2030	10,102,574,737	440,118,103	10,542,692,840	0	10,267,452,312	120,615,561	1,186,787	2,643,200	124,445,548	871,119	31,111,387	6,222,277	23,449,836	23,449,836	0	0	0	6,222,277	37,333,664	56,568,651
62	2030 - 2031	10,405,651,979	440,118,103	10,845,770,082	0	10,570,529,554	124,175,922	1,222,390	2,643,200	128,041,512	896,291	32,010,378	6,402,076	24,438,134	24,438,134	0	0	0	6,402,076	38,412,454	57,892,558
63	2031 - 2032	10,717,821,538	440,118,103	11,157,939,641	0	10,882,699,113	127,843,093	1,259,062	2,643,200	131,745,355	922,217	32,936,339	6,587,268	25,456,080	25,456,080	0	0	0	6,587,268	39,523,607	59,256,183
Total					2,444,381,174		1,863,108,506	46,920,022	58,150,400	1,968,178,928	13,777,252	486,834,802	98,408,946	298,715,995	298,715,995	3,051,978	304,928,203	14,325,221	177,525,612	585,243,748	570,610,919
Present Value[a]							1,007,975,958	27,605,500	35,089,125	1,070,670,582	7,494,694	262,595,350	53,533,529	148,792,083	148,792,083	3,051,978	231,161,531	11,316,316	111,476,770	316,128,879	241,248,331

a. Discounted to constant FY 2010-2011 dollars at 5.5%.

Notes on Table E-B2

(1) For all years after FY 2010-11, includes prior year's new development value plus prior year's beginning of year assessed value escalated annually at 3%.
(2) Includes unsecured and state assessed value. Escalated annually at 0% from prior year.
(3) Sum of columns (1) and (2).
(4) Based on new development roll value schedule - see Table E-B3a.
(5) Total beginning of the year assessed value (column 3) less base year assessed value.
(6) Equals 1.174737% of beginning of year incremental AV over base value (column 5), based on basic 1% tax rate and 0.174737 bond override.
(7) Equals 1% annual reassessment plus 1.174737% of the new development supplemental roll value assessed during the year (column 4).
(8) Unitary revenue from state assessed property. Assumed constant over life of plan.
(9) Sum of columns (6) and (7). Also equals gross tax increment to the Agency.
(10) Assumed to equal 0.7% of gross incremental tax revenues, based on actual County administrative charge for FY 2009-10.
(11) Equals 20% of gross incremental tax revenues until FY 2012-13 when additional 5% is included and total housing set aside equals 30% [sum of column (10) and (11)] per CRL requirement after 10-year extension on plan effectiveness and tax increment collection.
(12) Equals 5% of gross tax increment, per City of Oakland policy.
(13) AB 1290 statutory pass-through payments starting the year after amendment to repeal debt incurrence limit. Assumes City takes Tier 1 pass through. Assumes City's Tier 2 and 3 pass throughs are retained by the Agency.
Refer to Chapter IV Section F.3.b for pass-through payment methodology.
(14) Includes Supplemental Educational Augmentation Fund (SERAF) contribution for entire Central District.
(15) Includes all scheduled debt service for Central District.
(17) Assumed to escalate at 3% per year from first year cost until FY 2023-24 when Agency Administration is estimated to be 5% of gross tax increment.
(18) Total tax increment available for housing-related redevelopment activities.
(19) Total tax increment available for non-housing related redevelopment activities.

Source: Redevelopment Agency of the City of Oakland, Seifel Consulting Inc.

Table E-B3a
New Development Roll Value Schedulea
Central District 1969 and 1982 Areas

Plan		Rental Residential Downtown		For Sale Residential Downtown		Rental Residential Broadway/Valdez		For Sale Residential Broadway/Valdez		Rental Residential Estuary		For Sale Residential Estuary		Commercial Downtown		Commercial Estuary Office	
Plan		Units	Incremental Assessed Value	Units	Incremental Assessed Value	Units	Incremental Assessed Value	Units	Incremental Assessed Value	Units	Incremental Assessed Value	Units	Incremental Assessed Value	Square Feet	Incremental Assessed Value	Square Feet	Incremental Assessed Value
Year	Fiscal Year	912	($200,000/unit)	1,450	($400,000/unit)	250	($185,000/unit)	502	($385,000/unit)	200	($190,000/unit)	500	($390,000/unit)	1,627,500	($200/SF)	540,000	($190/SF)
Base	1968 - 1969																
42	2010 - 2011		0		0		0		0		0		0		0		0
43	2011 - 2012		0		0		0		0		0		0		0		0
44	2012 - 2013	262	52,400,000		0		0		0		0		0		0		0
45	2013 - 2014		0		0		0		0		0		0		0		0
46	2014 - 2015	50	10,000,000		0		0		0		0		0	100,000	20,000,000		0
47	2015 - 2016	50	10,000,000	100	40,000,000		0		0		0		0	320,000	64,000,000		0
48	2016 - 2017	100	20,000,000	200	80,000,000		0		0		0		0		0		0
49	2017 - 2018	50	10,000,000	100	40,000,000		0		0	100	19,000,000	150	58,500,000	600,000	120,000,000	180,000	34,200,000
50	2018 - 2019	100	20,000,000	300	120,000,000		0		0		0		0		0		0
51	2019 - 2020	150	30,000,000	100	40,000,000		0	250	96,250,000		0		0	607,500	121,500,000		0
52	2020 - 2021	50	10,000,000	250	100,000,000		0		0		0	200	78,000,000		0	180,000	34,200,000
53	2021 - 2022	50	10,000,000	200	80,000,000		0		0		0		0		0		0
54	2022 - 2023	50	10,000,000	200	80,000,000	250	46,250,000		0		0		0		0		0
55	2023 - 2024		0		0		0		0	100	19,000,000	150	58,500,000		0	180,000	34,200,000
56	2024 - 2025		0		0		0		0		0		0		0		0
57	2025 - 2026		0		0		0	252	97,020,000		0		0		0		0
	Total	912	182,400,000	1,450	580,000,000	250	46,250,000	502	193,270,000	200	38,000,000	500	195,000,000	1,627,500	325,500,000	540,000	102,600,000

a. Projected new development is within the maximum projected development analyzed in the DEIR. Tax exexmpt affordable housing is not included in the new development roll value schedule. Assessment is assumed to occur in the year construction is completed or the property is reassessed. If an assessment delay is expected, this schedule reflects the expected delay.

b. Future dollars calculated by escalating constant FY 2010-11 values at 2% annually.

Source: Redevelopment Agency of the City of Oakland, Seifel Consulting Inc.

Table E-B3b
New Development Roll Value Schedule[a]
Central District 1969 and 1982 Areas

		Retail Broadway/Valdez		Retail Estuary		Hotel Broadway/Valdez		Ballpark Estuary		Total Incremental Assessed Value		Grand Total Incremental Assessed Value	Total Incremental Assessed Value
		Square Feet	Incremental Assessed Value	Square Feet	Incremental Assessed Value	Square Feet	Incremental Assessed Value		Incremental Assessed Value	Constant Dollars		Constant $	Future $[b]
Plan Year	Fiscal Year	1,100,000	($185/SF)	180,000	($190/SF)	150,000	($185/SF)		($112,500,000/unit)	Residential	Non-Res		
Base	1968 - 1969												
42	2010 - 2011		0		0		0		0	0	0	0	0
43	2011 - 2012		0		0		0		0	0	0	0	0
44	2012 - 2013		0		0		0		0	52,400,000	0	52,400,000	54,516,960
45	2013 - 2014		0		0		0		0	0	0	0	0
46	2014 - 2015		0		0		0		0	10,000,000	20,000,000	30,000,000	32,472,965
47	2015 - 2016		0		0		0	1	112,500,000	50,000,000	176,500,000	226,500,000	250,074,302
48	2016 - 2017		0		0		0		0	100,000,000	0	100,000,000	112,616,242
49	2017 - 2018		0	60,000	11,400,000		0		0	127,500,000	165,600,000	293,100,000	336,679,769
50	2018 - 2019		0		0		0		0	140,000,000	0	140,000,000	164,032,313
51	2019 - 2020	500,000	92,500,000		0		0		0	166,250,000	214,000,000	380,250,000	454,433,949
52	2020 - 2021		0	60,000	11,400,000		0		0	188,000,000	45,600,000	233,600,000	284,757,097
53	2021 - 2022		0		0		0		0	90,000,000	0	90,000,000	111,903,688
54	2022 - 2023	300,000	55,500,000		0	150,000	27,750,000		0	136,250,000	83,250,000	219,500,000	278,379,074
55	2023 - 2024		0	60,000	11,400,000		0		0	77,500,000	45,600,000	123,100,000	159,242,976
56	2024 - 2025		0		0		0		0	0	0	0	0
57	2025 - 2026	300,000	55,500,000		0		0		0	97,020,000	55,500,000	152,520,000	205,271,839
	Total	1,100,000	203,500,000	180,000	34,200,000	150,000	27,750,000	1	112,500,000	1,234,920,000	806,050,000	2,040,970,000	2,444,381,174

a. Projected new development is within the maximum projected development analyzed in the DEIR. Tax exexmpt affordable housing is not included in the new development roll value schedule. Assessment is assumed to occur in the year construction is completed or the property is reassessed. If an assessment delay is expected, this schedule reflects the expected delay.

b. Future dollars calculated by escalating constant FY 2010-11 values at 2% annually.

Source: Redevelopment Agency of the City of Oakland, Seifel Consulting Inc.

Table E-B4a
Statutory Pass-Through Payments to Affected Taxing Entities
Central District 1969 and 1982 Areas
(In Nominal/Future Dollars)

Plan Year	Fiscal Year	City General Fund[a] Levy: 30.22%	Alameda County General Fund Levy: 22.50%	Oakland Unified School District Levy: 18.67%	Co. Supt. Inst. Pupils Levy: 0.15%	Co. Supt. Juv. Hall Ed. Levy: 0.03%	Co. Supt. Service Levy: 0.09%	Co. Supt. Capital Levy: 0.07%	Flood Control Levy: 0.14%	Flood Control Zone 12 Levy: 2.01%	Bay Area Air Quality Mgmt Levy: 0.19%
Base	1968 - 1969										
42	2010 - 2011	1,339,888	997,937	827,778	6,503	1,346	4,042	3,115	6,168	89,266	8,209
43	2011 - 2012	1,423,923	1,060,526	879,695	6,911	1,431	4,296	3,310	6,555	94,864	8,724
44	2012 - 2013	1,321,669	984,368	816,523	6,414	1,328	3,987	3,072	6,084	88,052	8,098
45	2013 - 2014	1,433,541	1,067,689	885,637	6,957	1,440	4,325	3,332	6,599	95,505	8,783
46	2014 - 2015	1,514,906	1,179,193	978,128	7,684	1,591	4,776	3,680	7,288	105,479	9,700
47	2015 - 2016	1,618,883	1,321,684	1,096,323	8,612	1,783	5,354	4,125	8,169	118,225	10,872
48	2016 - 2017	1,861,145	1,653,684	1,371,714	10,776	2,231	6,698	5,161	10,221	147,922	13,603
49	2017 - 2018	2,025,290	1,878,632	1,558,306	12,241	2,534	7,610	5,863	11,611	168,044	15,454
50	2018 - 2019	2,333,541	2,301,063	1,908,708	14,994	3,104	9,321	7,182	14,222	205,830	18,929
51	2019 - 2020	2,543,796	2,589,200	2,147,715	16,872	3,493	10,488	8,081	16,003	231,604	21,299
52	2020 - 2021	2,940,746	3,133,187	2,598,946	20,416	4,226	12,691	9,779	19,365	280,264	25,774
53	2021 - 2022	3,244,207	3,549,055	2,943,905	23,126	4,787	14,376	11,077	21,935	317,464	29,195
54	2022 - 2023	3,449,402	3,830,258	3,177,159	24,959	5,167	15,515	11,954	23,673	342,617	31,508
55	2023 - 2024	3,764,161	4,261,609	3,534,961	27,769	5,749	17,262	13,301	26,339	381,202	35,056
56	2024 - 2025	4,014,361	4,604,486	3,819,374	30,004	6,211	18,651	14,371	28,458	411,872	37,877
57	2025 - 2026	4,173,150	4,822,094	3,999,877	31,421	6,505	19,533	15,050	29,803	431,337	39,667
58	2026 - 2027	4,464,210	5,220,967	4,330,738	34,021	7,043	21,148	16,295	32,268	467,016	42,948
59	2027 - 2028	4,636,495	5,457,069	4,526,582	35,559	7,361	22,105	17,032	33,728	488,136	44,890
60	2028 - 2029	4,813,948	5,700,254	4,728,302	37,144	7,689	23,090	17,791	35,231	509,889	46,891
61	2029 - 2030	4,996,725	5,950,735	4,936,073	38,776	8,027	24,104	18,572	36,779	532,294	48,951
62	2030 - 2031	5,184,985	6,208,729	5,150,077	40,457	8,375	25,149	19,378	38,373	555,372	51,074
63	2031 - 2032	5,378,894	6,474,464	5,370,501	42,189	8,733	26,226	20,207	40,016	579,142	53,260
	Total	68,477,865	74,246,883	61,587,022	483,804	100,152	300,748	231,727	458,885	6,641,397	610,763
	Present Value[b]	35,301,136	36,598,408	30,358,001	238,481	49,368	148,247	114,225	226,198	3,273,734	301,062

a. The City General Fund receives Tier 1 pass through only. Its share of Tiers 2 and 3 are assumed to be retained by the Agency.
b. Discounted to constant FY 2010-2011 dollars at 5.5%.

