COMMUNITY AND ECONOMIC AGENCY

MISSION STATEMENT

Produce sustainable development that embraces the three principles of environment, economy and equity to residents, workers, businesses and property owners through the implementation of projects, programs and the provision of services in order to improve the physical landscape and economic environment of the Oakland Community.

BUSINESS GOALS

- Enhance existing revenue streams through economic development, better technology, information, and registration of vendors resulting in increased sales tax, property tax, business license tax and building permit fees; incorporate public improvements or impact fees on new development; leverage existing resources by seeking grants and enhancing volunteerism and sponsorship opportunities.
- Build on the new residential housing successes by continuing to attract new residents, focusing efforts on retail and mixed use projects Promote sustainable development through green building practices, economic development strategies, education, community participation, smart growth, and recycling efforts..
- Leverage redevelopment and development activities through coordination with other departments' programs and projects; facilitate redevelopment through strategic planning and public/private partnerships, while balancing competing demands for housing, industrial, and retail uses, including completing the revisions to the City's industrial lands policies.
- Enable Oakland residents to live and work in the City through the delivery of business services that create and retain quality jobs and through the delivery of workforce development programs that improve the skills and employability of youths and adults.
- Build on the new residential housing successes by continuing to attract new residents, focusing efforts on retail and mixed use projects.
- Promote quality affordable housing citywide through rehabilitation, construction, homebuyer assistance, code enforcement, enhanced community services, and the completion of a citywide affordable housing strategy
- Continue to increase overall effectiveness of code enforcement through establishing clear priorities, fostering better coordination with City departments, and promoting high property maintenance standards with community partners.
- Provide internal and external customer service that is responsive, timely, and accurate. Streamline processes to deliver results while including appropriate community involvement. Improve communication with residential and business communities to enhance knowledge of and access to services.

SUMMARY OF HISTORICAL EXPENDITURES AND PROPOSED BUDGET BY FUND

Expenditures by Fund	FY 2010-11 Midcycle Budget	FY 2011-12 Proposed Budget	FY 2012-13 Proposed Budget
1010 General Purpose Fund (GPF)	$2,333,980	$648,375	$651,139
1710 Recycling Program	245,690	207,737	210,258
1750 Multipurpose Reserve	541,300	326,300	326,300
1770 Telecommunications Land Use	329,450	535,630	535,630
2104 Department of Commerce	16,770	-	-
2107 HUD-108	2,184,500	2,032,000	2,122,000
2108 HUD-CDBG	9,167,170	8,993,815	8,988,967
2109 HUD-Home	4,753,170	4,753,166	4,753,166
2185 Oakland Redevelopment Agency Grants	1,500,000	2,500,000	2,500,000
2195 Workforce Investment Act	5,369,220	6,126,107	6,131,774
2212 Measure B: Bicycle/Pedestrian	320	-	-
2413 Rent Adjustment Program Fund	-	1,174,734	1,160,696
2415 Development Service Fund	20,964,120	22,218,297	22,663,199
2419 Transient Occupancy Tax (TOT) Surcharge	-	325,593	325,593
3200 Golf Course	8,450	8,450	8,450
4200 Radio / Telecommunications	151,410	-	-
4450 City Facilities Energy Conservation Projects	-	8,578	8,578
5321 Measure DD: 2009B Clean Water	29,440	-	-
5505 Municipal Capital Improvement: Public Arts	281,620	271,258	274,926
7760 Grant Clearing	-	(43,098)	(43,461)
7780 Oakland Redevelopment Agency Projects (ORA)	13,725,010	15,066,478	15,382,417
TOTAL	**$61,601,620**	**$65,153,420**	**$65,999,632**
GPF Percent to Total Department	3.8%	1.0%	1.0%
GPF Percent to Citywide GPF Expenditures	0.6%	0.1%	0.1%

PRIOR REDUCTIONS

Since FY 2007-09 CEDA has reduced or transferred positions from the General Purpose Fund to the Development Services Fund (2415) and the Redevelopment Agency Fund (7780) mitigating service impacts.

