



City of Oakland, California
Oakland Joint Powers Financing Authority &
Oakland Redevelopment Successor Agency

**Annual Continuing Disclosure Report
as of June 30, 2023**

Prepared by:
City of Oakland, Treasury Bureau
March 29, 2024

CITY OF OAKLAND, CALIFORNIA,
OAKLAND JOINT POWERS FINANCING AUTHORITY and
OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

ANNUAL CONTINUING DISCLOSURE REPORT
FISCAL YEAR 2022-2023

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1. INTRODUCTION

This Annual Continuing Disclosure Report (the “Report”), formerly referred to as the “Annual Financial Information Statement, represents the consolidated Continuing Disclosure Filing for the City of Oakland, California (the “City”), the Oakland Redevelopment Successor Agency (successor agency to the former Redevelopment Agency of the City of Oakland (the “ORSA”)), the Oakland Joint Powers Financing Authority (the “Authority”) and includes the City’s disclosure obligations in connection with bonds issued by the Oakland-Alameda County Coliseum Authority (the “OACCA”).

This Report contains information required to be provided by the City, ORSA and the Authority for the fiscal year ended June 30, 2023 (“Fiscal Year 2023”) under various continuing disclosure certificates and agreements set forth in Table 1 (referred to collectively as the “Disclosure Undertakings”). This Report is being filed with the Municipal Securities Rulemaking Board’s Electronic Municipal Market Access (“EMMA”) system pursuant to the provisions of the Disclosure Undertakings.

The following additional documents, which also contain certain information relating to the Disclosure Undertakings, are filed separately with EMMA and are hereby incorporated by reference into this Report.

1. City of Oakland Adopted Policy Budget Fiscal Year 2023 - 2025
2. City of Oakland Annual Comprehensive Financial Report for Fiscal Year Ended June 30, 2023 (the “2023 ACFR”)
3. Oakland Redevelopment Successor Agency Annual Financial Report for Fiscal Year Ended June 30, 2023
4. Oakland-Alameda County Coliseum Authority Financial Report for Fiscal Year Ended June 30, 2023
5. Continuing Disclosure Annual Reports for the City’s “2012 Limited Obligation Refunding Improvement Bonds, Reassessment District No. 99-1” and “Piedmont Pines Phase 1, Limited Obligation Refunding Bonds (Reassessment and Refunding of 2018)”, each for Fiscal Year Ended June 30, 2023. (See also Section 6 hereof).

The City is a member of the OACCA, a joint exercise of powers agency organized under the laws of the State of California. The OACCA was formed for the purpose of assisting in the financing of public capital projects, such as the Oakland-Alameda County Coliseum complex. The OACCA issued certain bonds for which the City agreed to provide the holders of such bonds certain annual financial information, which information is included in this Report.

The City, ORSA and the Authority on occasion have served as the conduit issuer for financings for which neither the City, ORSA nor the Authority is obligated with respect to the payment of debt or the provision of continuing disclosure. For continuing disclosure information regarding those conduit bonds, the appropriate conduit borrower would need to be contacted. Currently, neither the City, nor ORSA, nor the Authority have any outstanding conduit debt. Additionally, the Port of Oakland (the “Port”), a department of the City, is a separate reporting entity. No information relating to the Port or its financings has been provided in this document. Such information may be requested directly from the Port by contacting (510) 627-1100. No information obtained from the Port is incorporated herein by this reference.

Some of the information contained in this Report was obtained from sources outside the City. While the City, ORSA and the Authority believe such sources to be reliable, the accuracy and reliability of such information is not guaranteed by the City, ORSA, or the Authority. The information presented is as of the

date so indicated, and if no date is indicated, as of the date of this Report, and is subject to change. Except as may be expressly required by a Disclosure Undertaking, none of the City, ORSA or the Authority has any obligation to update any information contained in this Report. No representation is made as to the materiality of the information set forth herein. Further, no representation is made that this Report is indicative of the future financial or operating performance of the City, ORSA, or the Authority.

Additionally, the City, ORSA, or the Authority may from time to time voluntarily include information in this Report that is not required by any Disclosure Undertakings. The City, ORSA and the Authority reserve the right to amend or cease to provide such information at any time. The inclusion of any such information in this Report shall not create any obligation to update such information or to include it in any future report.

In all tables throughout this Report, numbers may not add up due to rounding.

Investors may obtain additional information about this Report from EMMA's website or inquiries may be directed to:

David Jones
Treasury Administrator
City of Oakland
150 Frank H. Ogawa Plaza, Suite 5330
Oakland, CA 94612-2093
Telephone: (510) 238-3201
E-mail: DFJones@OaklandCA.gov

Please note that the information in this Continuing Disclosure Annual Report does not constitute, or imply, any representation (i) that all of the information contained herein is material to investors, (ii) regarding any other financial, operating or other information about the City, ORSA, the Authority or any of its bonds or other obligations, (iii) that no other circumstances or events have occurred or that no other information exists concerning the City, ORSA, or the Authority or any of their respective bonds, which may have a bearing on the financial condition of the City, ORSA or the Authority, the security for any of their bonds or other securities, or an investor's decision to buy, sell or hold any such securities.