Source: Redevelopment Agency of the City of Oakland, Seifel Consulting Inc.

Table E-B4b
Statutory Pass-Through Payments to Affected Taxing Entities
Central District 1969 and 1982 Areas
(In Nominal/Future Dollars)

Plan Year	Fiscal Year	Mosquito Abatement Levy: 0.10%	AC Transit Sp. District 1 Levy: 4.63%	BART Levy: 0.54%	E.B. Regional Parks Levy: 2.42%	EBMUD Levy: 1.45%	EBMUD Spec. Dist. 1 Levy: 0.52%	Peralta CC Levy: 2.64%	Oakland Knowland zoo Levy: 0.18%	ERAF Levy: 13.46%	Total Statutory Pass Throughs
Base	1968 - 1969										
42	2010 - 2011	4,326	205,300	24,107	107,402	64,285	22,936	117,141	7,871	596,853	4,434,471
43	2011 - 2012	4,598	218,176	25,619	114,138	68,317	24,374	124,488	8,365	634,286	4,712,592
44	2012 - 2013	4,268	202,508	23,779	105,941	63,411	22,624	115,548	7,764	588,737	4,374,174
45	2013 - 2014	4,629	219,649	25,792	114,909	68,778	24,539	125,329	8,421	638,571	4,744,425
46	2014 - 2015	5,112	242,588	28,485	126,909	75,961	27,101	138,417	9,301	705,259	5,171,560
47	2015 - 2016	5,730	271,902	31,928	142,244	85,140	30,376	155,143	10,425	790,481	5,717,400
48	2016 - 2017	7,169	340,202	39,948	177,975	106,527	38,007	194,114	13,044	989,046	6,989,186
49	2017 - 2018	8,145	386,480	45,382	202,185	121,017	43,177	220,519	14,818	1,123,584	7,850,891
50	2018 - 2019	9,976	473,384	55,586	247,649	148,229	52,885	270,106	18,150	1,376,234	9,469,091
51	2019 - 2020	11,225	532,661	62,546	278,659	166,790	59,508	303,928	20,422	1,548,566	10,572,856
52	2020 - 2021	13,583	644,572	75,687	337,205	201,833	72,010	367,783	24,713	1,873,916	12,656,697
53	2021 - 2022	15,386	730,126	85,733	381,962	228,622	81,568	416,599	27,993	2,122,642	14,249,758
54	2022 - 2023	16,606	787,976	92,526	412,226	246,737	88,031	449,607	30,211	2,290,825	15,326,957
55	2023 - 2024	18,476	876,715	102,946	458,649	274,523	97,945	500,240	33,614	2,548,811	16,979,328
56	2024 - 2025	19,962	947,253	111,229	495,551	296,611	105,825	540,488	36,318	2,753,881	18,292,782
57	2025 - 2026	20,905	992,020	116,486	518,971	310,628	110,826	566,032	38,034	2,884,029	19,126,367
58	2026 - 2027	22,635	1,074,078	126,121	561,899	336,323	119,993	612,853	41,181	3,122,590	20,654,327
59	2027 - 2028	23,658	1,122,650	131,825	587,309	351,532	125,420	640,567	43,043	3,263,799	21,558,759
60	2028 - 2029	24,713	1,172,679	137,699	613,482	367,197	131,009	669,113	44,961	3,409,245	22,490,324
61	2029 - 2030	25,799	1,224,209	143,750	640,439	383,333	136,766	698,515	46,937	3,559,054	23,449,836
62	2030 - 2031	26,917	1,277,284	149,982	668,205	399,952	142,695	728,799	48,972	3,713,357	24,438,134
63	2031 - 2032	28,069	1,331,952	156,402	696,805	417,070	148,803	759,992	51,068	3,872,289	25,456,080
	Total	321,886	15,274,363	1,793,558	7,990,712	4,782,816	1,706,415	8,715,319	585,626	44,406,052	298,715,995
	Present Value[b]	158,667	7,529,169	884,096	3,938,850	2,357,586	841,141	4,296,030	288,672	21,889,011	148,792,083

a. The City General Fund receives Tier 1 pass through only. Its share of Tiers 2 and 3 are assumed to be retained by the Agency.
b. Discounted to constant FY 2010-2011 dollars at 5.5%.

Source: Redevelopment Agency of the City of Oakland, Seifel Consulting Inc.

Table E-C1
Summary of Tax Increment Projections
Central District 2001 Area

Project Area Information	
Type	Post-1994 Plan
Base Year	FY 2001 - 2002
Time Limit on TI Collection	FY 2046 - 2047
Base Year Assessed Value (AV)	15,780,702
FY 2010 - 2011 AV	98,988,966
Tax Increment (TI) Projections[a]	
Nominal (Future) Dollars	
Incremental Tax Revenues	64,907,000
Less: County Admin Fee	(454,000)
Subtotal: TI Remitted to Agency	64,453,000
Agency Obligations:	
Less: 20% Housing Set-Aside	(12,981,000)
Less: Additional TI for Housing	(3,245,000)
Less: Pass-Through Payments	(16,777,000)
Less: State ERAF Payments	0
Less: Existing Debt Obligation	0
Subtotal: TI Available for Non-Housing Program and Agency Administration	31,450,000
Projected Use of Funds:[b]	
Agency Administration	3,489,000
In Constant FY 2010 - 2011 Dollars	*737,000*
Housing Redevelopment Program	16,227,000
In Constant FY 2010 - 2011 Dollars	*6,097,000*
Non-Housing Redevelopment Program	27,961,000
In Constant FY 2010 - 2011 Dollars	*11,502,000*
Total Redevelopment Program	47,677,000
In Constant FY 2010 - 2011 Dollars	*18,336,000*

a. Figures rounded to the nearest $1,000. Calculations may not precisely match due to rounding.
b. Refer to Chapter IV, Section F.3.c for description of required Housing Set-Aside amounts.
c. Refer to Chapter IV, Section F.3.b for description of pass-through payment calculation.
d. Refer to Chapter IV, Section F.3.f for description of Agency's tax increment rebate obligations.
e. Constant FY 2010-2011 dollars discounted at 5.5%.

Source: Redevelopment Agency of the City of Oakland, Seifel Consulting Inc.

Table E-C2
Tax Increment Projections
Central District 2001 Area
(In Nominal/Future Dollars)

		Beginning of the Year Assessed Value				Incremental Tax Revenues								Projected Use of Funds		
Plan Year	Fiscal Year	Secured Assessed Value (1)	Other Assessed Value (2)	Total Beginning of Year Assessed Value (3)	Beginning of Year Incremental AV over Base (5)	Basic Incremental Revenue (6)	Supplemental Revenue (7)	Gross Incremental Tax Revenues (8)	County Admin (9)	20% Housing Set Aside (10)	Additional TI for Housing (11)	AB 1290 Statutory Pass-Through Payments (12)	Total Pass Through Payments	Agency Admin (13)	Housing Redevelopment Program (14)	Non-Housing Redevelopment Program (15)
Base	2001 - 2002			15,780,702												
9	2010 - 2011	81,999,754	16,989,212	98,988,966	83,208,264	977,478	9,633	987,111	6,910	197,422	49,356	197,422	197,422	0	246,778	536,001
10	2011 - 2012	84,459,747	16,989,212	101,448,959	85,668,257	1,006,377	9,922	1,016,299	7,114	203,260	50,815	203,260	203,260	0	254,075	551,850
11	2012 - 2013	86,993,539	16,989,212	103,982,751	88,202,049	1,036,142	10,219	1,046,362	7,325	209,272	52,318	212,799	212,799	0	261,590	564,647
12	2013 - 2014	89,603,345	16,989,212	106,592,557	90,811,855	1,066,800	10,526	1,077,326	7,541	215,465	53,866	222,625	222,625	0	269,332	577,828
13	2014 - 2015	92,291,446	16,989,212	109,280,658	93,499,956	1,098,379	10,842	1,109,220	7,765	221,844	55,461	232,746	232,746	0	277,305	591,405
14	2015 - 2016	95,060,189	16,989,212	112,049,401	96,268,699	1,130,904	11,167	1,142,071	7,994	228,414	57,104	243,170	243,170	0	285,518	605,388
15	2016 - 2017	97,911,995	16,989,212	114,901,207	99,120,505	1,164,405	11,502	1,175,907	8,231	235,181	58,795	253,908	253,908	0	293,977	619,792
16	2017 - 2018	100,849,354	16,989,212	117,838,566	102,057,864	1,198,911	11,847	1,210,759	8,475	242,152	60,538	264,967	264,967	0	302,690	634,627
17	2018 - 2019	103,874,835	16,989,212	120,864,047	105,083,345	1,234,453	12,203	1,246,655	8,727	249,331	62,333	276,358	276,358	0	311,664	649,907
18	2019 - 2020	106,991,080	16,989,212	123,980,292	108,199,590	1,271,061	12,569	1,283,629	8,985	256,726	64,181	288,090	288,090	0	320,907	665,646
19	2020 - 2021	110,200,813	16,989,212	127,190,025	111,409,323	1,308,767	12,946	1,321,712	9,252	264,342	66,086	300,175	300,175	0	330,428	681,857
20	2021 - 2022	113,506,837	16,989,212	130,496,049	114,715,347	1,347,604	13,334	1,360,938	9,527	272,188	68,047	312,622	312,622	0	340,234	698,554
21	2022 - 2023	116,912,042	16,989,212	133,901,254	118,120,552	1,387,606	13,734	1,401,340	9,809	280,268	70,067	325,443	325,443	0	350,335	715,753
22	2023 - 2024	120,419,403	16,989,212	137,408,615	121,627,913	1,428,808	14,146	1,442,954	10,101	288,591	72,148	338,648	338,648	0	360,739	733,467
23	2024 - 2025	124,031,985	16,989,212	141,021,197	125,240,495	1,471,246	14,570	1,485,817	10,401	297,163	74,291	352,249	352,249	0	371,454	751,713
24	2025 - 2026	127,752,945	16,989,212	144,742,157	128,961,455	1,514,958	15,008	1,529,966	10,710	305,993	76,498	366,259	366,259	0	382,491	770,505
25	2026 - 2027	131,585,533	16,989,212	148,574,745	132,794,043	1,559,981	15,458	1,575,439	11,028	315,088	78,772	380,689	380,689	0	393,860	789,862
26	2027 - 2028	135,533,099	16,989,212	152,522,311	136,741,609	1,606,354	15,922	1,622,276	11,356	324,455	81,114	395,551	395,551	0	405,569	809,800
27	2028 - 2029	139,599,092	16,989,212	156,588,304	140,807,602	1,654,119	16,399	1,670,518	11,694	334,104	83,526	410,860	410,860	0	417,630	830,335
28	2029 - 2030	143,787,065	16,989,212	160,776,277	144,995,575	1,703,317	16,891	1,720,208	12,041	344,042	86,010	426,627	426,627	0	430,052	851,487
29	2030 - 2031	148,100,677	16,989,212	165,089,889	149,309,187	1,753,990	17,398	1,771,388	12,400	354,278	88,569	442,868	442,868	0	442,847	873,273
30	2031 - 2032	152,543,697	16,989,212	169,532,909	153,752,207	1,806,184	17,920	1,824,104	12,769	364,821	91,205	459,596	459,596	0	456,026	895,713
31	2032 - 2033	157,120,008	16,989,212	174,109,220	158,328,518	1,859,944	18,457	1,878,401	13,149	375,680	93,920	481,073	481,073	187,840	469,600	726,739
32	2033 - 2034	161,833,608	16,989,212	178,822,820	163,042,118	1,915,316	19,011	1,934,327	13,540	386,865	96,716	503,194	503,194	193,433	483,582	740,578
33	2034 - 2035	166,688,617	16,989,212	183,677,829	167,897,127	1,972,350	19,582	1,991,931	13,944	398,386	99,597	525,979	525,979	199,193	497,983	754,833
34	2035 - 2036	171,689,275	16,989,212	188,678,487	172,897,785	2,031,094	20,169	2,051,263	14,359	410,253	102,563	549,447	549,447	205,126	512,816	769,515
35	2036 - 2037	176,839,953	16,989,212	193,829,165	178,048,463	2,091,601	20,774	2,112,375	14,787	422,475	105,619	573,619	573,619	211,238	528,094	784,638
36	2037 - 2038	182,145,152	16,989,212	199,134,364	183,353,662	2,153,923	21,397	2,175,321	15,227	435,064	108,766	598,517	598,517	217,532	543,830	800,214
37	2038 - 2039	187,609,507	16,989,212	204,598,719	188,818,017	2,218,115	22,039	2,240,154	15,681	448,031	112,008	624,161	624,161	224,015	560,039	816,258
38	2039 - 2040	193,237,792	16,989,212	210,227,004	194,446,302	2,284,233	22,700	2,306,933	16,149	461,387	115,347	650,575	650,575	230,693	576,733	832,783
39	2040 - 2041	199,034,926	16,989,212	216,024,138	200,243,436	2,352,334	23,381	2,375,715	16,630	475,143	118,786	677,781	677,781	237,572	593,929	849,804
40	2041 - 2042	205,005,973	16,989,212	221,995,185	206,214,483	2,422,478	24,083	2,446,561	17,126	489,312	122,328	705,803	705,803	244,656	611,640	867,335
41	2042 - 2043	211,156,152	16,989,212	228,145,364	212,364,662	2,494,726	24,805	2,519,532	17,637	503,906	125,977	734,666	734,666	251,953	629,883	885,392
42	2043 - 2044	217,490,837	16,989,212	234,480,049	218,699,347	2,569,142	25,549	2,594,692	18,163	518,938	129,735	764,395	764,395	259,469	648,673	903,991
43	2044 - 2045	224,015,562	16,989,212	241,004,774	225,224,072	2,645,791	26,316	2,672,106	18,705	534,421	133,605	795,016	795,016	267,211	668,027	923,148
44	2045 - 2046	230,736,029	16,989,212	247,725,241	231,944,539	2,724,738	27,105	2,751,844	19,263	550,369	137,592	826,556	826,556	275,184	687,961	942,880
45	2046 - 2047	237,658,110	16,989,212	254,647,322	238,866,620	2,806,055	27,919	2,833,973	19,838	566,795	141,699	859,041	859,041	283,397	708,493	963,204
	Total					64,269,683	637,444	64,907,127	454,350	12,981,425	3,245,356	16,776,759	16,776,759	3,488,513	16,226,782	27,960,724
	Present Value[a]					24,147,299	239,125	24,386,424	170,705	4,877,285	1,219,321	5,880,979	5,880,979	736,531	6,096,606	11,501,603

a. Discounted to constant FY 2010-2011 dollars at 5.5%.