PROGRAM DESCRIPTIONS

BROADWAY/MACARTHUR/SAN PABLO

Manages projects for the Oakland Redevelopment Agency's Broadway/MacArthur/San Pablo Redevelopment Project Area. This project area was adopted in July 2000 and consists of two district sub-areas. The Broadway/MacArthur sub-area incorporates Auto Row on Broadway and Telegraph Avenue between 27th and 42nd streets. The San Pablo sub-

PROGRAM DESCRIPTIONS

BROADWAY/MACARTHUR/SAN PABLO (CONT'D)

area incorporates the portion of San Pablo from 53rd to 67th streets. The objective of this program is to eliminate blight; encourage in-fill development; and support key catalyst projects, including the MacArthur Transit Village.

BUSINESS CREATION, ATTRACTION, RETENTION, & EXPANSION (B-CARES)

Consists of comprehensive business development programs to attract, retain and expand businesses and targeted industries in Oakland. Strategies include industry development services and fostering public and private economic development partnerships to bolster Oakland's competitive advantage and position in identified targeted industry cluster groups: health/life science; innovative digital media; clean & green; retail; logistics; and food production. Business assistance services include site location assistance, permitting assistance, marketing, financing and commercial lending services, technical assistance, merchant organizing and the development of business improvement districts. These services benefit consumers, employers, workforce, owners, investors, commercial brokers, property owners and developers in targeted industries and economic development opportunity areas.

CEDA DIRECTOR'S OFFICE

Provides agency oversight and support services for policy development; human resource planning; management and training; accounting; budget development; fiscal and grants management; information technology systems and support; agenda management and contract administration. Ensures that the Agency meets its obligations and complies with federal, state, and local laws including labor and public records laws, financial management, and auditing

