

OAKLAND REDEVELOPMENT AGENCY

A Background

Established: October 10, 1956

Dissolved: February 1, 2012

REDEFINING BROADWAY OUTLINE

- ◉ Background
- ◉ Redevelopment Project Areas
- ◉ Housing
- ◉ Conclusion

OAKLAND REDEVELOPMENT AGENCY BACKGROUND

- ◉ The Oakland Redevelopment Agency, created on October 10, 1956, over time managed numerous projects and programs within ten Redevelopment Project Areas, that covered over 14,510 acres, roughly 40% of the City of Oakland.
- ◉ Some of the former Redevelopment Agency's best known projects include the rehabilitation of the historic Fox Theater, the Tribune Tower, the Fruitvale Transit Village, the Airport Gateway, Amtrak Platform, Lion's Creek Crossing, the Marriott Hotel and the Oakland Convention Center, City Center and the Uptown Arts & Entertainment District.
- ◉ The Redevelopment Agency was also responsible for hundreds of neighborhood infrastructure, business and property improvements and helped in the development of thousands of affordable housing units.

REDEVELOPMENT PROJECT AREAS

The Oakland
Redevelopment Agency
oversaw the
redevelopment of ten
redevelopment project
areas during its
tenure.

Redevelopment
covered over 14,510
acres, roughly 40% of
the City of Oakland.



ACORN & STANFORD ADELINE PROJECT AREAS



Acorn

Established: 1965

Size: 24.55 acres

Accomplishments:

Jack London Gateway



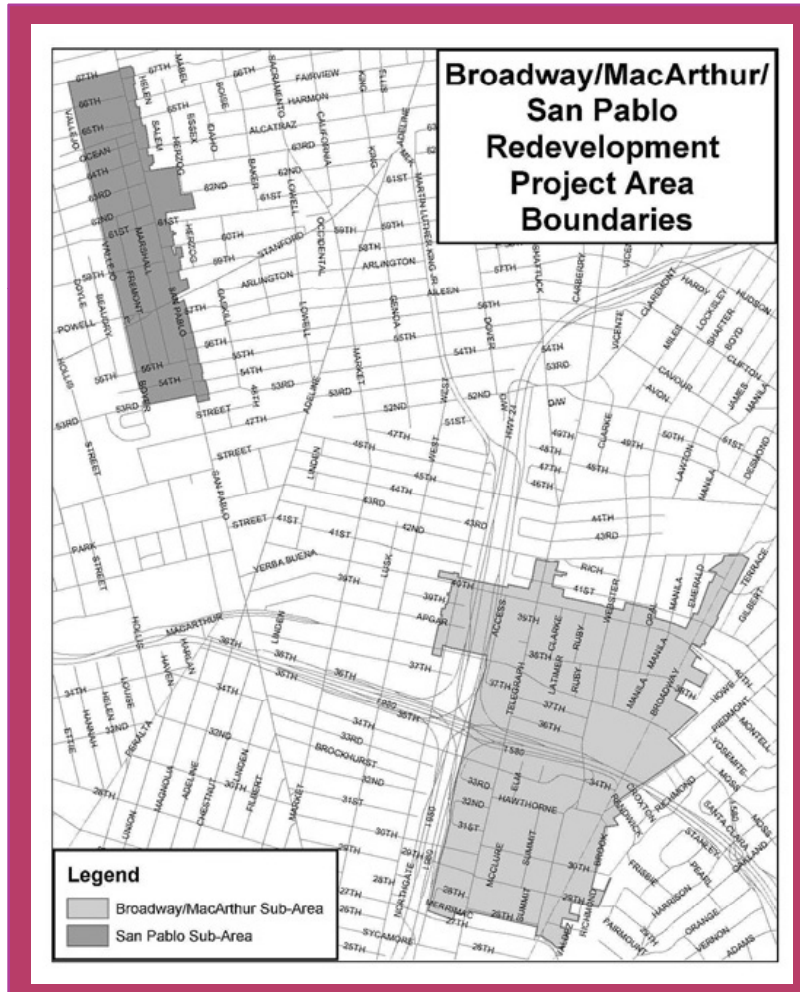
Stanford/Adeline

Established: 1973

Accomplishments:

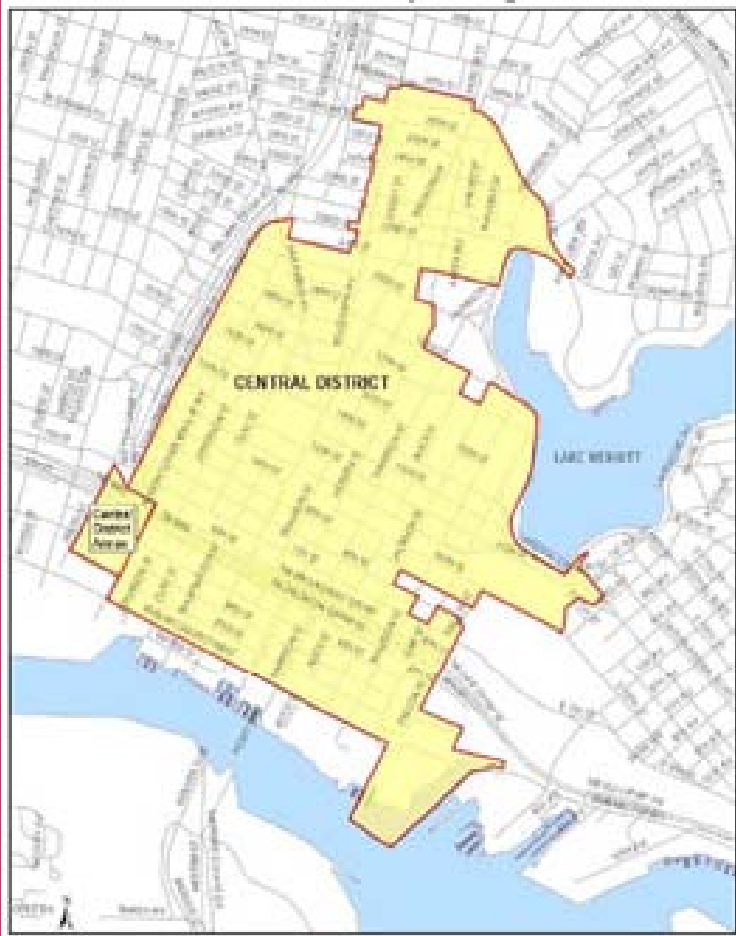
Open space development/
street realignment

BROADWAY/MACARTHUR/ SAN PABLO PROJECT AREA



- ◉ Established:
2000, amended 2007
- ◉ Size:
676 acres
- ◉ Project Area Committee: Yes
- ◉ Accomplishments
 - 40th Street - Streetscape Project
- ◉ Major Projects
 - MacArthur BART Transit Village

CENTRAL DISTRICT PROJECT AREA



- ◉ **Established:**
1969, last amended 2012
- ◉ **Size:**
827 acres
- ◉ **Accomplishments**
 - 10K Downtown Housing Initiative
 - Fox Theater
 - Fox Courts
 - Oakland Ice Center
 - City Center
 - Oakland Convention Center
- ◉ **Major Projects**
 - 1800 San Pablo
 - Broadway/Valdez Specific Plan

CENTRAL CITY EAST PROJECT AREA



- ◉ **Established:**
2003, amended 2007
- ◉ **Size:**
3,400 acres
- ◉ **Accomplishments**
 - Foothill Plaza Apartments
 - Fire Station 18
 - Fremont Pool
 - The Orchards
- ◉ **Major Projects**
 - Foothill/Seminary

COLISEUM PROJECT AREA



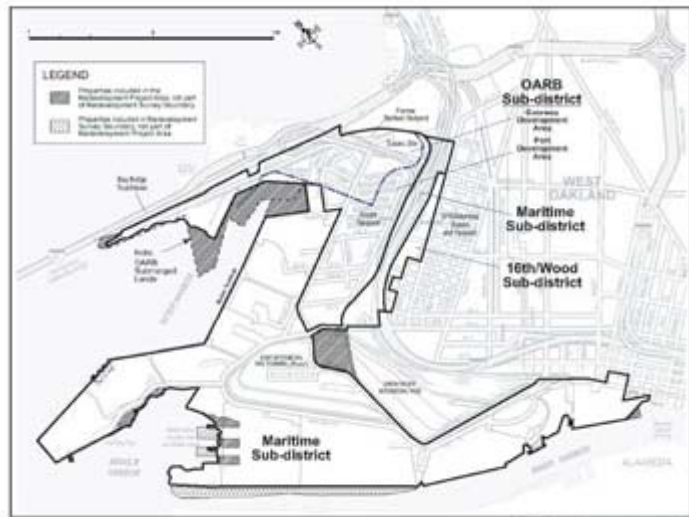
- Established:
1995, amended 2009
- Size:
6,764 acres
- Accomplishments
 - Fruitvale BART Transit Village
 - Lion Creek Crossing
 - Hegenberger Gateway Shopping Center
 - 81st Avenue Branch Public Library
 - East Oakland Sports Complex
- Major Projects
 - Coliseum BART Transit Village
 - Hill Elmhurst Plaza
 - Oakland Airport Connector

OAK KNOLL PROJECT AREA



- ◉ **Established:**
1998, merged with CCE in 2006
- ◉ **Size:**
183 acres - 5.45 acres City-owned; 167 acres owned by SunCal
- ◉ **Accomplishments:** Demolition of old buildings throughout the property, including the old Naval Hospital
- ◉ **Status:** In November 2008, SunCal Oak Knoll, LLC filed for bankruptcy. Agency staff and City officials have maintained contact with the developer with the hope of someday resuming the entitlement and development process of this highly valued property.

OAKLAND ARMY BASE PROJECT AREA



OARB Area Redevelopment EIR
Figure 3-2 OARB Redevelopment Project Area
April 2002

- ◉ Established:
2000, amended 2005
- ◉ Size:
1,800 acres
- ◉ Accomplishments
 - Remediation Action Plan completed
- ◉ Status: The Office of Neighborhood Investment, with the Port and ABM/CCG, is supporting development of the former Army Base by improving infrastructure, remediating environmental hazards and improving housing in the Wood Street area.