Notes on Table E-C2

(1) For all years after FY 2010-11, includes prior year's new development value plus prior year's beginning of year assessed value escalated annually at 3%.
(2) Includes unsecured and state assessed value. Escalated annually at 0% from prior year.
(3) Sum of columns (1) and (2).
(4) No specific new development is projected.
(5) Total beginning of the year assessed value (column 3) less base year assessed value.
(6) Equals 1.174737% of beginning of year incremental AV over base value (column 5), based on basic 1% tax rate and 0.174737 bond override.
(7) Equals 1.174737% of the new development supplemental roll value assessed during the year (column 4).
(8) Sum of columns (6) and (7). Also equals gross tax increment to the Agency.
(9) Assumed to equal 0.7% of gross incremental tax revenues, based on actual County administrative charge for FY 2009-10.
(10) Equals 20% of gross incremental tax revenues.
(11) Equals 5% of gross tax increment, per City of Oakland Policy.
(12) AB 1290 statutory pass-through payments starting from the first year of tax increment collection. Assumes City takes Tier 1 pass through. Assumes City's Tier 2 and 3 pass throughs are retained by the Agency.
(13) Assumed to be zero through expiration of Original 1969 Area after FY 2032-33; assumed to be 10% of Gross TI thereafter.
(14) Total tax increment available for housing-related redevelopment activities.
(15) Total tax increment available for non-housing related redevelopment activities.

Source: Redevelopment Agency of the City of Oakland, Seifel Consulting Inc.

Table E-C3a
Statutory Pass-Through Payments to Affected Taxing Entities
Central District 2001 Area
(In Nominal/Future Dollars)

Plan Year	Fiscal Year	City General Fund[a] Levy: 29.47%	Alameda County General Fund Levy: 19.96%	Oakland Unified School Dist. Levy: 18.67%	Co. Supt. Inst. Pupils Levy: 0.15%	Co. Supt. Juv. Hall Ed. Levy: 0.03%	Co. Supt. Service Levy: 0.09%	Co. Supt. Capital Levy: 0.07%	Flood Control Levy: 0.13%	Flood Control Zone 12 Levy: 1.90%	Bay Area Air Quality Mgmt Levy: 0.19%	Mosquito Abatement Levy: 0.09%	AC Transit Sp. District 1 Levy: 4.63%	BART Levy: 0.54%
Base	2001 - 2002													
9	2010 - 2011	58,172	39,408	36,859	290	60	180	139	260	3,744	365	177	9,137	1,073
10	2011 - 2012	59,892	40,573	37,949	298	62	185	143	268	3,855	376	182	9,407	1,105
11	2012 - 2013	61,663	42,771	40,005	314	65	195	150	283	4,063	397	192	9,916	1,164
12	2013 - 2014	63,488	45,036	42,123	331	68	206	158	297	4,278	418	202	10,441	1,226
13	2014 - 2015	65,368	47,368	44,304	348	72	216	167	313	4,500	439	213	10,982	1,290
14	2015 - 2016	67,303	49,770	46,551	366	76	227	175	329	4,728	461	223	11,539	1,355
15	2016 - 2017	69,297	52,244	48,866	384	79	239	184	345	4,963	484	235	12,113	1,422
16	2017 - 2018	71,351	54,793	51,249	403	83	250	193	362	5,205	508	246	12,704	1,492
17	2018 - 2019	73,467	57,418	53,704	422	87	262	202	379	5,455	532	258	13,312	1,563
18	2019 - 2020	75,646	60,121	56,233	442	91	275	212	397	5,712	557	270	13,939	1,637
19	2020 - 2021	77,890	62,906	58,838	462	96	287	221	416	5,976	583	282	14,585	1,713
20	2021 - 2022	80,202	65,775	61,521	483	100	300	231	434	6,249	610	295	15,250	1,791
21	2022 - 2023	82,582	68,729	64,284	505	105	314	242	454	6,529	637	309	15,935	1,871
22	2023 - 2024	85,035	71,772	67,130	527	109	328	253	474	6,818	665	322	16,640	1,954
23	2024 - 2025	87,561	74,906	70,062	551	114	342	264	495	7,116	694	336	17,367	2,039
24	2025 - 2026	90,162	78,135	73,082	574	119	357	275	516	7,423	724	351	18,115	2,127
25	2026 - 2027	92,842	81,460	76,192	599	124	372	287	538	7,739	755	366	18,886	2,218
26	2027 - 2028	95,602	84,885	79,395	624	129	388	299	561	8,064	787	381	19,680	2,311
27	2028 - 2029	98,445	88,413	82,695	650	134	404	311	584	8,399	820	397	20,498	2,407
28	2029 - 2030	101,374	92,046	86,093	676	140	420	324	608	8,745	853	413	21,341	2,506
29	2030 - 2031	104,390	95,789	89,594	704	146	437	337	633	9,100	888	430	22,208	2,608
30	2031 - 2032	107,496	99,644	93,199	732	152	455	351	658	9,466	924	447	23,102	2,713
31	2032 - 2033	110,696	104,816	98,037	770	159	479	369	692	9,958	972	470	24,301	2,853
32	2033 - 2034	113,992	110,143	103,020	809	168	503	388	728	10,464	1,021	494	25,536	2,998
33	2034 - 2035	117,387	115,631	108,153	850	176	528	407	764	10,985	1,072	519	26,809	3,148
34	2035 - 2036	120,883	121,283	113,439	891	184	554	427	801	11,522	1,124	544	28,119	3,302
35	2036 - 2037	124,485	127,104	118,884	934	193	580	447	840	12,075	1,178	571	29,469	3,460
36	2037 - 2038	128,194	133,100	124,493	978	202	608	468	879	12,645	1,234	597	30,859	3,623
37	2038 - 2039	132,015	139,276	130,269	1,024	212	636	490	920	13,232	1,291	625	32,291	3,792
38	2039 - 2040	135,950	145,638	136,219	1,070	221	665	512	962	13,836	1,350	654	33,766	3,965
39	2040 - 2041	140,003	152,190	142,348	1,118	231	695	536	1,005	14,458	1,411	683	35,285	4,143
40	2041 - 2042	144,178	158,939	148,660	1,168	242	726	559	1,050	15,100	1,473	713	36,849	4,327
41	2042 - 2043	148,479	165,890	155,162	1,219	252	758	584	1,096	15,760	1,538	745	38,461	4,516
42	2043 - 2044	152,908	173,050	161,858	1,272	263	790	609	1,143	16,440	1,604	777	40,121	4,711
43	2044 - 2045	157,470	180,424	168,756	1,326	274	824	635	1,192	17,141	1,673	810	41,831	4,912
44	2045 - 2046	162,169	188,020	175,860	1,382	286	859	662	1,242	17,862	1,743	844	43,592	5,119
45	2046 - 2047	167,009	195,844	183,178	1,439	298	894	689	1,294	18,606	1,816	879	45,406	5,331
Total		3,825,046	3,665,307	3,428,266	26,938	5,574	16,738	12,897	24,210	348,212	33,980	16,452	849,791	99,781
Present Value[b]		1,437,118	1,257,603	1,176,272	9,243	1,913	5,743	4,425	8,307	119,475	11,659	5,645	291,572	34,236

a. The City General Fund receives Tier 1 pass through only. Its share of Tiers 2 and 3 are assumed to be retained by the Agency.
b. Discounted to constant FY 2010-2011 dollars at 5.5%.

Source: Redevelopment Agency of the City of Oakland, Seifel Consulting Inc.

Table E-C3b
Statutory Pass-Through Payments to Affected Taxing Entities
Central District 2001 Area
(In Nominal/Future Dollars)

Plan Year	Fiscal Year	E.B. Regional Parks Levy: 2.42%	EBMUD Levy: 1.45%	EBMUD Spec. Dist. 1 Levy: 0.52%	Peralta CC Levy: 2.64%	Oakland Knowland zoo Levy: 0.18%	ERAF Levy: 16.88%	Total Statutory Pass Throughs
Base	2001 - 2002							
9	2010 - 2011	4,783	2,861	1,021	5,216	347	33,332	197,422
10	2011 - 2012	4,925	2,946	1,051	5,370	357	34,317	203,260
11	2012 - 2013	5,192	3,105	1,108	5,661	376	36,177	212,799
12	2013 - 2014	5,466	3,270	1,167	5,961	396	38,092	222,625
13	2014 - 2015	5,750	3,439	1,227	6,270	417	40,065	232,746
14	2015 - 2016	6,041	3,613	1,290	6,588	438	42,096	243,170
15	2016 - 2017	6,341	3,793	1,354	6,915	460	44,189	253,908
16	2017 - 2018	6,651	3,978	1,420	7,252	482	46,345	264,967
17	2018 - 2019	6,969	4,168	1,488	7,600	505	48,565	276,358
18	2019 - 2020	7,298	4,365	1,558	7,958	529	50,852	288,090
19	2020 - 2021	7,636	4,567	1,630	8,326	554	53,207	300,175
20	2021 - 2022	7,984	4,775	1,704	8,706	579	55,633	312,622
21	2022 - 2023	8,342	4,990	1,781	9,097	605	58,132	325,443
22	2023 - 2024	8,712	5,211	1,860	9,500	632	60,706	338,648
23	2024 - 2025	9,092	5,438	1,941	9,915	659	63,357	352,249
24	2025 - 2026	9,484	5,672	2,025	10,342	688	66,088	366,259
25	2026 - 2027	9,888	5,914	2,111	10,782	717	68,900	380,689
26	2027 - 2028	10,303	6,163	2,199	11,235	747	71,797	395,551
27	2028 - 2029	10,732	6,419	2,291	11,702	778	74,781	410,860
28	2029 - 2030	11,173	6,682	2,385	12,183	810	77,855	426,627
29	2030 - 2031	11,627	6,954	2,482	12,679	843	81,020	442,868
30	2031 - 2032	12,095	7,234	2,582	13,189	877	84,281	459,596
31	2032 - 2033	12,723	7,609	2,716	13,873	923	88,655	481,073
32	2033 - 2034	13,369	7,996	2,854	14,579	970	93,162	503,194
33	2034 - 2035	14,035	8,395	2,996	15,305	1,018	97,803	525,979
34	2035 - 2036	14,721	8,805	3,143	16,053	1,068	102,583	549,447
35	2036 - 2037	15,428	9,228	3,293	16,824	1,119	107,507	573,619
36	2037 - 2038	16,156	9,663	3,449	17,617	1,172	112,579	598,517
37	2038 - 2039	16,906	10,111	3,609	18,435	1,226	117,803	624,161
38	2039 - 2040	17,678	10,573	3,774	19,277	1,282	123,183	650,575
39	2040 - 2041	18,473	11,049	3,943	20,144	1,340	128,725	677,781
40	2041 - 2042	19,292	11,539	4,118	21,037	1,399	134,434	705,803
41	2042 - 2043	20,136	12,043	4,298	21,957	1,460	140,313	734,666
42	2043 - 2044	21,005	12,563	4,484	22,905	1,523	146,369	764,395
43	2044 - 2045	21,900	13,099	4,675	23,881	1,588	152,606	795,016
44	2045 - 2046	22,822	13,650	4,872	24,886	1,655	159,031	826,556
45	2046 - 2047	23,772	14,218	5,074	25,922	1,724	165,649	859,041
Total		444,899	266,096	94,972	485,142	32,264	3,100,192	16,776,759
Present Value[b]		152,649	91,300	32,586	166,457	11,070	1,063,707	5,880,979

a. The City General Fund receives Tier 1 pass through only. Its share of Tiers 2 and 3 are assumed to be retained by the Agency.
b. Discounted to constant FY 2010-2011 dollars at 5.5%.