AUTHORIZED POSITIONS BY PROGRAM

Program	FY 2010-11 Midcycle Budget FTE	FY 2011-12 Proposed Budget FTE	FY 2012-13 Proposed Budget FTE
Broadway/Macarthur/San Pablo	**2.55**	**2.50**	**2.50**
7780 - Oakland Redevelopment Agency Projects (ORA)	*2.55*	*2.50*	*2.50*
Business Creation, Attraction, Retention, & Expansion	**17.00**	**14.00**	**14.00**
1710 - Recycling Program	*1.00*	*1.00*	*1.00*
2108 - HUD-CDBG	*2.98*	*2.60*	*2.60*
2195 - Workforce Investment Act	*1.28*	*1.38*	*1.38*
7780 - Oakland Redevelopment Agency Projects (ORA)	*11.74*	*9.02*	*9.02*
Ceda Director's Office	**16.00**	**17.00**	**17.00**
2415 - Development Service Fund	*2.50*	*2.00*	*2.00*
7760 - Grant Clearing	*13.50*	*15.00*	*15.00*
Central City East	**4.99**	**4.19**	**4.19**
7780 - Oakland Redevelopment Agency Projects (ORA)	*4.99*	*4.19*	*4.19*
Coliseum	**8.65**	**8.35**	**8.35**
7780 - Oakland Redevelopment Agency Projects (ORA)	*8.65*	*8.35*	*8.35*
Commercial Lending	**3.00**	**3.00**	**3.00**
2105 - HUD-EDI Grants	*1.80*	*1.80*	*1.80*
2108 - HUD-CDBG	*0.70*	*0.70*	*0.70*
7780 - Oakland Redevelopment Agency Projects (ORA)	*0.50*	*0.50*	*0.50*
Community Development (CDBG)	**6.20**	**7.45**	**7.45**
2108 - HUD-CDBG	*6.20*	*7.45*	*7.45*
Cultural Funding Program	**1.50**	**-**	**-**
1010 - General Fund: General Purpose	*1.50*	*-*	*-*
Development Permit Inspections	**56.50**	**54.50**	**54.50**
2415 - Development Service Fund	*56.00*	*54.00*	*54.00*
7780 - Oakland Redevelopment Agency Projects (ORA)	*0.50*	*0.50*	*0.50*
Development Review/Zoning	**19.00**	**18.00**	**18.00**
2415 - Development Service Fund	*19.00*	*18.00*	*18.00*
Downtown Redevelopment	**10.91**	**10.71**	**10.71**
7780 - Oakland Redevelopment Agency Projects (ORA)	*10.91*	*10.71*	*10.71*
Engineering & Architectural Plan Approval	**25.00**	**27.00**	**27.00**
2415 - Development Service Fund	*25.00*	*27.00*	*27.00*
General Plan, Zoning Update & Strategic Analysis	**14.00**	**16.00**	**16.00**
2415 - Development Service Fund	*10.60*	*13.60*	*13.60*
4450 - City Facilities Energy Conservation Projects	*-*	*0.50*	*0.50*
7780 - Oakland Redevelopment Agency Projects (ORA)	*3.40*	*1.90*	*1.90*
Historic Preservation	**2.00**	**2.00**	**2.00**
2415 - Development Service Fund	*1.20*	*1.20*	*1.20*
7780 - Oakland Redevelopment Agency Projects (ORA)	*0.80*	*0.80*	*0.80*
Home Ownership & Rehabilitation	**21.80**	**21.45**	**21.45**
2108 - HUD-CDBG	*11.77*	*10.77*	*10.77*
2109 - HUD-Home	*0.65*	*0.65*	*0.65*
7780 - Oakland Redevelopment Agency Projects (ORA)	*9.38*	*10.03*	*10.03*
Housing Development	**16.10**	**16.20**	**16.20**
2109 - HUD-Home	*1.32*	*1.42*	*1.42*
7780 - Oakland Redevelopment Agency Projects (ORA)	*14.78*	*14.78*	*14.78*
Marketing & Special Events	**7.50**	**6.50**	**6.50**
1010 - General Fund: General Purpose	*2.00*	*1.00*	*1.00*
7780 - Oakland Redevelopment Agency Projects (ORA)	*5.50*	*5.50*	*5.50*
Oak Knoll	**1.00**	**1.00**	**1.00**
7780 - Oakland Redevelopment Agency Projects (ORA)	*1.00*	*1.00*	*1.00*
Oarb-Bay Bridge Gateway	**4.10**	**4.55**	**4.55**
7780 - Oakland Redevelopment Agency Projects (ORA)	*4.10*	*4.55*	*4.55*
Public Art Program	**2.50**	**2.00**	**2.00**
5321 - Measure DD: 2009B Clean Water,Safe Parks & Open Space Trust Fund for Oakland	*0.50*	*0.50*	*0.50*
5505 - Municipal Capital Improvement: Public Arts	*1.75*	*1.25*	*1.25*
7780 - Oakland Redevelopment Agency Projects (ORA)	*0.25*	*0.25*	*0.25*
Real Estate	**7.00**	**7.00**	**7.00**
1010 - General Fund: General Purpose	*0.28*	*0.28*	*0.28*
1770 - Telecommunications Land Use	*1.72*	*1.72*	*1.72*
7780 - Oakland Redevelopment Agency Projects (ORA)	*5.00*	*5.00*	*5.00*

PROGRAM DESCRIPTIONS

CENTRAL CITY EAST

Manages projects for the Oakland Redevelopment Agency's Central City East (CCE) Project Area. The CCE Redevelopment area was adopted on July 29, 2003. Projects include revitalizing the waterfront, commercial, and residential areas by eliminating blight, improving the physical and economic environment, and addressing the affordable housing goals of the CCE Project Area. The CCE Implementation Plan includes eight major commercial streetscape improvement projects, a Facade Improvement Program, a Tenant Improvement Program, an Opportunity Sites Program that targets the redevelopment of key parcels within transit commercial corridors, and a Homeownership Rehabilitation Program.
quality

COLISEUM

Manages projects for the Oakland Redevelopment Agency's Coliseum Project Area. The project area was adopted in July 1995 and expanded in July 1997. The program catalyzes development of underutilized properties through strategic investment in complementary transportation and infrastructure projects and through direct assistance with matching grant programs. Employing multiple approaches to abate physical and economic blight, the project area has augmented leveraged private and public investment. By improving public facilities, increasing public safety and reducing blight, the Coliseum program encourages private development projects that create and sustain industrial, commercial, and residential communities.