Table 1: Continuing Disclosure Certificates and Agreements

Bond Series	Original Par (\$000)	Dated Date	Final Maturity	CUSIP of Final Maturity ⁽¹⁾	Source of Undertaking	Trustee or Paying Agent
CITY OF OAKLAND						
City of Oakland General Obligation Refunding Bonds Series 2015A	\$128,895	6/2/2015	1/15/2039	672240 TC2	Continuing Disclosure Certificate, 6/2/2015	U.S. Bank LaCherie Williams (213) 615-6026
City of Oakland General Obligation Bonds Series 2017C (Measure DD)	\$26,500	1/26/2017	1/15/2047	672240 UC0	Continuing Disclosure Certificate, 1/26/2017	Wilmington Trust Chris Johnson (714) 384-4152
City of Oakland General Obligation Bonds Series 2017A-1 and 2017A-2 (Measure KK)	\$117,855	8/30/2017	1/15/2047 1/15/2035	672240 UM8 672240 VD7	Continuing Disclosure Certificate, 8/30/2017	The Bank of New York Fe Tuzon (213) 630-6240
City of Oakland General Obligation Bonds Series 2020B-1 and 2020B-2 (Measure KK)	\$184,890	2/27/2020	1/15/2050 1/15/2030	672240 WC8 672240 WN4	Continuing Disclosure Certificate, 2/27/20	U.S. Bank LaCherie Williams (213) 615-6026
City of Oakland General Obligation Refunding Bonds Series 2020	\$64,260	2/27/2020	1/15/2033	672240 XB9	Continuing Disclosure Certificate, 2/27/20	U.S. Bank LaCherie Williams (213) 615-6026
City of Oakland General Obligation Bonds Series 2022C-1 (Measure KK)	\$198,645	3/10/2022	7/15/2052	672240 YH5	Continuing Disclosure Certificate, 3/10/2022	U.S. Bank LaCherie Williams (213) 615-6026
City of Oakland General Obligation Bonds ⁽²⁾ Series 2023D (Measure KK) and 2023A-1 and 2023A-2 (Measure U)	\$153,605	10/18/2023	7/15/2053 7/15/2053 7/15/2042	672240 YN2 672240 YS1 672240 ZD3	Continuing Disclosure Certificate, 10/18/2023	U.S. Bank LaCherie Williams (213) 615-6026
City of Oakland Pension Obligation Bonds Series 2012	\$212,540	7/30/2012	12/15/2025	672319 CF5	Continuing Disclosure Certificate, 7/30/2012	The Bank of New York Fe Tuzon (213) 630-6240
City of Oakland Sewer Revenue Refunding Bonds 2014 Series A	\$40,590	3/20/2014	6/15/2029	67232N BZ0	Continuing Disclosure Agreement, 3/1/2014	The Bank of New York Fe Tuzon (213) 630-6240

⁽¹⁾ The CUSIP data provided herein is generated and managed by third party sources. While the City, ORSA and Authority believe such sources to be reliable, the City, ORSA and Authority assume no responsibility for the accuracy of the CUSIP data.

⁽²⁾ These bonds were issued after the date of this Report and are included in this Report to comply with the related Disclosure Undertaking.

Bond Series	Original Par (\$000)	Dated Date	Final Maturity	CUSIP of Final Maturity ⁽¹⁾	Source of Undertaking	Trustee or Paying Agent
CITY OF OAKLAND						
City of Oakland 2012 Limited Obligation Refunding Improvement Bonds Reassessment District No. 99-1	\$3,545	8/30/2012	9/2/2024	672277 CP3	Continuing Disclosure Certificate, 8/30/2012	The Bank of New York Fe Tuzon (213) 630-6240
City of Oakland Utility Underground Assessment District No. 2007-232 Piedmont Pines Phase 1 Limited Obligation Refunding Bonds (Reassessment and Refunding of 2018)	\$1,380	6/6/2018	9/2/2039	67228P AW9	Continuing Disclosure Certificate, 6/6/2018	Wilmington Trust Chris Johnson (714) 384-4152
OAKLAND JOINT POWERS FINANCING AUTHORITY						
Oakland Joint Powers Financing Authority Lease Revenue Refunding Bonds Series 2018 (Oakland Administration Building)	\$60,025	5/23/2018	11/1/2026	67227W DC6	Continuing Disclosure Agreement, 5/23/2018	The Bank of New York Fe Tuzon (213) 630-6240
OAKLAND REDEVELOPMENT SUCCESSOR AGENCY						
Redevelopment Agency of the City of Oakland Central City East Redevelopment Project Tax Allocation Bonds Series 2006A-T	\$62,520	10/12/2006	9/1/2034	672321 HP4	Continuing Disclosure Certificate, 10/12/2006	Wilmington Trust Chris Johnson (714) 384-4152
Redevelopment Agency of the City of Oakland Coliseum Area Redevelopment Project Tax Allocation Bonds Series 2006B-T	\$73,820	10/12/2006	9/1/2035	672321 JJ6	Continuing Disclosure Certificate, 10/12/2006	Wilmington Trust Chris Johnson (714) 384-4152
Redevelopment Agency of the City of Oakland Broadway/MacArthur/San Pablo Redevelopment Project Tax Allocation Bonds Series 2006C-T	\$12,325	10/12/2006	9/1/2032	672321 JM9	Continuing Disclosure Certificate, 10/12/2006	Wilmington Trust Chris Johnson (714) 384-4152
Redevelopment Agency of the City of Oakland Broadway/MacArthur/San Pablo Redevelopment Project Second Lien Tax Allocation Bonds Series 2010-T (RZEDB)	\$7,390	11/12/2010	9/1/2040	672321 KG0	Continuing Disclosure Certificate, 11/12/2010	The Bank of New York Fe Tuzon (213) 630-6240
Oakland Redevelopment Successor Agency Subordinated Tax Allocation Refunding Bonds Series 2015-TE and 2015-T	\$89,185	9/2/2015	9/1/2036 9/1/2035	67232T AM7 67232T BB0	Continuing Disclosure Certificate, 9/2/2015	Wilmington Trust Chris Johnson (714) 384-4152
Oakland Redevelopment Successor Agency Subordinated Tax Allocation Refunding Bonds Series 2018-TE and 2018-T	\$56,955	6/6/2018	9/1/2031 9/1/2039	67232T BJ3 67232T BQ7	Continuing Disclosure Certificate, 6/6/2018	Wilmington Trust Chris Johnson (714) 384-4152

⁽¹⁾ The CUSIP data provided herein is generated and managed by third party sources. While the City, ORSA and Authority believe such sources to be reliable, the City, ORSA and Authority assume no responsibility for the accuracy of the CUSIP data.

Bond Series	Original Par (\$000)	Dated Date	Final Maturity	CUSIP of Final Maturity ⁽¹⁾	Source of Undertaking	Trustee or Paying Agent
OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY						
Oakland-Alameda County Coliseum Authority Lease Revenue Bonds (Oakland Coliseum Arena Project) 2015 Refunding Series A	\$79,735	4/29/2015	2/1/2026	672211 BN8	Continuing Disclosure Agreement, 4/29/2015	The Bank of New York Fe Tuzon (213) 630-6240
Oakland-Alameda County Coliseum Authority Lease Revenue Notes (Oakland Coliseum Project) 2021 Refunding Series A	\$23,901	12/14/2021	2/1/2025	N/A ⁽²⁾	Continuing Covenant Agreement, 12/1/2021	The Bank of New York Corporate Trust Services (415) 263-2420

⁽¹⁾ The CUSIP data provided herein is generated and managed by third party sources. While the City, ORSA and Authority believe such sources to be reliable, the City, ORSA and Authority assume no responsibility for the accuracy of the CUSIP data.

⁽²⁾ Private Placement.