Source: Redevelopment Agency of the City of Oakland, Seifel Consulting Inc.

Appendix F:

Amended 2009-2014 Five-Year Implementation Plan

CENTRAL DISTRICT REDEVELOPMENT PROJECT
FIRST AMENDED AND RESTATED FIVE -YEAR IMPLEMENTATION PLAN
2009-2014

INTRODUCTION

Since 1994, the California Community Redevelopment Law ("CRL") requires redevelopment agencies to adopt an implementation plan for each five-year period that the Redevelopment Plan is effective. This 2009-2014 First Amended and Restated Implementation Plan for the Central District Redevelopment Project (the "Implementation Plan") is a policy statement that has been prepared to guide and set priorities for redevelopment activities for the 2009-2014 period. This Implementation Plan covers both the original Central District Redevelopment Project Area adopted in 1969 and the territory added to the Project Area by amendments in 1982 and 2001, and as such, references to the "Project Area" in this report include all three areas. The existing Implementation Plan, adopted in 2009, has been amended in connection with that 17th Amendment to the Central District Urban Renewal Plan ("CDURP" or "Redevelopment Plan") that proposes to extend the time limits for Redevelopment Plan effectiveness and receipt of tax increment revenues by eleven years (pursuant to SB 211, codified at California Health and Safety Code Section 33333.10, et seq., and Health and Safety Code Section 33331.5), extend the time limit for use of eminent domain authority, and increase the dollar cap on tax increment revenue.

This Implementation Plan includes two separate components: the Redevelopment and Housing Components. The Redevelopment Component revisits the goals and objectives of the Redevelopment Plan, presents the programs, projects, and expenditures (other than those related to low- and moderate-income housing) that have been or will be implemented to achieve the Agency's goals and objective. It also describes how these programs, projects, and expenditures eliminate blight within the Project Area. The Housing Component describes how the Agency has implemented and will continue to 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.

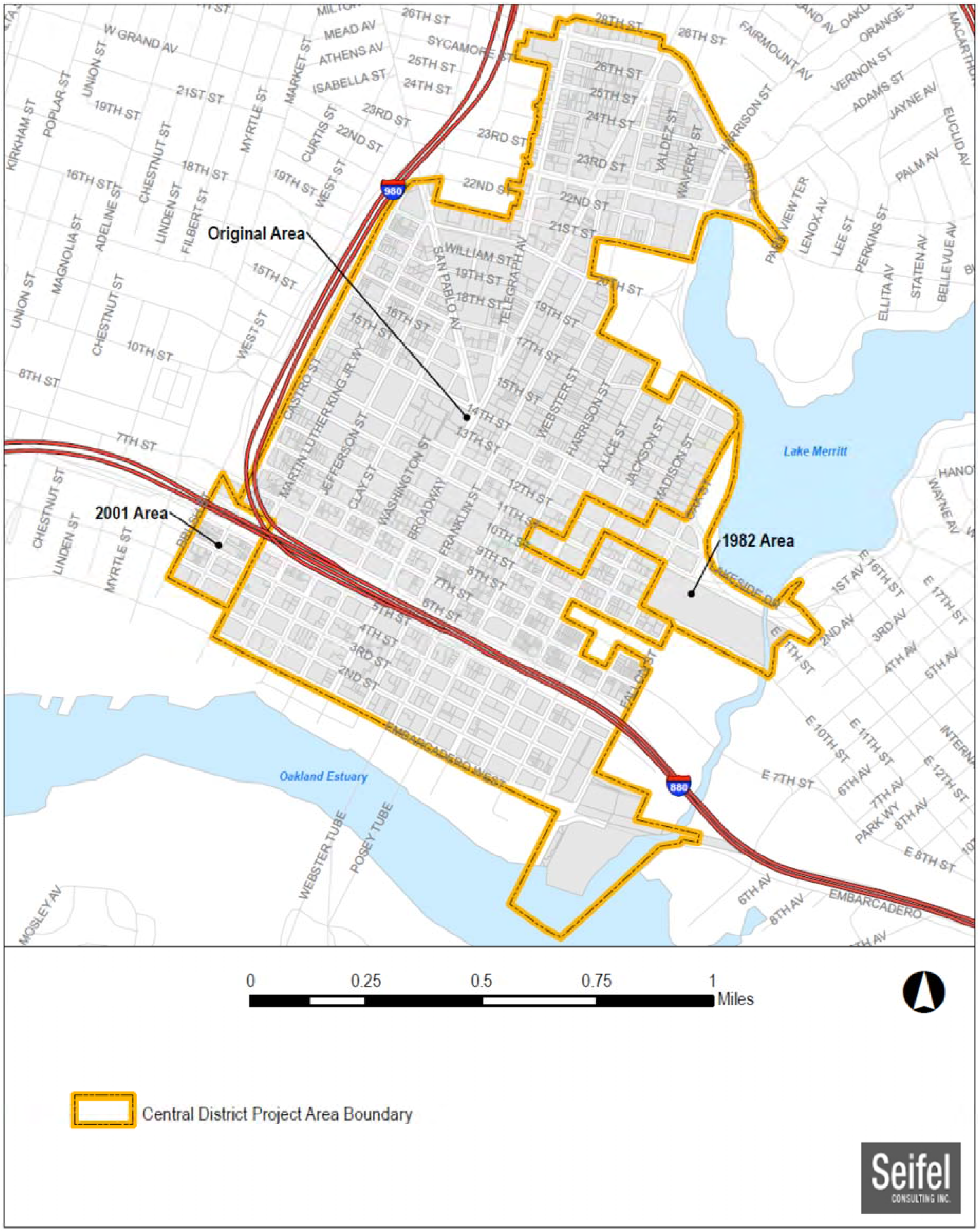
The Redevelopment Agency is required to prepare a mid-term review of the Implementation Plan and conduct a public hearing between the second and third year after the Implementation Plan has been adopted. New issues and opportunities may be encountered in the course of administering the Implementation 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.

A. BACKGROUND

On June 12, 1969, the Oakland City Council adopted the CDURP, and subsequently amended or supplemented it the following dates: January 21, 1971; May 29, 1973; December 16, 1975, December 12, 1978; June 12, 1979, August 3, 1982, October 2, 1984; June 11, 1985; March 27, 1990; February 18, 1997; October 27, 1998; July 24, 2001; January 6, 2004; July 20, 2004; December 21, 2004; and on June 20, 2006, as well as the 17th and 18th Amendments under consideration and referred to above.

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

Figure 1
Map of Central District Project Area



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

The Agency's ability to address the Project Area's conditions of blight is directly linked to the Project Area's time limits for incurring and repaying debt, completing Redevelopment Plan activities, and collecting tax increment. Therefore, these time limits must be considered as an integral part of the overall Redevelopment Plan.[1] Table 1 presents existing Redevelopment Plan effectiveness and fiscal limits as well as those proposed as part of the 17th Amendment under consideration:

[1] In July 2009, the California legislature passed legislation to balance the State's budget deficit, including ABX4-26, which authorized the funding of a Supplemental Educational Revenue Augmentation Fund (SERAF) using revenue generated by redevelopment agencies from across the state. The Agency's mandated contribution for FY 2009-10 is $41,074,866, and $8,497,000 for FY 2010-11. Under CRL Section 33331.5, agencies are entitled to a one-year extension on plan effectiveness and receipt of tax increment time limits if SERAF payments are made. The California Redevelopment Association filed a lawsuit challenging the SERAF requirement, which is currently under appeal. If the appeal is unsuccessful, the Central District Project will be entitled to a one-year extension of its time limits, subject to Council approval by ordinance, meaning that the Plan's effectiveness/activity time limit, and tax increment collection time limit would be extended by one year. Similarly, the same time limits for the 2001 Brush & MLK Amendment Area would be extended by one year.

Table 1
Summary of Existing and Proposed Time and Fiscal Limits
Central District Project Area

	Central District (Original Area)	Central District (1982 Area)	Central District (2001 Area)
Background Information			
Date Adopted	June 12, 1969	August 3, 1982	July 24, 2001
Base Year	FY 1968/69	FY 1982/83	FY 2001/02
Base Year Assessed Value	$275,241,000	$0[a]	$15,780,702
Existing Time Limits			
Incurring Debt	Eliminated[b]	Eliminated[b]	July 24, 2021
Eminent Domain	June 12, 2009[c]	June 12, 2009[c]	July 24, 2013
Plan Effectiveness	June 12, 2012[d]	June 12, 2012[d]	July 24, 2032[e]
Tax Increment Receipt	June 12, 2022[d]	June 12, 2022[d]	July 24, 2047[e]
Proposed Time Limits			
Incurring Debt	No Change	No Change	No Change
Eminent Domain	June 12, 2022	June 12, 2022	June 12, 2022
Plan Effectiveness	June 12, 2022[f]	June 12, 2022[f]	No Change
Tax Increment Receipt	June 12, 2032[f]	June 12, 2032[f]	No Change
Existing Fiscal Limits			
Combined Tax Increment Cap[g]	$1,348,862,000		
1982 Area Tax Increment Cap[g]	N/A	$75,000,000	N/A
Incurring Debt	N/A	$100,000,000	N/A
Proposal Fiscal Limits			
Tax Increment Cap[h]	$3,000,000,000		
Incurring Debt	No Change	$100,000,000	No Change

Note: N/A = Not applicable.
a. Estimated to be $0 as all parcels within the 1982 Area were publicly owned at the time the 1982 Area was added to the Central District.
b. The incurring debt limit for the Central District Original Area and 1982 Area was eliminated in by Ordinance 12570 C.M.S. in 2004, as authorized by the CRL.
c. Re-established and extended per Ordinance 12090 C.M.S.
d. Ordinance 12617 C.M.S. extended these time limits by one year per SB 1045, and Ordinance 12641 C.M.S. extended these time limits by two years per SB 1096
e. Ordinance 12641 C.M.S extended these time limits by one year per SB 1045.
f. Per SB 211, the time limits for plan effectiveness and tax increment receipt for pre-1994 plans are proposed to be extended by ten years.
g. The limit of approximately $1.3 billion applies to the entire Central District Project Area. The 1982 Area has an individual cap of $75 million.
h. The Plan Amendment proposes to eliminate the $75 million limit for the 1982 area and increase the Project Area's overall limit on Tax Increment collection to $3 billion.

Source: Redevelopment Agency of the City of Oakland.

B. CONDITIONS OF BLIGHT

CRL Sections 33030-33039 outline the legal framework for establishing a redevelopment area. The law states that redevelopment may be required in the interest of the health, safety, and general welfare of people in communities that are plagued by blighted areas, which constitute physical and economic liabilities. The blight must also cause a reduction or lack of proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment. In order to establish a redevelopment area, the CRL Law requires that blighting conditions in the area must be substantiated by at least one physical as well as one economic condition as defined by the law.

The City Council found evidence of blight at the time of plan adoption and applicable plan amendments that required evidence of remaining blight, and concluded that redevelopment was necessary to effect the public purposes declared in the CRL. The blighting conditions in the Project Area have included:

- Deteriorated and dilapidated buildings – At the time of the Original Area Plan Adoption on June 12, 1969, over a third of the buildings in the area were previously documented as seriously deficient. The Plan Amendment in 1982, which added the 1982 Area, included the Henry J. Kaiser Convention Center, which due to age and building deterioration needed substantial rehabilitation that could not be alleviated by private investment. Parcels in the 2001 Area had dilapidated and deteriorated buildings including unreinforced masonry buildings.
- Underutilized and vacant land or abandoned buildings – At the time of the Original Area Plan Adoption, low intensity pattern of construction with an extremely low floor area ratio was a hindrance to the private market to capitalize on the area’s location potential.
- Lots of irregular form and shape and inadequate size – Extensive fragmented ownership, parcelization and subdivision of the interiors of structures prevented private investment in the Project Area at the time of the Plan Adoption.
- High vacancy rates – Nearly 45 percent of the total usable floor space in the Original Project Area was vacant at the time of the plan adoption in 1969.
- Obsolete design – The majority of the Original Project Area suffered from obsolete design due to technological progress and modern building techniques. The existing building stock in the 2001 Area failed to satisfy the needs of modern industrial users for availability of parking, outside storage, on-site truck access, and loading dock facilities.
- Inadequate public infrastructure – Inadequate vehicle and pedestrian infrastructure in the Project Area caused congestion and disrupted traffic flow in the Project Area at the time of Plan Adoption. The City added the 1982 Area in order to properly and efficiently plan and implement traffic improvements. The 2001 Area suffered from inadequate/substandard streets, curbs and/or gutters.