COMMERCIAL LENDING

Provides tools and resources for Oakland's business owners and entrepreneurs through commercial loans funded by HUD and the Oakland Redevelopment Agency. These resources promote business attraction, retention and expansion leading to the creation of jobs and economic development primarily in Oakland's low and moderate income communities and redevelopment areas. These various loan programs contribute to Oakland's economic revitalization by expanding the City's tax base by focusing

AUTHORIZED POSITIONS BY PROGRAM (CONT'D)

Program	FY 2010-11 Midcycle Budget FTE	FY 2011-12 Proposed Budget FTE	FY 2012-13 Proposed Budget FTE
Residential Rent Adjustment	**8.00**	**7.00**	**7.00**
2413 - Rent Adjustment Program Fund	*8.00*	*7.00*	*7.00*
West Oakland Redevelopment	**4.20**	**3.60**	**3.60**
7780 - Oakland Redevelopment Agency Projects (ORA)	*4.20*	*3.60*	*3.60*
Workforce Development	**4.00**	**5.00**	**5.00**
2195 - Workforce Investment Act	*4.00*	*5.00*	*5.00*
TOTAL	**263.50**	**259.00**	**259.00**

SUMMARY OF HISTORICAL EXPENDITURES AND PROPOSED BUDGET BY PROGRAM

Revenue

Program	FY 2010-11 Midcycle Budget	FY 2011-12 Proposed Budget	FY 2012-13 Proposed Budget
Business Creation, Attraction, Retention, & Expansion	$0	$444,000	$452,000
Ceda Director's Office	1,155,000	1,077,027	1,193,004
Commercial Lending	2,201,500	2,032,000	2,122,000
Community Development (CDBG)	9,109,360	9,109,357	9,109,357
Cultural Funding Program	-	214,891	214,891
Development Permit Inspections	10,824,640	10,706,971	11,040,951
Development Review/Zoning	2,194,000	2,253,002	2,258,045
Engineering & Architectural Plan Approval	8,741,000	8,741,000	8,741,000
Home Ownership & Rehabilitation	2,170,480	3,170,480	3,170,480
Housing Development	4,753,170	4,753,166	4,753,166
Marketing & Special Events	16,830	127,532	127,532
Public Art Program	-	271,490	275,155
Real Estate	4,281,820	1,473,370	1,473,370
Residential Rent Adjustment	1,890,990	1,800,000	1,800,000
Workforce Development	5,724,390	6,050,000	6,050,000
TOTAL	**$53,063,180**	**$52,224,286**	**$52,780,951**