2. DEBT OBLIGATIONS

The following is a description of certain outstanding City municipal securities as of June 30, 2023.

General Obligation Debt

As of June 30, 2023, the City had outstanding a total of \$600,910,000 aggregate principal amount of general obligation bonds (“GO Bonds”).

Table 2
City of Oakland
General Obligation Bonds
As of June 30, 2023⁽¹⁾
(in \$000s)

Issue Name	Dated Date	Final Maturity	Original Par	Outstanding Par
General Obligation Refunding Bonds Series 2015A	6/2/2015	1/15/2039	\$128,895	\$59,980
General Obligation Bonds Series 2017C (Measure DD)	1/26/2017	1/15/2047	\$26,500	\$23,340
General Obligation Bonds Series 2017A-1 (Measure KK)	8/30/2017	1/15/2047	\$62,735	\$62,735
General Obligation Bonds Series 2017A-2 (Taxable) (Measure KK)	8/30/2017	1/15/2035	\$55,120	\$37,205
General Obligation Bonds Series 2020B-1 (Measure KK)	2/27/2020	1/15/2050	\$140,010	\$140,010
General Obligation Bonds Series 2020B-2 (Taxable) (Measure KK)	2/27/2020	1/15/2030	\$44,880	\$28,705
General Obligation Refunding Bonds Series 2020	2/27/2020	1/15/2033	\$64,260	\$50,290
General Obligation Bonds Series 2022C-1	3/10/2022	7/15/2052	\$198,645	\$198,645
Total				\$600,910

⁽¹⁾ On October 18, 2023, the City issued its General Obligation Bonds, Series 2023D (Measure KK) and Series 2023A-1 and 2023A-2 (Measure U) in the aggregate principal amount of \$153,605,000. See also Table 1 on page 4.

Short-Term Obligations

The following table sets forth the principal amount of tax and revenue anticipation notes issued as of June 30, 2023.

Table 3
City of Oakland
Tax and Revenue Anticipation Notes
(in \$000s)

Fiscal Year Ended June 30 ⁽¹⁾	Par Amount
2021-22	\$124,085 ⁽²⁾
2022-23	\$136,810 ⁽²⁾

⁽¹⁾ No TRANS were issued in FY 2023-24

⁽²⁾ Private placement

Pension Obligation Bonds

The following table lists the outstanding pension obligation bonds as of June 30, 2023.

Table 4
City of Oakland
Pension Obligation Bonds
As of June 30, 2023
(in \$000s)

Issue Name	Dated Date	Final Maturity	Original Par	Outstanding Par
Pension Obligation Bonds Series 2012	7/30/2012	12/15/2025	\$212,540	\$151,380
Total				<u>\$151,380</u>

Oakland Joint Powers Financing Authority Lease Revenue Bonds

The City and ORSA are the members of the Oakland Joint Powers Financing Authority (the “Authority”), a joint exercise of powers agency organized and existing under the laws of the State of California. The following table lists the Authority’s outstanding lease revenue bonds payable from revenues consisting primarily of base rental payments made by the City to the Authority.

Table 5
Oakland Joint Powers Financing Authority
Outstanding Bonds
As of June 30, 2023
(in \$000s)

Issue Name	Dated Date	Final Maturity	Original Par	Outstanding Par
Oakland Joint Powers Financing Authority Lease Revenue Refunding Bonds Series 2018	5/23/2018	11/1/2026	\$60,025	\$30,185
Total				<u>\$30,185</u>

Oakland-Alameda County Coliseum Authority Debt

The City and the County of Alameda (the “County”) are the members of the Oakland-Alameda County Coliseum Authority (the “OACCA”), a joint exercise of powers agency organized and existing under the laws of the State of California. The following table lists the OACCA’s outstanding lease revenue bonds secured by revenues consisting of base rental payments made by the City and County to the OACCA.

Table 6
Oakland-Alameda County Coliseum Authority
Lease Revenue Bonds
As of June 30, 2023
(in \$000s)

Issue Name	Dated Date	Final Maturity	Original Par	Outstanding Par	Original Par City's 50% ⁽¹⁾	Outstanding Par City's 50% ⁽¹⁾
Oakland-Alameda County Coliseum Authority Lease Revenue Bonds 2015 Refunding Series A	4/29/2015	2/1/2026	\$79,735	\$24,135	\$39,868	\$12,068
Oakland-Alameda County Coliseum Authority Lease Revenue Notes (Oakland Coliseum Project) 2021 Refunding Series A (Taxable) ⁽²⁾	12/14/2021	2/1/2025	\$23,901	\$13,222	\$11,951	\$6,611
Total				<u>\$37,357</u>		<u>\$18,679</u>

⁽¹⁾ Principal amounts shown represent half of total original and outstanding par of such bonds, representing the amount that is directly attributable to the City. The lease payments securing these bonds are joint and several obligations of both the County and the City. The County and the City have each covenanted to budget and appropriate one-half of the annual lease payments, and to take supplemental budget action if required to cure any deficiency in the amount not paid or appropriated by the other party (i.e., the County, in the case of City).

⁽²⁾ Private placement.

Other Long-Term Obligations and Other Obligations

See the 2023 ACFR, which is on file with EMMA, for information on the City’s long-term debt and other obligations, including page 19 (Long-Term Obligations), pages 72 through 82 (Note G: Long-Term And Other Obligations – Primary Government) and page 169 (Schedule 14) thereof. Slight inconsistencies between the totals shown in the 2023 ACFR and this Report are due to rounding conventions.

3. CERTAIN INFORMATION REGARDING THE CITY OF OAKLAND

Assessed Valuations

The following table sets forth assessed valuations in the City for Fiscal Years 2019-20 through 2023-24.

Table 7
City of Oakland
Assessed Valuations⁽¹⁾
(In \$000s)

Fiscal Year Ending June 30	Local Secured	Utility	Unsecured	Gross	Less Tax Increment⁽²⁾	Total Net Assessed Valuation
2020	\$59,428,014	\$16,679	\$4,069,713	\$63,514,406	\$0	\$63,514,406
2021	\$65,632,263	\$16,367	\$4,305,836	\$69,954,466	\$0	\$69,954,466
2022	\$69,693,144	\$48,671	\$4,357,537	\$74,099,351	\$0	\$74,099,351
2023	\$75,745,526	\$20,284	\$4,360,004	\$80,125,813	\$0	\$80,125,813
2024	\$80,750,118	\$20,193	\$4,360,004	\$85,412,303	\$0	\$85,412,303

⁽¹⁾ Net of exemptions other than homeowners’ exemptions. Valuations are determined as of January 1 preceding the respective fiscal year.