The Agency’s redevelopment program has included projects and activities that span the entire Project Area as well as those that have focused on City Center, Chinatown, Old Oakland and Uptown. Since the adoption of the Project Area, the Agency has facilitated or assisted in the implementation of numerous major projects and developments that alleviated blighting conditions and catalyzed development in the Project Area. However, while many parcels in the Project Area are no longer blighted as a result of the Agency's Redevelopment Program and private investment stimulated in part by public investment in the area, significant blight remains within a large portion of the Project Area. The following blighting conditions remain:

- Unsafe or Unhealthy Buildings
- Conditions Hindering the Viable Use of Buildings or Lots
- Depreciated or Stagnant Property Values
- Impaired Property Values Due to Hazardous Wastes
- Indicators of Economically Distressed Buildings
- Excess of Problem Businesses
- High Crime Rate

C. GOALS AND OBJECTIVES FOR THE PROJECT AREA

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

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

One of the primary functions of this Implementation Plan is to illustrate how the Agency's efforts during the five-year term of this Implementation Plan will continue to eliminate blighting conditions throughout the Project Area. The goals above are considered with each action the Agency takes, so that all expenditures go towards supporting the programs and projects that will address blighting conditions and attract private investment to the Project Area. The next section provides a description of those activities planned for the term of this Plan.

D. PROJECTS AND EXPENDITURES PROPOSED FOR THE NEXT FIVE YEARS

This section of the Implementation Plan identifies programs projects, and expenditures to be used in the realization of the goals and objectives over the term of the Plan. The elements of this Redevelopment Component of the Implementation Plan are interrelated to accomplish the alleviation of blight remaining in the Project Area. The means for achieving the goals and objectives of the Redevelopment Component are the programs, projects and expenditures the Agency intends to undertake over the five-year term. By implementing these projects and programs, the Agency will continue to abate blight in the Project Area despite the challenging economic environment created by the national recession with its weak real estate, financial and employment markets.

The following table outlines the projected tax increment revenues for the Project Area over the five-year period of this Implementation Plan. These figures assume an annual growth rate of one percent over the 2009 assessed property valuation.

Table 2
Projection of Tax Increment Revenue
Fiscal Years 2009/10-13/14
Project Area (including Amendment Area)
($'000s)

	2009-10	2010-11	2011-12	2012-13	2013-14	TOTAL
Gross Tax Increment Revenue*	**57,605**	**56,515**	**53,830**	**54,368**	**54,911**	**277,229**
Housing Set-Aside Req't **	(11,526)	(12,619)	(13,457)	(16,310)	(16,473)	**(70,385)**
AB 1290 Pass-through	(5,029)	(4,881)	(4,274)	(4,382)	(4,490)	**(23,056)**
Debt Service	(25,420)	(25,839)	(25,855)	(26,033)	(26,768)	**(129,915)**
TI Rebates	(1,288)	(1,317)	(1,346)	(1,377)	(1,423)	**(6,751)**
State Education Funds (SERAF)	(7,039)	(3,052)	0	0	0	**(10,091)**
City Staff & Overhead	(8,276)	(8,275)	(7,789)	(7,529)	(7,273)	**(39,142)**
Net Tax Increment Revenues	**(973)**	**532**	**1,109**	**(1,263)**	**(1,516)**	**(2,111)**

* Net of County Administrative Fee
** Low-/Moderate Income Housing Set-Aside 1) includes FY 2010-11 voluntary contribution of 2.4% and FY 2011-12 voluntary contribution of 5.0% in addition to the CRL-required 20%; 2) requirement increased to 30% starting FY 2012-13 per Health and Safety Code Section 33333.10(g) and assuming proposed 17th Amendment under consideration is approved.

There will not be any net tax increment revenue available in the Capital Projects Fund for Agency activities in the Project Area between FY 2009-10 and FY 2013-14. Total funding for the set-aside into the Low and Moderate Income Housing Fund during FY 2009-10 to FY2013-14 is estimated to be approximately $70.4 million.

The proposed projects and program expenditures for the next implementation period will be funded from projected net tax increment revenues (as described in Table 2), capital funds (including bond proceeds and revenue from capital projects), sales proceeds, fund transfers and miscellaneous sources (including interest and rental income). Table 3 below outlines the amount of capital allocated to each of the projects and programs in fiscal year 2009-11 within certain geographic areas.

Table 3
Projection of Capital Expenditures
Central District Project Area
Fiscal Years 2009/10 - 13/14

Capital Project Descriptions	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Fiscal Year 2012-13	Fiscal Year 2013-14	Total
Commercial Development						
1800 San Pablo Parking Garage	$0	$0	$6,400,000	$0	$0	$6,400,000
Business Improvement District (BID)	$0	$0	$65,000	$0	$0	$65,000
Central District Site Acquisition - City Walk	$2,030,000	$2,970,000	$470,000	$0	$0	$5,470,000
Downtown Façade Improvement Program	$449,000	$1,180,000	$1,902,000	$0	$0	$3,531,000
Downtown Historic Façade Program	$0	$331,000	$0	$0	$0	$331,000
Fox Courts DDA	$0	$0	$52,000	$0	$0	$52,000
Retail/Entertainment Catalyst Project-Tenant Improvements	$873,000	$646,000	$1,500,000	$0	$0	$3,019,000
Small Business Retail (Broadway) Loan Program	$110,843	$0	$311,000	$179,000	$0	$600,843
Uptown - Retail Entertainment Catalyst Project	$0	$0	$57,000	$0	$0	$57,000
Victory Court	$0	$0	$36,747,500	$53,000,000	$0	$89,747,500
Community Enhancement						
- Chinese Garden	$335,000					
- Jefferson Sq. Public Facility	$0	$661,250	$0	$0	$0	$661,250
- Lincoln Rec Center Pub Facility	$0	$0	$787,000	$0	$0	$787,000
- Malonga Public Facility	$0	$0	$920,000	$0	$0	$920,000
- Scotlan Capital Improvement	$0	$0	$4,000,000	$0	$0	$4,000,000
1-1/2% Public Art	$418,967	$0	$753,000	$753,000	$0	$1,924,967
14th & Broadway Transit Center	$0	$0	$0	$318,000	$0	$318,000
Basement Backfill Program	$0	$280,000	$2,552,000	$0	$0	$2,832,000
Broadway - West Grand - ORA	$336,000	$0	$64,000	$0	$0	$400,000
Central District Public Facilities - Scotlan Lease Payment 2011-12	$2,000,000	$2,000,000	$0	$0	$0	$4,000,000
Downtown Streetscape Master Plan	$0	$0	$0	$2,847,000	$0	$2,847,000
I 880 Broadway Underpass	$0	$0	$0	$1,050,000	$0	$1,050,000
Telegraph Phase I ORA	$0	$0	$157,000	$0	$0	$157,000
Upper Broadway Retail Strategy	$4,000,000	$0	$10,470,000	$10,000,000	$15,030,000	$39,500,000
Uptown Garage (21st and Telegraph)	$182,000	$0	$3,300,000	$0	$0	$3,482,000
Downtown Capital Project Support/ Planning	$0	$631,000	$1,000,000	$400,000	$253,000	$2,284,000
Total	**$10,734,810**	**$8,699,250**	**$71,507,500**	**$68,547,000**	**$15,283,000**	**$174,436,560**

The redevelopment activities the Agency has planned over the five years focus on rehabilitation and enhancement of the Project Area's infrastructure and buildings, while facilitating new mixed-use and infill development, attracting new businesses to the downtown and operating public facilities in support of these efforts. Economic development is also made a priority, as evidenced by the specific retail plan for the Broadway/Valdez district, as well as continuous and comprehensive marketing efforts in the areas of overall image enhancement; business attraction marketing; city promotion; visitor marketing (through the Oakland Convention & Visitors Bureau contract); and film, special events and cultural arts to enhance vitality and fuel continued revitalization of the area. Private sector activities will additionally contribute to blight abatement within the Project Area. The projects and programs will generally be implemented either throughout the Project Area.

I. Commercial Development

a. Property Acquisition, Site Preparation and Disposition, Projects and Activities

10K Downtown Housing Initiative

In 1999, former Mayor Jerry Brown and the City Council launched the 10K Downtown Housing Initiative. This major downtown redevelopment effort aimed to attract 10,000 new residents to the Central District by marketing the area, identifying opportunity sites, preparing Agency-owned properties for disposition via issuance of a Request for Proposals, and working with private developers during the project approval process to build new housing. As of August 2010, 4,274 housing units were completed, 371 units are under construction, 1,670 units have planning approvals and 1,439 units are in planning. Although the 4,645 units completed or under construction have not met the goal of the 10K initiative since it would take approximately 6,000 units to accommodate 10,000 new city dwellers, the initiative significantly contributed to developing a substantial amount of in-fill housing in the Central District in a relatively short time, while positioning downtown Oakland as a desirable area to live. The severe downturn in the local housing market and the national credit crisis cast doubt on the near-term prospect of starting those residential projects that are not yet under construction. As a result, the Agency is no longer implementing the 10K strategy. However, the Agency will work with the developers of those projects that have secured planning approvals or which are still in the planning phase in order to move these projects toward construction during the implementation period. Other plans for FY 2010-14 include completion of Citywalk (252 rental residential units and 3,000 square feet of retail), which resumed construction after being idle for over three years after the Agency authorized a market-rate construction loan in the amount of $5 million to the new project developer. The loan represented gap financing that was needed to resume and complete construction of the project. Project construction restarted in June of 2010 and is scheduled for completion in December of 2011.

1800 San Pablo Avenue

The Agency owns a parcel bounded by San Pablo Avenue, 18th Street, 19th Street and the Fox Courts Project. In October of 2009, the Agency issued a request for development proposal for the site and selected Sunfield Development, LLC as the developer for the site. Upon Council approval, the Agency entered into an ENA with the developer in July of 2010. Plans for the 2009-10 through 2013-14 implementation period include entering into a DDA or Ground Lease and working towards the start of construction of a new mixed-use project on the site.

Broadway Corridor Retail Strategy – Site Assembly and Preparation

The *Upper Broadway Retail Strategy – A Component of the Oakland Retail Enhancement Strategy* report identifies the Broadway Retail Corridor (BRC), which is partially located in the Project Area, as a key area in Oakland for comparison/life-style retail, office and housing mixed use development. The Agency is participating in an interdepartmental effort to create a specific plan for the BRC that provides for an urban mixed-use, mixed-income development with major retail and high density housing components and the appropriate accompanying environmental impact report (EIR). During FY 2009-11, the Agency acquired two strategic parcels located at 2330 Webster and 2315 Valdez Street. The Agency will continue operation of these properties as public surface parking lots until the economy improves sufficiently for the implementation of the Retail Strategy. Goals for 2010-14 include identification and purchase of opportunity sites necessary for the implementation of the plan, including identification of opportunity sites to provide new parking garages and other amenities in the area, and working with developers and property owners on the implementation of the strategy.

City Center Site Preparation

This project consists of four large properties located in the City Center area of downtown, of which one, located at 555 12th Street, was developed into on office tower by the Shorenstein Company in 2002. The Shorenstein Company also purchased the site located at 661 12th Street (known as T12) in December of 2007 from the Agency, and started construction of an office building in November of 2008. After removal of all hazardous soils from the property, which was overseen and paid for by the Agency, Shorenstein halted project construction in January of 2009 and requested an extension of the completion date by 36 months. In 2010, the Agency and Shorenstein negotiated a 13th Amendment to the City Center DDA extending the date to complete construction of the project from April of 2012 to April of 2015, with two additional extension options that could extend completion of construction until 2017. At this time, Shorenstein has stabilized the site, and is paying for an art project that would beautify the fence surrounding the vacant site. Shorenstein also had an option to acquire T-5/6 located at 12th Street and Clay Street, which the company terminated in 2010. This site is now available for development and the Agency will prepare a development strategy for the property during FY 2010-14. Wood Street Partners acquired another of the City Center properties (T10) in 2010, after a previous developer halted construction on the site in July of 2007. In March of 2010, the Agency authorized a market-rate construction loan in the amount of $5 million to the new developer to provide gap financing that was needed to resume and complete construction of the residential project. Project construction restarted in June of 2010 and is scheduled for completion in December of 2011.

Key System Building – 12th & Broadway

This project consists of the renovation of the historic Key System building on the corner of 12th Street and Broadway, and its integration into a new mixed-use 20-story office tower with 310,000 square feet of office and 9,810 square feet of ground floor retail space to be developed on an adjacent vacant site. The project also includes a purchase and sales agreement between the Agency and SKS Broadway, LLC, the developer for the site, for a 145-space public parking garage located in the adjacent University of California Office of the President (UCOP) garage located at 409 – 12th Street. In 2010, the Agency executed 1) an amendment to the Amended and Restated Owner Participation Agreement (OPA) and 2) an amendment to the purchase and sale agreement a between the Agency and SKS for 145 spaces. The amendment to the OPA will extend the deadlines for SKS to complete a number of activities, including commencement of construction by June of 2013. The amendment to the PSA will extend the deadline for SKS to purchase the UCOP Parking to June 2014. Other plans for FY 2010-14 include working with SKS to identify potential tenants that would result in an acceleration of the development schedule.

Uptown Project

In December of 2009, Forest City, Inc. and its affiliates completed the redevelopment of a 6.5 acre site located in the Uptown Area. The Uptown apartment complex includes a transit-oriented development consisting of 665 mixed-income rental apartments, of which 25 percent (166 units) are affordable to low and moderate income households, 9,000 square feet of neighborhood-serving retail and a 25,000 square-foot public park, known as Henry J. Kaiser Memorial Park.