Expenditure

Program	FY 2010-11 Midcycle Budget	FY 2011-12 Proposed Budget	FY 2012-13 Proposed Budget
Broadway/Macarthur/San Pablo	$447,180	$515,074	$472,536
Business Creation, Attraction, Retention, & Expansion	2,823,790	2,644,955	2,707,166
Ceda Director's Office	1,318,370	1,383,211	1,492,486
Central City East	984,000	898,838	911,102
Coliseum	710,290	1,561,072	1,601,132
Commercial Lending	2,626,650	2,470,119	2,564,162
Community Development (CDBG)	3,588,240	3,286,173	3,334,544
Cultural Funding Program	201,770	264,891	264,891
Development Permit Inspections	10,395,710	10,266,365	10,421,646
Development Review/Zoning	2,705,060	2,743,351	2,784,371
Downtown Redevelopment	1,818,990	1,916,089	1,961,575
Engineering & Architectural Plan Approval	4,814,290	5,340,627	5,436,510
General Plan, Zoning Update & Strategic Analysis	2,241,990	2,711,495	2,764,181
Historic Preservation	200,980	213,401	215,922
Home Ownership & Rehabilitation	6,787,590	8,308,372	8,288,592
Housing Development	7,628,280	7,660,273	7,723,562
Major Projects	(37,380)	-	-
Marketing & Special Events	1,602,910	1,512,903	1,543,305
Oak Knoll	213,970	227,220	231,029
Oarb-Bay Bridge Gateway	749,370	871,250	897,283
Public Art Program	389,150	322,743	326,893
Real Estate	2,274,390	2,307,610	2,331,147
Residential Rent Adjustment	1,305,630	1,174,734	1,160,696
West Oakland Redevelopment	640,090	770,547	785,127
Workforce Development	5,170,310	5,782,107	5,779,774
TOTAL	**$61,601,620**	**$65,153,420**	**$65,999,632**

PROGRAM DESCRIPTIONS

COMMERCIAL LENDING (CONT'D)

lending activity in the City's economic development target industries; placing low-moderate income Oakland residents into sustainable jobs created by loan recipients; leveraging private investment through participation loans; and abating blight through financing commercial and mixed-used developments. This program awards professional services contracts to Oakland's small business community and administers several City funded loan programs, lending outreach, servicing of the City's loan portfolio and recruitment for job placement.

COMMUNITY DEVELOPMENT BLOCK GRANTS

Manages and implements the City of Oakland's Community Development Block Grant (CDBG) program. The City utilizes CDBG funds to rebuild and revitalize depressed areas and sustain neighborhoods with full access to life enhancing services. CDBG program provides funding for housing, economic development and a variety of neighborhood improvement/public service projects for low and moderate income residents in the seven Community Development areas. Distribution of CDBG funds undergo an extensive citizen participation process resulting in approximately 50 contracts with non-profit organizations and several city departments for the provision of services. The CDBG program staff provides technical assistance to the seven Community Development District Boards and monitors the contracts and programs funded with CDBG funds.

CULTURAL FUNDING

Supports Oakland-based art and cultural activities that reflect the diversity of the City for the citizens and visitors to Oakland.

DEVELOPMENT PERMIT & CODE ENFORCEMENT INSPECTIONS

This program assures conformance with the California Building, Electrical, Plumbing Mechanical Codes, and the Oakland Municipal Code regulating the construction of residential and non-residential buildings and structures, public and private infrastructure, and

SIGNIFICANT CHANGES IN BUDGET AND PERFORMANCE

General Purpose Fund (GPF)	FTE	FY 2011-12 Changes	FY 2012-13 Changes
Eliminate Film Coordinator	(1.00)	($114,087)	($116,374)
Eliminate Program Analyst II, PPT	(0.50)	($51,475)	($52,507)
Eliminate Program Analyst III	(1.00)	($119,183)	($121,571)
Reduce Real Estate Operating Costs	-	($95,000)	($95,000)
Transfer In Revenue from Telecommunications Fund (1770)	-	$200,000	$200,000
ALL Other Funds	**FTE**	**FY 2011-12 Changes**	**FY 2012-13 Changes**
Transfer Out Revenue from Telecommunications Fund (1770) to GPF	-	($200,000)	($200,000)

ORGANIZATIONAL CHART BY PROGRAM

PROGRAM DESCRIPTIONS

DEVELOPMENT PERMIT & CODE ENFORCEMENT INSPECTIONS (CONT'D)

earthwork; and land use conditions. In addition, enforces the California Housing Law and the Oakland Municipal Code regulating the maintenance of buildings used for human occupancy and the surrounding property, remediation of geo-technical instabilities; land use activities on private property, and the vending of food and newspapers and the use of public telephones in the public right-of-way.