⁽²⁾ Tax increment refers to allocations made to the Redevelopment Agency under authority of the State of California Constitution, Article XVI. Beginning in Fiscal Year 2017-18, this figure is no longer provided by the County as only a portion of the Countywide 1% Tax will be remitted to the Redevelopment Property Tax Trust Fund (the "RPTTF"). No portion of tax override revenue will be remitted to the RPTTF.

Source: County of Alameda, Office of the Auditor-Controller

Property Tax Levies, Collections and Delinquencies

The table below summarizes the City’s property tax levies and collections and the amounts and percentages delinquent for Fiscal Years 2018-19 through 2022-23.

Table 8
City of Oakland
Property Tax Levies, Collections and Delinquencies
(In \$000s)

Fiscal Year Ending June 30	Property Taxes Levied ⁽¹⁾	Amount Collected	Amount Delinquent	Percentage Delinquent
2019	\$252,294	\$248,664	\$3,630	1.44%
2020	\$271,257	\$266,497	\$4,759	1.75%
2021	\$296,830	\$291,954	\$4,876	1.64%
2022	\$318,546	\$311,265	\$7,282	2.29%
2023	\$344,577	\$336,798	\$7,779	2.26%

⁽¹⁾ Property taxes collected include 1% tax, voter-approved debt and unitary (net of refunds).

Source: County of Alameda, Office of the Auditor-Controller

In Fiscal Year 2023, the City received a total of \$150,762,288 of Tax Override Revenues, all of which it used to fund Oakland Police and Fire Retirement System (“PFRS”) pension obligations which include the City’s Pension Obligation Bonds, Series 2012. Information about the Pension Obligation Bonds can be found on Table 4, page 8 of this Report.

Property Tax Rates

The following table sets forth the property tax rates levied by the City and other local government agencies on properties in the City's tax rate areas for Fiscal Years 2019-20 through 2023-24.

Table 9
City of Oakland
Property Tax Rates ⁽¹⁾
Fiscal Years 2019-20 through 2023-24

Fiscal Year Ending June 30	Countywide Tax ⁽²⁾	City of Oakland ⁽³⁾	Others ⁽⁴⁾	Total
2019-20	1.0108%	0.1975%	0.2252%	1.4335%
2020-21	1.0036%	0.2012%	0.2137%	1.4185%
2021-22	1.0041%	0.2011%	0.2270%	1.4322%
2022-23	1.0103%	0.2035%	0.2287%	1.4425%
2023-24	1.0088%	0.2035%	0.2407%	1.4530%

- (1) The Tax Rates shown are the highest tax rates among the City's tax rate areas. The City's other tax rate areas have lower tax rates, the lowest total tax rate in Fiscal Year 2023-24 being 1.3475%.
- (2) Includes countywide tax at 1% and County GO bond tax rates.
- (3) Tax rates for tax override collected for obligations relating to PFRS and revenues collected to fund debt service on GO Bonds.
- (4) "Others" includes San Leandro Unified School District, Chabot-Las Positas Community College District, Bay Area Rapid Transit District and East Bay Regional Park District in Fiscal Year 2023-24.

Source: County of Alameda, Office of the Auditor-Controller

Property tax rates per \$1,000 of assessed valuation appear in Schedule 7 on page 162 of the 2023 ACFR, which is on file with EMMA.

4. CERTAIN INFORMATION REGARDING THE CITY’S SEWER SYSTEM

The following table lists the City’s outstanding sewer revenue bonds as of June 30, 2023.

Table 10
City of Oakland
Sewer Revenue Bonds
As of June 30, 2023
 (in \$000s)

Issue Name	Dated Date	Final Maturity	Original Par	Outstanding Par
Sewer Revenue Refunding Bonds 2014 Series A	3/20/2014	6/15/2029	\$40,590	\$18,515
Total				<u><u>\$18,515</u></u>

The following table sets forth revenues by type of account.

Table 11
City of Oakland
Sewer System
Revenues by Type of Account
 (Fiscal Year Ended June 30, 2023)

Type of Account	<u>2022-23</u>
Residential	\$51,851, 922.03
Commercial	\$17,774,252.62
Industrial	\$833,011.85
Public Authority	\$2,268,197.78
Total	<u><u>\$72,727,384.28</u></u>

Source: East Bay Municipal Utility District

The following table sets forth the sewer system rates for calendar year 2024.

Table 12
City of Oakland
Sewer System
Current Sewer System Rates
 Effective January 1, 2024

Type of Occupancy	2024 Monthly Charge	
<i>Residential</i>		
Single Family	\$46.30	
Duplex	\$51.95	
Triplex	\$77.92	
Fourplex	\$103.90	
Apartment Bldgs. ⁽¹⁾ (5+ Units)	\$3.17	per CCF
<i>Commercial</i> ⁽¹⁾		
Restaurants/Hotels	\$3.27	per CCF
Hospitals	\$3.50	per CCF
Laundromats/Carwashes	\$3.70	per CCF
All Others	\$3.82	per CCF
<i>Industrial</i> ⁽¹⁾		
Industrial Accounts	\$2.87	per CCF
Properties with Sewer Meters	\$3.82	per CCF
Minimum Rate for any Property	\$46.30	

⁽¹⁾ Charges are based on water consumption.

Source: City of Oakland, Design and Construction Bureau

The following table sets forth debt service coverage for Fiscal Years 2018-19 through 2022-23.

Table 13
City of Oakland
Sewer System
Historical Debt Service Coverage
(Fiscal Years Ended June 30)
(in \$000s)

	2018-19	2019-20	2020-21	2021-22	2022-23
Revenues					
Operating Revenues	\$66,558	\$68,010	\$69,113	\$71,232	\$73,620
Interest Income	\$1,316	\$1,114	-\$41	-\$932	\$2,919
Total Revenues	<u>\$67,874</u>	<u>\$69,124</u>	<u>\$69,072</u>	<u>\$70,300</u>	<u>\$76,539</u>
Maintenance & Operating Costs					
Operating Expenses ⁽¹⁾	<u>\$43,403</u>	<u>\$42,668</u>	<u>\$45,908</u>	<u>\$38,293</u>	<u>\$56,605</u>
Net Revenues Available for Debt Service⁽²⁾	\$24,471	\$26,456	\$23,164	\$32,007	\$19,934
Debt Service on 2014 Bonds	\$3,648	\$3,643	\$3,647	\$3,649	\$3,644
Coverage – Senior Debt Service	6.71x	7.26x	6.35x	8.77x	5.47x
SRF Loan Debt Service	-	-	-	-	-
Coverage – All Obligations	6.71x	7.26x	6.35x	8.77x	5.47x
Net Revenues after Debt Service	\$20,823	\$22,813	\$19,517	\$28,358	\$16,290
Reserves Spent on Capital Projects	\$14,259	\$17,496	\$9,152	\$12,714	\$20,097
Cash Reserve Balances					
Unrestricted	\$59,249	\$61,658	\$75,186	\$85,591	\$87,198
Restricted	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Total Cash Reserve	\$59,249	\$61,658	\$75,186	\$85,591	\$87,198

⁽¹⁾ Excludes depreciation.