The Agency pursued redevelopment of the last parcel at 1901 Telegraph Avenue, which was scheduled to start construction in October of 2008, with Forest City, but the company did not proceed because of the deteriorating conditions in the local housing market and the national financial crisis. Plans for FY 2010-14 include the development of a temporary rotating art display to showcase the works of local artists on the site. The Agency will also prepare a strategy for permanent development for the property during the implementation period and issue a Request for Proposals.

Victory Court

The Agency has been in discussions with Major League Baseball (MLB) over the potential development of a new ballpark for the Oakland A's in the Victory Court area near Jack London Square. The Agency has undertaken initial planning efforts, including preparation of an Environmental Impact Report and evaluating site assembly and infrastructure requirements for the stadium. If the project goes forward the Agency would complete the EIR, negotiate and execute a Disposition and Development Agreement with the A's and MLB, complete site acquisition and relocation of existing tenants, complete environmental remediation, and initiate demolition, site preparation and constructing off-site infrastructure during FY 2010-14.

b. Planning

Broadway Corridor Retail Strategy

In December 2007, the Oakland City Council reviewed recommendations from the *Upper Broadway Strategy – A Component of the Oakland Retail Enhancement Strategy*. The report identifies the Broadway Retail Corridor (BRC), which is partially located in the Project Area, as a key area in Oakland for comparison/life-style retail, office and housing mixed use development. The Agency is funding and participating in an interdepartmental effort to create a specific plan for the BRC that provides for an urban mixed-use, mixed-income development with major retail and high-density housing components and the appropriate accompanying environmental impact report (EIR); Goals for 2010-14 include completion of the specific plan and the EIR. Once completed, the Broadway Corridor Retail Strategy is a major effort by the Agency to attract, retain and expand retail in the Project Area.

Lake Merritt Bart Station Area Plan

The City of Oakland, the Agency, BART and the Peralta Community College District, through a grant from the Metropolitan Transportation Commission, have come together to prepare a Station Area Plan for the area around the Lake Merritt BART Station. The Plan will consider land use, buildings, design, circulation, BART improvements, streetscape improvements, parks and public spaces. It will identify actions the City and the other public agencies should take to improve the area, and it will establish regulations for development projects on private property. The project also involves the preparation of an Environmental Impact Report (EIR) for the Station Area Plan. Plans for 2010-14 include completion of the plan and the EIR.

c. Commercial Attraction, Retention, and Expansion

Broadway Corridor Small Business Retail Loan Program

The Small Business Retail Loan Program provides a revolving loan fund that is made available to small retail and commercial business and property owners along the Broadway corridor. The loan fund is intended to provide capital for physical improvements, including those related to life safety and façade enhancement. The City of Oakland's Community and Economic Development Agency's Commercial Lending division has contracted with the Oakland Business Development Corporation (OBDC) to assists small businesses and property owners in the Broadway Corridor Target Area, and provides hands-on business assistance throughout the commercial loan application process. During FY 2009-11, OBDC made two loans to qualifying businesses. During FY 2010-14, OBDC will continue to provide direct loan packaging and underwriting of loan program funds.

Business Improvement District/Community Benefit District

The purpose of a Business Improvement District (BID), also know as a Community Benefit District (CBD), is to generate revenues from special assessments that are used to finance additional services to assessed districts beyond those already provided by the City, thereby improving the public perception of Oakland's commercial and mixed-use neighborhoods, including the Central Business District, as a place to work, shop, live and conduct business. Within the Central District, there are three BIDs, the Koreatown/Northgate Community Benefit District which was formed in July 2007, and the Downtown Oakland and Lake Merritt/Uptown Community Benefit Districts which were established in July 2008. Collectively, these three districts generate approximately $2.2 million in special assessments per year.

BID activities include, but are not limited to private security and ambassador services, enhanced landscaping, sidewalk cleaning, special events, district branding and other marketing activities to support the economic vitality of the district. The BID program may also provide, as needed, technical information and advice to staff from other economic development divisions, including the Oakland Merchant Association Assistance Program (MAAP) responsible for facilitating BID service delivery on the district level and/or for assessing the readiness of new groups interested in exploring the possible future formation of a BID within their commercial district in the Central District.

Plans for FY 2010-14 include working with community representatives interested in exploring the possible formation of a BID and facilitating the development of policies and procedures which support an effective coordination of efforts between various City divisions (e.g. Public Works, Environmental Services, Oakland Police) and the three existing downtown BIDs.

Downtown Façade Improvement Program

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

• Painting/wall repair/cleaning • New awnings/canopies
• Renovation or repair of windows • Landscaping and exterior seating and lighting
• Rehabilitation of historic facades • Doors and storefront systems
• Improvement & removal of safety grilles • Removal & replacement of signage

The goal for FY 2010-14 is to start and/or complete 200 projects. FIP staff will continue to identify new eligible applicants and work closely with property owners during the implementation of each Façade project during implementation of the program.

Downtown Tenant Improvement Program

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

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

The goal for FY 2010-14 is to start and/or complete 150 tenant improvement projects.

Economic Development Program

The Agency is supporting the Economic Development Division's Economic Development Program to increase investment in Oakland in a way that contributes to the prosperity of businesses, provides sustainable job opportunities for Oakland residents and builds a diverse economy in Oakland. The Economic Development Division is now organized into three primary service areas: Strategic Economic Development Services, Business Services and Workforce Development Units. The program serves not only the Central District Project Area and I-880 corridor, but also other commercial areas and business districts of the city. For FY 2010-14, the Economic Development Program will focus on the following major initiatives:

- Continued implementation of the ***Citywide Retail Enhancement Strategy***
- The ***Downtown Development Strategy*** is focused on the attraction of new, financially secure and experienced investors into Oakland's downtown market.
- The ***Industry Clusters Strategy Program*** is a new program that will focus on implementation of key projects in identified targeted industry sectors: Clean & Green, Creative & Innovation Services, Trade & Logistics, Health & Life Sciences, Manufacturing & Processing, especially Specialty Food production.
- Continued implementation of the ***Oakland Business Services Strategy,*** the City and Redevelopment Agency's overall efforts to offer a coordinated, comprehensive program of business development services to Oakland's existing and new businesses. The Business Services Center has become a key component of this strategy.
- The ***Workforce Development Program*** was re-established in late 2010 and is primarily responsible for administrating the Workforce Investment Board Program and contracts.
- The ***Oakland Green Business*** activities focus on helping businesses improve their environmental performance; and attracting and expanding businesses that offer environmental products or services.

Marketing & Special Events Program

The Marketing & Special Events Program positions Oakland and the Project Area as a center for business in the Bay Area through a comprehensive marketing strategy in the following areas: image enhancement; business attraction marketing; city promotion; visitor marketing (through the Oakland Convention & Visitors Bureau contract); and film, special events and cultural arts. Major functions include creating and implementing marketing campaigns; production of marketing collateral, high-profile special events and business support activities; promoting Oakland and the Project Area at key trade shows and conventions; generating positive publicity, including business-related media coverage; providing marketing technical assistance for small businesses and key cultural attractions; and promoting Oakland and the Project Area as a prime destination for shopping, dining, arts and entertainment. Goals for FY 2010-14 include launching a comprehensive, two-year marketing campaign promoting Oakland and the Project Area as a regional center for business and the arts.

Public Safety and Police Services Program

The Agency will continue to provide targeted and enhanced police services to commercial districts in the Project Area above standard police patrol levels. The goal of the Program is to facilitate increased commercial investment and redevelopment activities in the Project Area by reducing crime and improving safety and security for property owners, businesses, workers and patrons

d. Business Rehabilitation and Modernization Program

Downtown Façade and Tenant Improvement Programs

The Agency will continue to implement the Downtown Façade Improvement Program (FIP) and the Tenant Improvement Program (TIP) as described in more detail above since these programs are essential components of the Agency's business rehabilitation and modernization program.

II. Community Enhancement

a. Public Improvements

George P. Scotlan Memorial Convention Center

In June 2010, the Redevelopment Agency and the City of Oakland entered into a 12-year sublease for the George P. Scotlan Memorial Convention Center to develop appropriate marketing strategies and a capital improvement program for the renovation and modernization of the aging facility in order to enhance its appearance, marketability and long-term economic success. The sublease authorizes lease payments of $2 million in FY 2009-10, and $2 million in FY 2010-11. In July 2010, the Agency committed $4 million to renovate the facility. The scope of the project focuses mainly on cosmetic upgrades to the property, new furniture and fixtures, and remodeled bathrooms to make them ADA accessible. Construction management for the renovation is being handled by ISC, the property management company for the Scotlan

Convention Center. Goals for FY 2010-14 include construction bidding to be completed by July 2011, permits secured in September 2011, and renovation to be completed by early 2012.

Public Parking

The Agency is developing and implementing parking optimization strategies that include administering contracts with operators for 4 public garages, two surface parking lots, the Oakland Ice Center and the George P. Scotlan Memorial Convention Center. These public parking facilities include the Franklin 88, UC Office of President, Telegraph Parking Plaza, City Center City Center Garage West and surface lots located at 2330 Webster and 2315 Valdez Street, and 490 Thomas L. Berkeley Way. The Agency may sell any of these facilities to enhance other redevelopment activities.

- **Franklin 88 -** This 135-space garage serves Chinatown and was completed in October of 2004. The garage also provides overflow parking for the adjacent Courtyard by Marriott Hotel per a parking license agreement with the Agency. In 2010, Agency staff, in cooperation with the Home Owners Association at Franklin 88 hired Pacific Park Management to lease the facility. This new management company has improved the financial performance of the garage and eliminated the need for Agency subsidies. Plans for FY 2010-14 include administration of the parking operation agreement, and working with the operator and the home owners association on further improving the performance of this Agency asset.

- **City Center Garage West -** This garage continues to provide parking for offices and commercial tenants and workers in the City Center area, including workers in the Federal Building, the State Building, the City Administration Complex, Preservation Park and many other buildings near City Center. During FY 2010-2014, the Agency plans to continue to enhance parking operations and improve the financial performance of the garage.

- **UC Office of President Parking Operations -** The Agency owns and operates public parking in the UCOP Building at 11th, 12th and Franklin Streets. It is anticipated that this public parking garage will generate approximately $320,000 per year in gross income during FY 2011-13. The garage is expected to operate without a subsidy in FY 2010-14. The Agency is under contract with SKS Broadway LLC to sell the garage once SKS has commenced construction of the Key System project currently scheduled for 2013.

- **Telegraph Parking Plaza -** The Agency acquired Telegraph Parking Plaza from the City during FY 2008-09. During FY 2011-13 the Agency will analyze the need for capital improvements at the garage and work with the Parking Division to issue a Request for Proposals for a new operator to improve the financial performance of the facility. The garage generated approximately $470,000 in gross revenues per year during FY 2009-11. Plans for 2010-14 include evaluation to upgrade or replace garage with mixed-use project.

- **2330 Webster and 2315 Valdez Street –** The Agency acquired the surface lot in 2010 as part of the site assembly for the implementation of the Broadway Retail Strategy. During FY 2010-14, the Agency will evaluate future development of the site into a mixed-use project that includes a significant parking component in support of the Broadway Retail Strategy.

Touraine Hotel/Henry J. Robinson Multi-Service Center

The Henry J. Robinson Multi-Service Center (HRMSC) provides economic benefits to disadvantaged persons living within or near the Project Area by operating major supportive housing services to eliminate homelessness for struggling families through the provision of a two-year transitional housing program, an emergency shelter and drop-in services for the homeless population in Oakland. The HRMSC provides transitional housing for up to 54 families at a time, and gives homeless individuals the opportunity to stabilize their lives while completing, through case management, the necessary work needed to become productive citizens. The Center also provides 8 emergency housing units, a drop-in center, and an award-winning program for children. The programs at the HRMSC are funded by grants, with the Department of Housing and Urban Development (HUD) funding the Supportive Housing Program at the Center. The Redevelopment Agency receives income from leasing the Center, and the funds are utilized for capital improvements and maintenance repairs at the facility.

The housing and services provided at the HRMSC feed into the City of Oakland's Permanent Access To Housing (PATH) Strategy to end homelessness in Oakland. Major accomplishments at the HRMSC during the 2009/10 program year included the provision of transitional housing and other supportive housing services for 67 families with 101 children, emergency shelter for 349 adults and children for 8,552 bed nights. 39 families exited the program and moved into permanent housing. 10 families secured other transitional housing.

For FY 2010-14, based on past performance, it is anticipated that 75% of all program participants who come in from the streets or from shelters will move into transitional housing and improve their residential stability, 100% of program participants will take part in skill development programs (vocational training, educational enrollment, life skills and money management), and 75 percent of all participants will increase their personal skills in the areas of budget management, decision-making and problem solving.

b. Circulation, Street Improvements and Streetscapes

Basement Backfill and Repair Program

The Central District Basement Backfill and Repair Program ("BBRP") is a program that was initiated by the Agency in 2008 to assist private property owners with the repair of their deteriorated sub-sidewalk basement spaces in specific areas of the Project Area. The purpose of this program is to correct the problems associated with these deteriorated basements –such as leaking and rusted elevator access doors, deteriorated structural elements, rusted rebar, and leaking skylights and sidewalk grilles – so that the Agency can proceed with construction of several streetscape projects included in the Downtown Streetscape Master Plan. Plans for 2010-14 include: Executing engineering contracts; completing designs; obtaining building permits; engineering utilities; and completing construction of the improvements.