DEVELOPMENT REVIEW/ZONING

Provides information on zoning regulations and reviews proposed development applications for approximately 20,000 people seeking information or application sign-offs at the Zoning Counter. Approximately 1,200 development applications are processed each year. Development applications have doubled over the past five years and fall into three main categories: 1) major cases, which are reviewed by the Planning Commission - 10%; 2) administrative cases decided by the Zoning Administrator after public notice and comments - 40%; and 3) residential design review cases decided by staff 50%.

DOWNTOWN REDEVELOPMENT

The Downtown Development Program manages the Oakland Redevelopment Agency's Central District Redevelopment Project Area. Activities focus on attracting private investment into economically depressed areas, eliminating physical and economic blight conditions by redeveloping abandoned, unsafe or underutilized properties throughout the downtown; encouraging rehabilitation of historic buildings; building housing for all income levels, encouraging excellent urban design; investing in strategic public infrastructure projects to support existing or to attract new commercial real estate projects (office, retail/restaurants, hotels and entertainment venues). Completing the 10K Housing Initiative to attract 10,000 new residents to downtown; expanding public parking to replace surface parking lost through other redevelopment activities; implementing streetscape and public infrastructure projects; and continuing the Façade and Tenant Improvement Program to provide funding assistance to upgrade and/or reoccupy vacant and underutilized buildings and retail spaces. The program includes implementation of the Broadway Retail Strategy, as well as the operation and maintenance of the Agency-owned Oakland Ice Center, Franklin 88 garage, UCOP garage and City Center Garage West.

ENGINEERING & ARCHITECTURAL PLAN APPROVAL

This program assists builders, property owners, architects, engineers, and realtors in understanding and processing appropriate construction permits related to buildings and infrastructure with applicable state health and safety codes, regional environmental regulations, and city development and land subdivision ordinances, and provides records cataloging, archive retrieval, and interpretation services.

HISTORIC PRESERVATION

Fosters the economic vitality and quality of life in Oakland by means of education, regulations, and incentives. Activities include maintaining a library/archive and citywide database on historic properties; providing information to residents, real estate agents, developers, staff and environmental consultants about historic properties; conducting design reviews involving historic properties; and providing staff support to the Landmarks Preservation Advisory Board, which designates and reviews landmark projects. Over the past year, the program land marked two buildings; performed four major environmental reviews; completed research on 500 properties in the West Oakland Redevelopment area; and, responded to over 3,000 calls, walk-ins and e-mail inquiries about building and design.

HOME OWNERSHIP & REHABILITATION

This program provides financial and technical assistance for the purchase of homes and minor-to-substantial rehabilitation to very-low, low and moderate income persons. Counsels and educates owners and first-time homebuyers about refinancing, purchasing and maintaining homes to promote safe, healthy and accessible neighborhoods, to identify and thwart predatory lending practices, as well as, fraudulent home improvement contracting. It promotes collaboration with lenders, general contractors, code enforcement, citizens and other housing agencies to expand opportunities for all homebuyers and to provide rehabilitation construction management services which identify and correct health and safety hazards and code violations in owner-occupied homes. Priority is given to assisting seniors and disabled persons to maintain the independence and security of homeownership.

HOUSING DEVELOPMENT

This program helps implement the City and Redevelopment Agency affordable housing development programs. Staff works with for-profit and non-profit developers to revitalize neighborhoods and increase housing opportunities through new construction, substantial rehabilitation and preservation of rental and ownership housing for very low or low and moderate income households. Staff implements the City's annual Notice of Funding Availability (NOFA) process to make competitive funding awards for affordable housing projects; and monitors the City and Agency portfolio of over 75 projects to ensure proper management and maintenance and compliance with rent and income limits.