⁽²⁾ Reduced available revenue reflects the impacts of one-time pension and OPEB expense adjustments in FY2023.

Source: City of Oakland; Public Works Department; Controller's Bureau

Certain financial information relating to the Sewer Service Fund, including the statement of revenues and expenses and balance sheet, is contained in the City's 2023 ACFR, including on pages 27-29 thereof, which is on file with EMMA.

5. CERTAIN INFORMATION REGARDING THE OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

Assembly Bill x1 26

On December 29, 2011, the California Supreme Court issued its decision in the case of California Redevelopment Association v. Matosantos which upheld Assembly Bill x1 26 (the “Dissolution Act”) (“ABx1 26”) and invalidated Assembly Bill x1 27 (legislation that would have permitted redevelopment agencies to continue operation if their sponsoring jurisdiction agreed to make certain payments). As a result, all California redevelopment agencies, including the Redevelopment Agency of the City of Oakland (the “former Redevelopment Agency”), were dissolved on February 1, 2012, with no mechanism for reinstatement. Successor agencies were designated as successor entities to the former redevelopment agencies to wind down the affairs of the former redevelopment agencies.

On January 10, 2012, the City Council designated the City of Oakland to serve as the successor agency and the housing successor to the former Redevelopment Agency. Subsequently, on July 17, 2012, the City established the Oakland Redevelopment Successor Agency (“ORSA”) to act as successor agency. Except for the housing assets retained by the City, the assets and liabilities of the ORSA are separate from the assets and liabilities of the City.

Outstanding Oakland Redevelopment Successor Agency Debt

The former Redevelopment Agency issued several series of tax allocation and housing set aside revenue bonds. In addition, the ORSA has issued bonds refunding certain of the bonds issued by the former Redevelopment Agency. The following tables list the outstanding tax allocation debt and other bonds issued by the former Redevelopment Agency and the ORSA.

Table 14
Oakland Redevelopment Successor Agency
Tax Allocation Bonds
As of June 30, 2022
(In \$000s)

Issue Name	Dated Date	Final Maturity	Original Par	Outstanding Par
<u>Central City East Redevelopment Project Area</u>				
Central City East Redevelopment Project Tax Allocation Bonds, Series 2006A-T	10/12/2006	9/1/2034	\$62,520	\$36,215
Total				<u>\$36,215</u>
<u>Coliseum Area Redevelopment Project Area</u>				
Coliseum Area Redevelopment Project Tax Allocation Bonds, Series 2006B-T	10/12/2006	9/1/2035	\$73,820	\$47,625
Total				<u>\$47,625</u>
<u>Broadway/MacArthur/San Pablo Redevelopment Project Area</u>				
Broadway/MacArthur/San Pablo Redevelopment Project Tax Allocation Bonds, Series 2006C-T	10/12/2006	9/1/2032	\$12,325	\$6,385
Broadway/MacArthur/San Pablo Redevelopment Project Second Lien Tax Allocation Bonds, Series 2010-T (RZEDB) ⁽¹⁾	11/12/2010	9/1/2040	\$7,390	\$6,765
Total				<u>\$13,150</u>
<u>RPTTF Revenue</u>				
Subordinated Tax Allocation Refunding Bonds, Series 2015-TE	9/2/2015	9/1/2036	\$22,510	\$22,510
Subordinated Tax Allocation Refunding Bonds, Series 2015-T	9/2/2015	9/1/2035	\$66,675	\$38,560
Subordinated Tax Allocation Refunding Bonds, Series 2018-TE	6/6/2018	9/1/2031	\$15,190	\$15,190
Subordinated Tax Allocation Refunding Bonds, Series 2018-T	6/6/2018	9/1/2039	\$41,765	\$34,365
Total				<u>\$110,625</u>
TOTAL ORSA				\$207,615

⁽¹⁾ Federally Taxable Recovery Zone Economic Development Bonds-Direct Payment.

Broadway/MacArthur/San Pablo Redevelopment Project Area

The table below provides a summary of certain data relating to the Redevelopment Plan for the Broadway/MacArthur/San Pablo Redevelopment Project Area (“Broadway/MacArthur”).

Table 15
**Oakland Redevelopment Successor Agency
Broadway/MacArthur/San Pablo Redevelopment Project Area
Summary of Former Plan Limits ⁽¹⁾**

Plan Expiration	Last Date to Incur New Debt	Last Date to Repay Debt with Tax Increment	Tax Increment Limit	Limit on Outstanding Bonded Debt
July 25, 2030	July 25, 2020	July 25, 2045	No Limit	\$100 million

⁽¹⁾ SB 107 eliminated these plan limits, and such limits no longer apply for purposes of paying bonds and other enforceable obligations.

Source: City of Oakland, Economic & Workforce Development Department

The table below presents the taxable value of all property within Broadway/MacArthur/San Pablo for Fiscal Years 2019-20 through 2023-24.