Downtown Streetscape Master Plan

The Streetscape Master Plan calls for the construction of various public improvements to complement existing and future redevelopment projects, and to attract new public and private investment into the Project Area. The recommendations of the Streetscape Master Plan were guided by the objective of improving the appearance of selected sub-areas of the Project Area. The planned improvements will achieve this goal by creating a definite sense of place, clear gateways, emphatic focal points and an attractive physical design. The improvements consist of repair and/or restoration of existing pavement, widening existing sidewalks, constructing pedestrian bulb-outs, introducing new landscaping such as street trees, improving signage and striping, installing new lighting, modifying existing traffic lane patterns, and creating bicycle lanes. Agency funds for the implementation of the Streetscape Master Plan are complemented with local Alameda County Transportation Improvement Authority Measure B grant funding, local Alameda County Congestion Management Agency grant funding, and state grant funding via a voter-approved Proposition 1C bond measure. During 2004-5 through 2008-9, 100% plans, specifications and cost estimates were completed for the following projects: Broadway Phase II and III, Latham Square, Telegraph Avenue, Telegraph Phase One, Old Oakland, 11th Street and Broadway-West Grand. Construction was completed for the following projects: Broadway Phase II and III (Broadway 12th to 20th), Telegraph Phase One (the west side of Telegraph Avenue from 18th Street to 20th St., 11th Street between Broadway and Clay Street, Broadway-West Grand (Broadway from West Grand to 24th Street). Plans for 2009-10 through 2013-14 include completing design and construction of the Old Oakland Streetscape Improvement Project, the Telegraph Avenue Streetscape Improvements, and Latham Square.

c. Recreational, Entertainment, Cultural and Arts Facilities and Improvements

Marketing & Special Events Program

The Marketing & Special Events Program promotes Oakland by organizing key cultural attractions, such as the on-going production of the annual Art & Soul festival which attracts 50,000 visitors to the Central District and generates extensive positive publicity. Plans for FY 2010-15 include continued production of the Art & soul festival, the Oakland Marathon and other cultural events.

Oakland Ice Center

The Oakland Ice Center (OIC) supports the Agency's redevelopment efforts in the Uptown Area by providing a recreational ice skating facility that attracts families to this part of downtown Oakland, especially on evenings and weekends. The OIC contributes to the establishment of the Uptown Area as a cultural and entertainment center. The facility has been managed by San Jose Arena Management (SJAM) since 2007. Since then, SJAM has substantially improved the

financial performance of and community involvement at the OIC. In 2010, the Agency negotiated a 5-year extension of SJAM's contract. SJAM has noticeably increased the ethnic, gender, and economic diversity of OIC patrons and within the various skating program. The Agency also negotiated and entered into a ground lease with SJAM to improve and operate an existing surface parking lot next to the OIC. This parking lot will satisfy a demand for off-street parking next to the OIC as voiced by many of its patrons. Plans for 2010-14 include continued facility upgrades and to present a diverse program to Oakland residents and the public at large.
Fox Theater Management

The Fox Theater was vacant for many years and represented a blighting influence on the surrounding area. The Fox Theater Master Plan called for the renovation and adaptive reuse of a major historic landmark in downtown Oakland into a performing arts center and educational facility for the Oakland School for the Arts. Project construction commenced in September of 2006 and was completed in February of 2009. Another Planet Entertainment manages the facility, which includes the nightclub "Den". The Fox has become the most popular concert venue in the Bay Area. Accomplishments for FY 2009-11 include execution of a lease with "Rudy Can't Fail", a late night bar and restaurant, which will occupy the last vacant retail space in the building. Plans for FY 2010-14 include continued build-out and opening of the new restaurant and continued support of the Agency-established non-profit public benefit corporation, Fox Oakland Theater which oversees the management of the theater.

Public Art Program

The Agency's Public Art Program allocates 1.5 percent of Agency capital construction project funding for the commissioning of public artwork. Agency funds will be used for artwork that is part of the Agency's Streetscape Improvement projects and for public art installations on publicly-owned properties. Plans for 2010-14 include the following:

- ***BART Entrance at 17th Street*** **-** Staff has worked with BART and a visual artist on an installation at the 17th Street BART entrance that will complement the surrounding Uptown Arts and Entertainment District. During FY 2009-11, staff selected the artist, obtained approval from BART and the Public Art Advisory Committee and started work on the design of the piece. Completion of the project is scheduled for August 2012.

- ***Uptown Parcel 4*** **-** Temporary Rotating Art Display: Staff plans to use the perimeter of the future development site at 1911 Telegraph as a temporary location for a rotating art display showcasing the works of local artist. During FY 2009-11, staff secured a $200,000 grant from the National Endowment for the Arts for this project. Staff also hired an architect to design the art display area along 19th Street, Telegraph and Henry J. Kaiser Memorial Park. Plans for 2011-13 include final design, construction and opening of the display space in the winter of 2011. The Public Art Program will commission new work, both permanent and temporary, for this site. A Request for Qualifications for artists will be released in spring 2011 with a 12-month timeline to commission and fabricate new projects for debut at Parcel 4. Existing artwork will also be placed on site supported by stipends paid to the artists. Exhibitions will be rotated on a staggered basis every six to twelve months, so that the display is frequently refreshed for viewers.

Public Parks and Facilities

As the population in the Central District is growing and public use of parks and facilities is increasing, there is a need to address deferred maintenance issues at certain public parks and facilities within the Project Area. As a result, in FY 2009-2011 the Agency made available $3 million in grants to improve the following parks and public facilities. Plans for FY 2010-14 include the following projects:

- **Chinese Garden Park (7th and Harrison Streets) -** Improvements to the Chinese Garden Park include repairs to pathways, concrete pad at the pavilion, re-soding of the lawn, tree planting and irrigation systems. Construction was completed in March 2010.
- **Henry J. Kaiser Memorial Park -** The Agency, with financial assistance from the City, worked with Forest City to create Henry J. Kaiser Memorial Park, a new 25,000 square-foot public park in the Uptown area. The park was completed in October of 2008. In 2010, the Agency provided a grant not to exceed $182,000 to the Oakland Chamber of Commerce Foundation to pay toward the cost of installing the sculptural monument titled "Remember Them: Champions for Humanity" by Mario Chiodo. Completion and installation of at least 3 components of the sculpture at the Park is anticipated to occur in September of 2011.
- **Jefferson Square Park (618 Jefferson Street) -** Jefferson Park was subject to a major renovation to upgrade its tot lot, add a new dog park with separate areas for small and large dogs, relocate an existing full-sized basketball court, and complete general landscaping improvements. Construction started in 2010 and was completed in November 2010. In 2011, installation of historical marker panels and ADA parking will be completed.
- **Lincoln Square Park (261-11th Street**) **–** The Lincoln Square Park modernization project will provide a new synthetic turf field connecting the park to the adjacent Lincoln Elementary School as well as landscaping and irrigation, fencing, game tables, benches, site lighting and ornamental walls. The project adds approximately 1/3 acre of developed open space to the existing park. The school, as well as four day-care centers and two Head Start Programs use Lincoln Square Park as additional play area. The contract for the work has been bided and awarded. Start of construction occurred in March 2011 with a completion date of late July 2011.
- **Malonga Casquelourd Art Center Rehabilitation -** The Agency is providing funding assistance toward the rehabilitation of the Malonga Casquelourd Art Center. Plans for 2010-14 include completion of the work in the spring of 2012.

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

The Agency proposes to continue to focus its activities in the next three to five years on eliminating physical and economic blight conditions through the construction of public improvements and utilities, and assisting the private sector in developing vacant and/or underutilized properties. It is the Agency's intent that the Implementation Plan as proposed will encourage further private sector investment in both commercial and residential designated areas.

The Agency will focus on three categories of activities in order to eliminate blight in the Central District. These are:

1. Assemble blighted and underutilized properties into sites suitable for new development. Such land assembly would likely take place in response to property owner, developer or Agency-initiated efforts to assemble property needed for the expansion of existing uses or for the creation of sites suitable of development for new uses. Through an Owner Participation Agreement ("OPA') or Disposition and Development Agreement ("DDA"), the Agency may provide land write-downs or may grant or loan money to assist new retail, commercial, housing, and entertainment development, or facilitate the expansion of existing facilities. Projects that include this activity could be located within the Upper Broadway Retail Strategy area or Victory Court. The Agency may use its power of eminent domain during the implementation of these projects and programs.

2. Supply low cost loans, grants, subsidies and directly improve blighted structures, including the Fox Theater, the Uptown Project, the Façade Programs, the Downtown Historic Façade Program and the Downtown Tenant Improvement Program. By eliminating physical deterioration, and improving the substandard or functionally obsolescent condition of retail and commercial buildings, more businesses will be attracted to the area, which will improve retail sales, property values and property taxes. The increased business activity should attract new patrons to the Project Area.

3. Provide infrastructure improvements covering a variety of public works projects ranging from installation of utilities, traffic capacity projects, mass-transit improvements, parking facilities, new streets, under grounding overhead distribution and communication lines, storm drainage and sanitary sewers, bridges and under- or over-crossings, flood control improvements, pedestrian and bicycle friendly areas, traffic calming, and freeway noise walls. This may also include streetscape projects including construction of new curbs, gutters and sidewalks; planting street trees and shrubs; constructing both decorative and handicapped accessible crosswalks; constructing new medians with landscaping; adding visual and safety improvements to existing medians; installing street furniture, such as trash receptacles and newspaper racks; and improving area lighting by increasing the number of luminaries, increasing the wattage of individual streetlights or adding pedestrian streetlights.

Improving the infrastructure will help to attract development to the Project Area by eliminating costs that might otherwise be born by the private sector. This should help to increase building activity and improve property values. Furthermore, public improvements such as parking structures will improve the viability of commercial property, helping to compensate for individual property site deficiencies, and lighting improvements will create a safer environment in which to shop and reduce graffiti. The proposed Agency programs for these activities include the Streetscape Master Plan, including Streetscape Improvements in Uptown, Old Oakland/ Chinatown and Lower Broadway, the Broadway Improvement Program, Victory Court, and the continued operation and possible new construction of public parking facilities.

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

A. 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)).

For pre-1976 plans that adopt a 10-year time extension amendment under SB 211, the area production requirements become applicable and must be applied prospectively to new and substantially rehabilitated dwellings for which building permits are issued on or after the effective date of the time extension amendment (Sections 33333.10(i) and 33413(d)(1)).

- 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).

  For agencies that adopt a 10-year time extension amendment under SB 211, beginning the first fiscal year commencing after the adoption of such amendment, the agency is required to set aside at least 30 percent of tax increment revenues into the low and moderate income housing fund (Section 33333.10(g)(1)).

- The law requires the proportional expenditure of these housing funds on moderate, low, and very-low income housing (Section 33334.4). For agencies that have adopted an SB 211 time extension amendment, the proportionality requirements change after amendment adoption and again after the original plan time limit for receipt of tax increment revenues is reached (Section 33333.10(f)).

- 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 households 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 33490(a)(4)).

B. 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 Central District Project Area are discussed below:

a. Replacement Housing Obligation

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 and no need to identify potential locations for replacement dwellings.

b. Housing Production Obligation

Because the Redevelopment Plan was adopted prior to 1976, the Agency was not required to comply with the housing unit area production requirement of the CRL Section 33413(b) prior to the 10-year SB 211 time extension amendment.

Beginning on the date of approval of the 17th Amendment to the Plan adopting the SB 211 time extension, the Central District is required to meet the affordable housing area production requirement for new and substantially rehabilitated dwelling units for which building permits are issued on or after the date of the Amendment.

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 the 30% area production requirement of the CRL.

The Agency anticipates some continued private, unassisted and assisted development of housing in the Central District. As a result, following the date of adoption of the 17^{th} Amendment, the Agency will need to create low and moderate housing in order to comply with the provisions of subparagraph (2) of Section 33413(b). Subparagraph (2) requires that 15 percent (15%) of all housing developed in the Project Area (inclusive of restricted units) be low-mod income 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 the anticipated housing development activity in the Project Area is presented below.

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

The Agency estimates that between the date of the time extension amendment and 2021, as many as 2,109 units of housing may be newly constructed, substantially rehabilitated, or acquired with affordability covenants.