MAJOR PROJECTS & STRATEGIC PLANNING

This program manages large development projects (over 50 units or 50,000 square feet). Performs complex environmental reviews (environmental impact reports or EIRs) including EIRs for new development areas of the Redevelopment Agency and comments on EIRs for other public agencies' projects. It works closely with applicants to expedite projects to the maximum extent feasible while ensuring good quality development, sensitivity to community issues, and legal defensibility. Completes 10 to 125 new projects each year (pre-application

review and full project review), with a full caseload of active projects in various stages of review. Some of the most notable major projects include the Jack London Square, Leona Quarry, Wood Street, Uptown, Oak Knoll, MacArthur BART, and the Mandela Grand Mixed Use Project.

PROGRAM DESCRIPTIONS (CONT'D)

MARKETING & SPECIAL EVENTS

This program is designed to position Oakland as a desirable place to live, work, visit, celebrate and do business. It supports economic development, redevelopment, commercial revitalization and cultural enrichment through the production of vital tools aimed at attracting business, development and investment; creates and conveys a clear, coordinated message about Oakland when communicating to the public, target audiences, and the media; oversees all of the City's multimedia communications, including citywide and economic development marketing, special events and walking tours, graphics, the Oakland film office, and tourism/visitor marketing through administration of the Oakland Convention & Visitors Bureau contract; produces the City's flagship annual Art & Soul Festival.

OAK KNOLL

This program manages projects for the Oak Knoll Redevelopment Project Area with boundaries selected to include all of the federal lands subject to closure as part of the former Naval Medical Center Oakland, consisting of 183 acres, of which approximately 135 acres are developable. The Redevelopment Agency was conveyed 5.45 acres from the Department of the Navy, on which are 18 abandoned duplex family housing units. In March, 2006, SunCal Oak Knoll, LLC purchased 167 acres of the site from the Department of the Navy for $100,500,000. SunCal's master plan included 960 units of housing, including affordable and clustered apartments, single family units, and estate homes. The project also was to include up to 82,000 square feet of commercial retail. In October 2008, SunCal Oak Knoll, LLC filed for bankruptcy shortly following the collapse of the financial market and Lehman Brothers. Most of the more than 100 buildings on the site have been abated, but remain in place and blighted.

PUBLIC ART

This program provides oversight for the commissioning of temporary and permanent works of art throughout Oakland; maintains City's art collection and disseminates public information on all projects; consults for the development of community-generated art projects; reviews proposed gifts of art to the City.

REAL ESTATE

This program provides acquisition, disposal, property management, commercial/residential relocation, and leasing for all City of Oakland and Redevelopment Agency property. It provides real estate consultation services; conducts real estate appraisals; and acquires, manages, and disposes of City and Redevelopment Agency property. In addition, this program negotiates and monitors lease agreements with renters of City / Agency-owned property, leases property on behalf of the City/Agency, facilitates the assemblage of parcels for City / Agency projects, and advises the City Council and Redevelopment Agency of real estate aspects of major development projects.

RESIDENTIAL RENT ADJUSTMENT

This program helps maintain decent, safe, affordable, and sanitary residential rental housing in the City of Oakland by limiting rent increases, monitoring removal of rental units from the market, and limiting evictions. Administers the Rent Adjustment Ordinance, the Just Cause for Eviction Ordinance and the Ellis Act Tenant Protection Ordinance. Additional responsibilities include processing appeals of Housing Code citations and appeals of denials of relocation benefits for tenants of buildings vacated by the Code Compliance section of the Building Services Department.

WEST OAKLAND REDEVELOPMENT

This program manages projects for the West Oakland district including the West Oakland, Oak Center and Acorn Project Areas; provides funding that aids the City's efforts to stimulate commercial revitalization and local economic development; increase housing resources; funds public infrastructure investments; removes physical and economic blight throughout the district; allows the Redevelopment Agency to initiate various long-desired community revitalization activities in the West Oakland district.

WORKFORCE DEVELOPMENT

This program manages Workforce Investment Act funds, staffs the Oakland Workforce Investment Board, supports business development through the administration of Enterprise Zone program and other business services initiatives, monitors city-funded job training programs including those funded under Measure Y, develop city-wide job training initiatives and coordinates the Mayor's Summer Jobs Program.