Table 16
Oakland Redevelopment Successor Agency
Broadway/MacArthur/San Pablo Redevelopment Project Area
Property Taxable Values

	2019-20	2020-21	2021-22	2022-23	2023-24
<u>Gross Assessed Values</u>					
County Secured Roll	\$3,395,563,539	\$3,904,825,637	\$4,141,804,081	\$4,355,806,527	\$4,499,304,232
County Unsecured Roll	<u>\$188,328,725</u>	<u>\$214,220,596</u>	<u>\$227,139,789</u>	<u>\$250,277,559</u>	<u>\$265,689,524</u>
Total Gross Assessed Values	\$3,583,892,264	\$4,119,046,233	\$4,368,943,870	\$4,606,084,086	\$4,764,993,756
<u>Less Exemptions ⁽¹⁾</u>					
County Secured Roll	-\$1,799,915,335	-\$1,791,479,981	-\$1,809,412,087	-\$1,818,829,698	-\$1,857,992,962
County Unsecured Roll	<u>-\$123,311,448</u>	<u>-\$159,294,298</u>	<u>-\$174,422,296</u>	<u>-\$169,568,593</u>	<u>-\$181,833,311</u>
Total Exemptions	-\$1,923,226,783	-\$1,950,774,279	-\$1,983,834,383	-\$1,988,398,291	-\$2,039,826,273
<u>Net Assessed Values</u>					
County Secured Roll	\$1,595,648,204	\$2,113,345,656	\$2,332,391,994	\$2,536,976,829	\$2,641,311,270
County Unsecured Roll	<u>\$65,017,277</u>	<u>\$54,926,298</u>	<u>\$52,717,493</u>	<u>\$80,708,966</u>	<u>\$83,856,213</u>
Total Net Assessed Values	\$1,660,665,481	\$2,168,271,954	\$2,385,109,487	\$2,617,685,795	\$2,725,167,483
<u>Base Year Values (1968-98 & 2000-01)</u>					
Secured	\$328,497,980	\$328,497,980	\$328,497,980	\$328,497,980	\$328,497,980
Unsecured	<u>\$33,937,669</u>	<u>\$33,937,669</u>	<u>\$33,937,669</u>	<u>\$33,937,669</u>	<u>\$33,937,669</u>
Total Base Year Values	\$362,435,649	\$362,435,649	\$362,435,649	\$362,435,649	\$362,435,649
<u>Increase Over Base Year Values</u>					
Secured	\$1,267,150,224	\$1,784,847,676	\$2,003,894,014	\$2,208,478,849	\$2,312,813,290
Unsecured	<u>\$31,079,608</u>	<u>\$20,988,629</u>	<u>\$18,779,824</u>	<u>\$46,771,297</u>	<u>\$49,918,544</u>
Total Increase in Values	\$1,298,229,832	\$1,805,836,305	\$2,022,673,838	\$2,255,250,146	\$2,362,731,834

⁽¹⁾ Exemptions other than homeowners' exemptions.

Source: County of Alameda, Office of the Auditor-Controller; HdL Coren & Cone

The table below reflects the historical tax revenues received by Broadway/MacArthur/San Pablo for Fiscal Years 2018-19 through 2022-23.

Table 17
Oakland Redevelopment Successor Agency
Broadway/MacArthur/San Pablo Redevelopment Project Area
Tax Revenues Received

	2018-19	2019-20	2020-21	2021-22	2022-23
Tax Increment Revenues	\$10,502,388	\$12,982,298	\$18,058,362	\$20,226,733	\$22,552,498
State Unitary Tax	<u>\$23,818</u>	<u>\$24,464</u>	<u>\$25,854</u>	<u>\$58,823</u>	<u>\$74,794</u>
Gross Tax Revenues	\$10,526,206	\$13,006,762	\$18,084,216	\$20,285,556	\$22,627,293
Less County Tax Administration Fees	-\$66,886	-\$85,135	-\$112,053	-\$116,409	-\$123,645
Less Housing Set-Aside ⁽¹⁾	<u>-\$2,105,241</u>	<u>-\$2,601,352</u>	<u>-\$3,616,843</u>	<u>-\$4,057,111</u>	<u>-\$4,525,459</u>
Tax Revenues	\$8,354,079	\$10,320,274	\$14,355,319	\$16,112,036	\$17,978,189
Less Tax Sharing Payments ⁽²⁾	<u>-\$3,200,477</u>	<u>-\$4,168,412</u>	<u>-\$6,405,004</u>	<u>-\$6,721,976</u>	<u>-\$7,509,183</u>
Net Tax Revenues	\$5,153,602	\$6,151,863	\$7,950,315	\$9,390,060	\$10,469,006

⁽¹⁾ Starting in Fiscal Year 2011-12, to the extent not needed for existing housing obligations, the excess will be deposited in the RPTTF to pay other outstanding obligations.

⁽²⁾ Pursuant to subordination requests sent by the former Redevelopment Agency to all affected taxing entities on June 16, 2006, all taxing entities have agreed, or are deemed to have agreed, in accordance with the Redevelopment Law to subordinate the receipt of their tax sharing payments to debt service on the Series 2006C Bonds. Pursuant to subordination requests sent by the former Redevelopment Agency to all affected taxing entities on September 8, 2010, all taxing entities have agreed, or are deemed to have agreed, in accordance with the Redevelopment Law to subordinate the receipt of their tax sharing payments to debt service on the Series 2010-T Bonds.

Source: County of Alameda, Office of the Auditor-Controller; HdL Coren & Cone

The following table lists the ten largest taxpayers in Broadway/MacArthur/San Pablo in terms of their Fiscal Year 2023-24 assessed valuations.

Table 18
Oakland Redevelopment Successor Agency
Broadway/MacArthur/San Pablo Redevelopment Project Area
Ten Largest Local Taxpayers

Property Owner	Type of Business	Number of Parcels Owned	2022-23 Total Assessed Value	% of Total Assessed Value	% of Incremental Value
3093 Broadway Holdings LLC ⁽¹⁾	Residential	1	\$248,294,219	9.11%	10.51%
MPI MacArthur Tower LLC ⁽¹⁾	Residential	1	\$194,376,689	7.13%	8.23%
BIT MacArthur Commons Investors LLC ⁽¹⁾	Residential	2	\$184,048,502	6.75%	7.79%
Sutter Bay Hospitals ⁽¹⁾	Medical Center and Medical Offices	38	\$171,539,752	6.29%	7.26%
Broadstone Broadway LLC ⁽¹⁾	Vacant Land	2	\$104,405,270	3.83%	4.42%
3000 Broadway SPE LLC ⁽¹⁾	Residential	1	\$77,396,987	2.84%	3.28%
2935 Telegraph Partners LLC	Residential	1	\$63,289,760	2.32%	2.68%
HR California Inc	Commercial	1	\$50,183,110	1.84%	2.12%
Broadway Oakland ⁽¹⁾	Commercial	1	\$42,117,570	1.55%	1.78%
Foundry 31 Owner	Industrial	1	\$38,494,800	1.41%	1.63%
Totals		49	\$1,174,146,659	43.09%	49.69%

Broadway/MacArthur/San Pablo Redevelopment Project Area 2023-24 Net Assessed Valuation: \$2,725,167,483
 Broadway/MacArthur/San Pablo Redevelopment Project Area 2023-24 Total Incremental Valuation: \$2,362,731,834

⁽¹⁾ Property Owners with currently pending assessment appeals.