WEST OAKLAND PROJECT AREA



- ◉ **Established:**
2003, Amended 2010
- ◉ **Size:**
1,565 acres
- ◉ **Accomplishments:**
 - Raimondi Park - Phase I
 - Grove Shafter Dog Park
 - 7th Street Streetscape
- ◉ **Major Projects**
 - Peralta/MLK Jr. Way Streetscape
 - West Oakland Specific Plan
 - West Oakland Teen Center

HOUSING



Photos courtesy of DB+P and Brian Rose

- ◉ Established: 1988-89
- ◉ Background: The Redevelopment Agency's low and moderate income housing program consisted of the use of the 25% set-aside funds for various housing projects and programs which provide for the construction of affordable housing and expansion of first-time homeownership opportunities
- ◉ Accomplishments:
 - 73 completed affordable projects currently in the monitoring portfolio
 - 40 projects with 1,792 affordable units currently in the pipeline for development

MAJOR LOW/MOD HOUSING PROJECTS

Housing Development	Redevelopment Area
Fox Courts	Central District
Ironhorse	Oakland Army Base
Lions Creek Crossing	Coliseum
Jack London Gateway	Acorn
Mandela Gateway	West Oakland
Orchards	Central City East
Saint Josephs	Coliseum
Tassafaronga/Kinsell Commons	Coliseum
14 th and Madison	Central District

REVENUE

Former Oakland Redevelopment Agency Tax Increment Revenue

Project Area	FY 2007-08 Actual	FY 2008-09 Actual	FY 2009-10 Actual	FY 2010-11 Actual
Acorn	1,231,926	1,277,763	1,417,075	1,299,293
Broadway/MacArthur/San Pablo	5,251,660	5,878,303	5,051,841	5,040,478
Central City East	22,024,389	23,061,010	11,629,500	10,367,024
Central District	48,666,231	51,457,896	57,630,237	52,024,158
Coliseum	30,590,067	33,180,359	26,918,746	24,846,595
Oak Knoll	9,128	1,993,973	1,351,316	1,341,798
Oakland Army Base	5,806,089	5,189,753	6,097,510	9,769,160
Stanford/Adeline	164,205	169,756	(9,436)	-
West Oakland	8,040,976	8,539,236	5,720,660	5,010,561
Total	121,784,671	130,748,048	115,807,447	109,699,067

REDEVELOPMENT DEBT

Summary of Debt Outstanding

	Final Maturity	Outstanding Amount	DS Payment (9/1/12)	DS Payment (3/1/13)
Tax-Exempt Bond Issue				
1992 Central District (due: Aug/Feb)	2/1/2014	\$ 18,900,000.00	\$ 356,812.50	\$ 6,651,812.50
2003 Central District	9/1/2019	\$ 87,865,000.00	\$ 7,561,287.50	\$ 2,274,800.00
2005 Central District	9/1/2022	\$ 31,970,000.00	\$ 799,250.00	\$ 799,250.00
2006A-TE Central City East	9/1/2036	\$ 13,780,000.00	\$ 344,500.00	\$ 344,500.00
2006B-TE Coliseum	9/1/2036	\$ 26,290,000.00	\$ 1,168,562.50	\$ 622,862.50
2006C-TE Broadway	9/1/2036	\$ 4,945,000.00	\$ 123,625.00	\$ 123,625.00
		\$ 183,750,000.00	\$ 10,354,037.50	\$ 10,816,850.00
Taxable Bond Issue				
2006A-T Central City East	9/1/2034	\$ 56,150,000.00	\$ 2,924,025.40	\$ 1,507,710.70
2006B-T Coliseum	9/1/2035	\$ 67,430,000.00	\$ 3,231,360.15	\$ 1,820,177.03
2006C-T Broadway	9/1/2032	\$ 10,890,000.00	\$ 611,590.15	\$ 293,401.50
2006-T Central District	9/1/2021	\$ 20,610,000.00	\$ 3,144,709.20	\$ 481,564.50
2009-T Central District	9/1/2020	\$ 37,370,000.00	\$ 2,496,925.00	\$ 1,466,925.00
2010-T RZED TABs	9/1/2040	\$ 7,390,000.00	\$ 322,145.00	\$ 270,345.00
		\$ 199,840,000.00	\$ 12,730,754.90	\$ 5,840,123.73
Total Non-Housing Bonds		\$ 383,590,000.00	\$ 23,084,792.40	\$ 16,656,973.73

HOUSING DEBT

Housing Bond Debt Outstanding

2006A Housing	9/1/2018	\$	2,195,000.00	\$	54,875.00	\$	54,875.00
2006A-T Housing	9/1/2036	\$	76,700,000.00	\$	5,202,548.75	\$	2,112,663.35
2011A-T Housing	9/1/2041	\$	46,980,000.00	\$	2,777,368.75	\$	1,913,556.25
2000 Housing (Matured)	9/1/2010	\$	-				
Total Housing Bonds			\$ 125,875,000.00	\$	8,034,792.50	\$	4,081,094.60

FINAL SUMMARY