Central District Project Area
Projected Housing Production, 2011 – 2021

				Affordability Level			
Project Name	**Units**	**Type**	**Year Completed**	**Very Low**	**Low**	**Mod**	**Above Mod**
1538 Broadway	69	TBD	TBD				69
17th & Broadway (aka 1640 Broadway Mixed Use Project)	254	TBD	TBD				254
1701 Martin Luther King Jr. Way	12	TBD	TBD				12
188 11th Street	287	TBD	TBD				287
2538 Telegraph Avenue	97	TBD	TBD				97
377 2nd Street	96	TBD	TBD				96
459 23rd Street	70	TBD	TBD				70
528 Thomas L. Berkley Way	18	TBD	TBD				18/
6th and Oak Apartments	70	TBD	TBD	69			1
630 Webster Street	27	TBD	TBD				27
632 14th Street	40	TBD	TBD				40
Broadway West Grand (aka Negherbon Mixed Use Project, Broadway Grand Phase 2)	367	TBD	TBD				367
Domain at Alta (formerly City Walk)	264	TBD	TBD				264
Harrison Senior Apartments	74	Senior	TBD	73			1
Harrison Towers	98	TBD	TBD				98
Jackson Center Two (235 12th Street)	110	TBD	TBD				110
Jefferson Oaks Apartments	102	TBD	TBD	101			1
Victory Place (aka 1417-1431 Jefferson Street)	54	TBD	TBD				54
Total	**2,109**			**243**			**1,866**

d. Estimated Number of Units Required for Housing Production Obligation

If the allowed 2,109 units are built during this Implementation Plan period, this would generate a housing production obligation of at least 317 units affordable to very-low, low or moderate income households. Of these, at least 127 units would be required to be affordable to and restricted for occupancy by very-low income households.

e. How the Housing Production Obligation Will be Met

As noted in section d above, if all projected housing units are built, there will be approximately 317 units of low- and moderate income units (inclusive of that total, 127 units would be required for occupancy by very-low income households) that need to be constructed. To the extent there is a deficit of affordable units constructed, the Agency will identify projects and if necessary provide financial assistance to ensure that the required number of low- and moderate-income units are developed or otherwise made available.

Central District Project Area
Affordable Unit Production Requirements Based on Completed/Underway Projects

	Total	Total Affordable[a]	VLI Only
Total Units Completed/Underway	2,109	243	243
Less Required Affordable Units (15% total, 6% VLI)		317	127
Surplus/(Deficit)		**(74)**	**116**

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

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 five percent (5%) increase has been used to make State-mandated payments to the Supplemental Educational Revenue Augmentation Fund if that requirement survives a pending legal challenge.

Starting in fiscal year 2012-2013 (i.e., the first fiscal year commencing after the date of adoption of the 17th Amendment), the Agency must deposit at least 30 percent of all tax increment from the Central District into the Housing Fund.

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. The proportionality requirement went into effect on January 1, 2002 and must be met every ten years. For plans adopted prior to 1994, the initial compliance period is actually from January 1, 2002 through December 31, 2014 (CRL Section 66490(a)(2)(A)(iii)), and for ten year periods thereafter. These tests do not have to be met on an annual basis.

Starting on the date of the SB211 plan amendment in 2011, the proportionality requirements will change. Following are how those expenditures will be made.

1. 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:

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 and expend its funds in such a way that these percentages are met over the period from January 1, 2002 through December 31, 2014 (CRL Section 33490(a)(2)(A)(iii)). 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.

2. SB 211 Moderate Income Housing Expenditures

Redevelopment law requires that this implementation plan address SB 211 requirements for a plan amendment that extend an area's time limit (CRL Section 33490(a)(2)(A)). This provision has two rules that impact the use of funds for low-mod housing development. The first rule states that from the date of adoption of the plan amendment to the former deadline for the receipt of tax increment, the agency may only spend 15% of the housing tax increment on moderate income housing. In addition, those moderate income units must be a part of a project that has at least 49% of the units affordable to very low- or low-income households. An exception to this rule is if an additional 5% of the amount deposited in the low-mod housing fund is used for moderate income housing, then, at minimum, a comparable amount must be spent on housing affordable to extremely low-income households (CRL Section 33333.10(f)(2)). The second rule requires that during the ten year extended period for receipt of tax increment revenue under the plan amendment, an agency may spend low mod housing fund monies during a five year sub-period for moderate income housing production only in an amount lesser of (1) the amount spent on extremely low-income housing, or (2) 15% of the amount deposited in the low-mod housing fund during a five year period. Not that the agency cannot make expenditures to assist production of moderate-income housing units than the number of extremely low-income housing units (CRL Section 33333.10(f)(1)).

3. 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 low income population under age 65 bears to the total number of low income households in the City as reported in the most recent census of the United States Census Bureau. According to the U.S. Department of Housing and Urban Development, 2000 CHAS Data Book, derived by the 2000 Census indicates that 82 percent of the City's low income households are under 65 years of age. As such, at least 82 percent of the Agency expenditures on affordable housing projects must be spent to assist projects that do not impose age restrictions on those households. The following summarizes the allocation of housing fund monies.

Age Category	Percentage of Funds
Senior	18% Maximum
Unrestricted	82%
Total	100.0%

The Agency will ensure that for the period beginning with the date of the SB211 plan amendment in 2011 through December 31, 2014 (CRL Section 33490(a)(2)(A)(iii)), not more than 18 percent of its expenditures on affordable housing projects are for projects exclusively serving seniors.

4. Excess Surplus

The Housing Fund is subject to CRL provisions requiring the transfer of housing funds to other housing producers in the Oakland area under certain circumstances. For example, such transfers could possibly occur if the Housing Fund had "excess surplus." Excess surplus means any unexpended and unencumbered amount in a

Project Area's 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, $71,512,217 in revenues are projected to be available over the five-year term of this Implementation Plan.

Estimate Housing Set-Aside Revenue
2009-2014
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Plan Year	Fiscal Year	Housing Set Aside
1	2009-10[2]	$11,526,000
2	2010-11[3]	$12,619,000
3	2011-12	$13,457,000
4	2012-13	$16,310,000
5	2013-14	$16,473,000
Total	2009-14	$70,385,000

[2] This number represents actual expenditures in fiscal year 2009-10. Note that in fiscal year 2009-10 the Agency deposited 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.
[3] This number represents budgeted expenditures for fiscal year 2010-11. Note that this represents approximately 22.5% of the tax increment set-aside into the Housing Funds.

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.

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 (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
6th & Oak Streets	Seniors	Underway	Central District		69			$ 3,699,656
720 E. 11th 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
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	Homeownership	multiple	Citywide	47	242	2	1	$13,451,314

Project Name	Type	Year Built	Project Area	Number of Units at Each Affordability Level (2) Very Low	Low	Moderate	Above Moderate	Agency Funding (1)
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.

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 70th St.	Homeownership	2004	Coliseum		1		
Wang Scattered Site – 1311 Campbell Street	Homeownership	2005	West Oakland		1		

* Not all of these projects received locally-controlled government assistance

Appendix G:

Description of Agency Bonds

Appendix G describes the bonds the Agency has issued to finance projects within the Project Area.

A. Statutory Requirements

CRL Section 33333.10(e)(9) requires that the Preliminary Report for a plan amendment that proposes to extend by ten years the time limits for plan effectiveness and tax increment receipt:

> *A description of each bond sold by the agency to finance or refinance the redevelopment project prior to six months before the date of adoption of the proposed amendment, and listing for each bond the amount of remaining principal, the annual payments, and the date that the bond will be paid in full.*

B. Analysis

Appendix Table G-1 summarizes the amount of remaining principal and interest, total annual payments and date each bond will be paid in full. Appendix Table G-2 provides a detailed schedule of outstanding bonds including the schedule of annual payments for each issuance.

Table G-1
Summary of Bonded Indebtedness
Central District Plan Amendment 2010-11

Bond Series	Remaining Principal	Remaining Interest	Total Outstanding Indebtedness	Year of Last Payment
Senior Bonds Series 1992	$ 24,465,000	$ 3,466,102	$ 27,931,102	FY 2013-14
Tribune Tower Restoration	$ 115,000	$ 9,875	$ 124,875	FY 2011-12
Subordinated Bonds Series 2003	$ 97,530,000	$ 33,618,269	$ 131,148,269	FY 2019-20
Subordinated Bonds Series 2005	$ 31,970,000	$ 17,955,500	$ 49,925,500	FY 2022-23
Subordinated Bonds Series 2006-T	$ 25,385,000	$ 8,294,766	$ 33,679,766	FY 2021-22
Subordinated Bonds Series 2009-T	$ 38,755,000	$ 23,363,691	$ 62,118,691	FY 2020-21

Source: Redevelopment Agency of the City of Oakland, Seifel Consulting Inc.

Table G-2
Detailed Schedule of Outstanding Bonded Indebtedness
Central District Plan Amendment 2010-11

Fiscal	Senior Bonds Series 1992 - 9611			Tribune Tower Restoration-9617			Subordinated Bonds Series 2003-9632			Subordinated Bonds Series 2005-9634			Subord Bonds Series 2006-T - 9635			Subord Bonds Series 2009-T - 9636			Total Outstanding Indebtedness		
Year	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
FY 2010-11	$ 5,565,000	$ 1,345,576	$ 6,910,576	$ 55,000	$ 6,489	$ 61,489	$ 4,720,000	$ 5,197,826	$ 9,917,826		$ 1,598,500	$ 1,598,500	$ 2,325,000	$ 1,289,147	$ 3,614,147	$ 685,000	$ 3,051,378	$ 3,736,378	$ 13,350,000	$ 12,488,916	$ 25,838,916
FY 2011-12	$ 5,925,000	$ 1,039,500	$ 6,964,500	$ 60,000	$ 3,386	$ 63,386	$ 4,945,000	$ 4,956,201	$ 9,901,201		$ 1,598,500	$ 1,598,500	$ 2,450,000	$ 1,163,755	$ 3,613,755	$ 700,000	$ 3,013,538	$ 3,713,538	$ 14,080,000	$ 11,774,880	$ 25,854,880
FY 2012-13	$ 6,295,000	$ 713,626	$ 7,008,626				$ 5,145,000	$ 4,691,088	$ 9,836,088		$ 1,598,500	$ 1,598,500	$ 2,595,000	$ 1,031,274	$ 3,626,274	$ 1,000,000	$ 2,963,850	$ 3,963,850	$ 15,035,000	$ 10,998,338	$ 26,033,338
FY 2013-14	$ 6,680,000	$ 367,400	$ 7,047,400				$ 5,395,000	$ 4,401,238	$ 9,796,238		$ 1,598,500	$ 1,598,500	$ 2,740,000	$ 891,177	$ 3,631,177	$ 1,820,000	$ 2,874,700	$ 4,694,700	$ 16,635,000	$ 10,133,015	$ 26,768,015
FY 2014-15							$ 5,665,000	$ 4,097,088	$ 9,762,088		$ 1,598,500	$ 1,598,500	$ 2,890,000	$ 743,333	$ 3,633,333	$ 2,300,000	$ 2,735,050	$ 5,035,050	$ 10,855,000	$ 9,173,971	$ 20,028,971
FY 2015-16							$ 12,840,000	$ 3,588,200	$ 16,428,200		$ 1,598,500	$ 1,598,500	$ 830,000	$ 645,646	$ 1,475,646	$ 4,000,000	$ 2,509,550	$ 6,509,550	$ 17,670,000	$ 8,341,896	$ 26,011,896
FY 2016-17							$ 13,545,000	$ 2,862,613	$ 16,407,613		$ 1,598,500	$ 1,598,500	$ 875,000	$ 600,872	$ 1,475,872	$ 5,400,000	$ 2,148,550	$ 7,548,550	$ 19,820,000	$ 7,210,535	$ 27,030,535
FY 2017-18							$ 14,290,000	$ 2,097,151	$ 16,387,151		$ 1,598,500	$ 1,598,500	$ 920,000	$ 553,004	$ 1,473,004	$ 4,850,000	$ 1,731,275	$ 6,581,275	$ 20,060,000	$ 5,979,930	$ 26,039,930
FY 2018-19							$ 15,080,000	$ 1,289,476	$ 16,369,476		$ 1,598,500	$ 1,598,500	$ 965,000	$ 502,006	$ 1,467,006	$ 5,760,000	$ 1,285,200	$ 7,045,200	$ 21,805,000	$ 4,675,182	$ 26,480,182
FY 2019-20							$ 15,905,000	$ 437,388	$ 16,342,388		$ 1,598,500	$ 1,598,500	$ 1,020,000	$ 448,301	$ 1,468,301	$ 6,000,000	$ 785,400	$ 6,785,400	$ 22,925,000	$ 3,269,589	$ 26,194,589
FY 2020-21										$ 12,870,000	$ 1,276,750	$ 14,146,750	$ 3,785,000	$ 318,302	$ 4,103,302	$ 6,240,000	$ 265,200	$ 6,505,200	$ 22,895,000	$ 1,860,252	$ 24,755,252
FY 2021-22										$ 14,775,000	$ 585,625	$ 15,360,625	$ 3,990,000	$ 107,949	$ 4,097,949				$ 18,765,000	$ 693,574	$ 19,458,574
FY 2022-23										$ 4,325,000	$ 108,125	$ 4,433,125							$ 4,325,000	$ 108,125	$ 4,433,125
FY 2023-24																					
FY 2024-25																					
Total	**$ 24,465,000**	**$ 3,466,102**	**$ 27,931,102**	**$ 115,000**	**$ 9,875**	**$ 124,875**	**$ 97,530,000**	**$ 33,618,269**	**$ 131,148,269**	**$ 31,970,000**	**$ 17,955,500**	**$ 49,925,500**	**$ 25,385,000**	**$ 8,294,766**	**$ 33,679,766**	**$ 38,755,000**	**$ 23,363,691**	**$ 62,118,691**	**$ 218,220,000**	**$ 86,708,203**	**$ 304,928,203**

Source: Redevelopment Agency of the City of Oakland and Seifel Consulting Inc.