Source: County of Alameda, Office of the Auditor-Controller; HdL Coren & Cone

Central City East Redevelopment Project Area

The table below provides a summary of certain data relating to the Redevelopment Plan for the Central City East Redevelopment Project Area (“Central City East”).

Table 19
**Oakland Redevelopment Successor Agency
Central City East Redevelopment Project Area
Summary of Former Plan Limits ⁽¹⁾**

Plan Expiration	Last Date to Incur New Debt	Last Date to Repay Debt with Tax Increment	Tax Increment Limit	Limit on Outstanding Bonded Debt
July 29, 2033	July 29, 2023	July 29, 2048	No Limit	\$2.3 billion

⁽¹⁾ SB 107 eliminated these plan limits, and such limits no longer apply for purposes of paying bonds and other enforceable obligations.

Source: City of Oakland, Economic & Workforce Development Department

The table below presents the taxable value of all property within Central City East for Fiscal Years 2019-20 through 2023-24.

Table 20
**Oakland Redevelopment Successor Agency
 Central City East Redevelopment Project Area
 Property Taxable Values**

	2019-20	2020-21	2021-22	2022-23	2023-24
<u>Gross Assessed Values</u>					
County Secured Roll ⁽¹⁾	\$4,926,448,285	\$5,337,713,883	\$5,672,983,760	\$6,195,455,603	\$6,824,759,142
County Unsecured Roll	\$153,557,158	\$187,289,705	\$198,719,326	\$225,524,494	\$232,328,782
Total Gross Assessed Values	\$5,080,005,443	\$5,525,003,588	\$5,871,703,086	\$6,420,980,097	\$7,057,087,924
<u>Less Exemptions ⁽²⁾</u>					
County Secured Roll	-\$154,333,286	-\$161,590,295	-\$184,134,961	-\$226,745,762	-\$273,285,292
County Unsecured Roll	-\$27,935,590	-\$29,384,451	-\$28,855,404	-\$59,549,828	-\$81,898,861
Total Exemptions	-\$182,268,876	-\$190,974,746	-\$212,990,365	-\$286,295,590	-\$355,184,153
<u>Net Assessed Values</u>					
County Secured Roll	\$4,772,114,999	\$5,176,123,588	\$5,488,848,799	\$5,968,709,841	\$6,551,473,850
County Unsecured Roll	\$125,621,568	\$157,905,254	\$169,863,922	\$165,974,666	\$150,429,921
Total Net Assessed Values	\$4,897,736,567	\$5,334,028,842	\$5,658,712,721	\$6,134,684,507	\$6,701,903,771
<u>Base Year Values (2002-03)³</u>					
Secured	\$1,912,055,130	\$1,912,055,130	\$1,912,055,130	\$1,912,055,130	\$1,912,055,130
Unsecured	\$51,032,796	\$51,032,796	\$51,032,796	\$51,032,796	\$51,032,796
Total Base Year Values	\$1,963,087,926	\$1,963,087,926	\$1,963,087,926	\$1,963,087,926	\$1,963,087,926
<u>Increase Over Base Year Values</u>					
Secured	\$2,860,059,869	\$3,264,068,458	\$3,576,793,669	\$4,056,654,711	\$4,639,418,720
Unsecured	\$74,588,772	\$106,872,458	\$118,831,126	\$114,941,870	\$99,397,125
Total Increase in Values	\$2,934,648,641	\$3,370,940,916	\$3,695,624,795	\$4,171,596,581	\$4,738,815,845

⁽¹⁾ Includes State Board Roll.

⁽²⁾ Exemptions other than homeowners exemptions.

⁽³⁾ Base year values changed in 2007-08.

Source: County of Alameda, Office of the Auditor-Controller; HdL Coren & Cone

The table below reflects the historical tax revenues received by Central City East for Fiscal Years 2018-19 through 2022-23.

Table 21
**Oakland Redevelopment Successor Agency
 Central City East Redevelopment Project Area
 Tax Revenues Received**

	2018-19	2019-20	2020-21	2021-22	2022-23
Tax Increment Revenues	\$25,925,029	\$29,346,485	\$33,709,408	\$36,956,245	\$41,715,965
State Unitary Tax	<u>\$54,851</u>	<u>\$56,333</u>	<u>\$59,864</u>	<u>\$122,472</u>	<u>\$151,954</u>
Gross Tax Revenues	\$25,979,880	\$29,402,818	\$33,769,272	\$37,078,717	\$41,867,918
Less County Tax Administration Fees	-\$165,081	-\$192,455	-\$209,245	-\$212,777	-\$228,783
Less Housing Set-Aside ⁽¹⁾	<u>-\$5,195,976</u>	<u>-\$5,880,564</u>	<u>-\$6,753,854</u>	<u>-\$7,415,743</u>	<u>-\$8,373,584</u>
Tax Revenues	\$20,618,823	\$23,329,799	\$26,806,172	\$29,450,197	\$33,265,551
Less Tax Sharing Payments ⁽²⁾	<u>-\$8,250,029</u>	<u>-\$9,316,559</u>	<u>-\$11,039,989</u>	<u>-\$12,117,713</u>	<u>-\$13,761,902</u>
Net Tax Revenues	\$12,368,795	\$14,013,240	\$15,766,183	\$17,332,484	\$19,503,649

(1) Starting in Fiscal Year 2011-12, to the extent not needed for existing housing obligations, the excess will be deposited in the RPTTF to pay other outstanding obligations.

(2) Pursuant to subordination requests sent by the former Redevelopment Agency to all affected taxing entities on June 16, 2006, all taxing entities have agreed, or are deemed to have agreed, in accordance with the Redevelopment Law to subordinate the receipt of their tax sharing payments to debt service on the Series 2006A Bonds.

Source: County of Alameda, Office of the Auditor-Controller; HdL Coren & Cone

The following table lists the ten largest taxpayers in Central City East in terms of their Fiscal Year 2023-24 assessed valuations.

Table 22
**Oakland Redevelopment Successor Agency
 Central City East Redevelopment Project Area
 Ten Largest Local Taxpayers**

Property Owner	Type of Business	Number of Parcels Owned	2023-24 Total Assessed Value	% of Total Assessed Value	% of Incremental Value
CV OW Parcel Owner LLC	Vacant	2	\$156,634,848	2.34%	3.31%
Zarsion Essex LLC ⁽¹⁾	Residential	1	\$132,852,487	1.98%	2.80%
250 Ninth Avenue Partners LLC ⁽¹⁾	Residential	1	\$129,694,889	1.94%	2.74%
TC II 7200 Bancroft	Commercial Offices	1	\$77,520,000	1.16%	1.64%
VA7 Merritt	Residential	1	\$55,500,890	0.83%	1.17%
260 BB Way Development	Vacant	1	\$53,405,905	0.80%	1.13%
Oakbrook Partners LP and Fraser Oakbrook	Residential	3	\$44,664,733	0.67%	0.94%
JMDB Holdings and Amalfi Heights ⁽¹⁾	Commercial Shopping Center	2	\$42,217,800	0.63%	0.89%
Duke Realty K and D	Industrial	1	\$32,318,777	0.48%	0.68%
Oak 425 E 18th ⁽¹⁾	Residential	2	\$27,336,657	0.41%	0.58%
Totals		15	\$752,146,986	11.22%	15.87%

Central City East Redevelopment Project Area 2023-24 Total Net Assessed Value: \$6,701,903,771

Central City East Redevelopment Project Area 2023-24 Total Incremental Value: \$4,738,815,845

⁽¹⁾ Property Owners with currently pending assessment appeals.

Source: County of Alameda, Office of the Auditor-Controller; HdL Coren & Cone

Central District Redevelopment Project Area

The table below provides a summary of certain data relating to the Redevelopment Plan (the “Plan”) for the Central District Redevelopment Project Area (“Central District”), including the amendment area added by the amendment to the plan adopted on July 24, 2001 (the “2002 Amendment Area”). On April 3, 2012, the Oakland City Council passed ordinances extending the time limits of the Plan and the receipt of tax increment revenue from the Central District by an additional eleven years, thereby extending the Plan to June 12, 2023 and the receipt of tax increment revenues to June 12, 2033 and increasing the maximum tax increment collections to \$3.0 billion.

Table 23
**Oakland Redevelopment Successor Agency
 Central District Redevelopment Project Area
 Summary of Former ⁽¹⁾ Plan Limits ⁽²⁾**

	Original Project Area	2002 Amendment Area	Total
Adoption Date	June 12, 1969	July 24, 2001	
Time Limit for Debt Issuance	No Limit	July 24, 2021	
Time Limit for Plan Activities	June 12, 2023	July 24, 2033	
Time Limit for Receipt of Tax Increment	June 12, 2033	July 24, 2048	
Maximum Tax Increment Collections	\$3.0 billion	n/a	\$3.0 billion
Acreage	813.50	14.86	828.36

- (1) SB 107 eliminated these plan limits, and such limits no longer apply for purposes of paying bonds and other enforceable obligations.
- (2) Does not set forth limitations with respect to the 1982 Amendment Area, which increased the Central District by approximately 55 acres. Total tax increment collected from the 1982 Amendment Area cannot exceed \$75 million. Currently, the 1982 Amendment Area is exclusively government-owned and generates no tax increment.

Source: City of Oakland, Economic & Workforce Development Department

The table below presents the taxable value of all property within Central District for Fiscal Years 2019-20 through 2023-24.

Table 24
**Oakland Redevelopment Successor Agency
 Central District Redevelopment Project Area
 Property Taxable Values**

	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>
Gross Assessed Values					
County Secured Roll ⁽¹⁾					
Land	\$2,400,102,051	\$2,645,885,131	\$2,752,565,223	\$2,892,968,345	\$3,000,623, 231
Improvements	\$5,976,001,562	\$7,752,386,251	\$8,600,482,096	\$9,829,270,297	\$10,388,280,072
Personal Property	\$36,347,569	\$45,919,791	\$56,915,117	\$64,061,184	\$66,749,872
Total Secured	\$8,412,451,182	\$10,444,191,173	\$11,409,962,436	\$12,786,299,826	\$13,455,653,175
County Unsecured Roll					
Land	\$94,893,821	\$124,552,817	\$129,146,974	\$93,798,287	\$92,350,252
Improvements	\$332,897,054	\$457,466,026	\$469,431,820	\$434,276,337	\$487,039,932
Personal Property	\$186,995,885	\$205,312,855	\$212,062,605	\$219,819,049	\$217,716,259
Total Unsecured	\$614,786,760	\$787,331,698	\$810,641,399	\$747,893,673	\$797,106,443
Total Gross Assessed Values	\$9,027,237,942	\$11,231,522,871	\$12,220,603,835	\$13,534,193,499	\$14,252,759,618
Less Exemptions ⁽²⁾					
County Secured Roll	-\$499,368,258	-\$445,066,294	-\$560,186,916	-\$592,689,152	-\$721,225,777
County Unsecured Roll	-\$93,856,302	-\$105,025,308	-\$152,696,326	-\$124,239,440	-\$128,614,419
Total Exemptions	-\$593,224,560	-\$550,091,602	-\$712,883,242	-\$716,928,592	-\$849,840,196
Net Assessed Values					
County Secured Roll	\$7,913,082,924	\$9,999,124,879	\$10,849,775,520	\$12,193,610,674	\$12,734,427,398
County Unsecured Roll	\$520,930,458	\$682,306,390	\$657,945,073	\$623,654,233	\$668,492,024
Total Net Assessed Values	\$8,434,013,382	\$10,681,431,269	\$11,507,720,593	\$12,817,264,907	\$13,402,919,422
Base Year Values (1968-69 & 2000-01) ⁽³⁾					
Secured	\$222,584,145	\$222,584,145	\$222,584,145	\$222,584,145	\$222,584,145
Unsecured	\$62,484,067	\$62,484,067	\$62,484,067	\$62,484,067	\$62,484,067
Total Base Year Values	\$285,068,212	\$285,068,212	\$285,068,212	\$285,068,212	\$285,068,212
Increase Over Base Year Values					
Secured	\$7,690,498,779	\$9,776,540,734	\$10,627,191,375	11,971,026,529	\$12,511,843,253
Unsecured	\$458,446,391	\$619,822,323	\$595,461,006	\$561,170,166	\$606,007,957
Total Incremental Values	\$8,148,945,170	\$10,396,363,057	\$11,222,652,381	\$12,532,196,695	\$13,117,851,210
Secured Growth %	15.56%	26.36%	8.51%	12.39%	4.44%
Unsecured Growth %	-0.34%	30.98%	-3.57%	-5.21%	7.19%
Overall Growth %	14.44%	26.65%	7.74%	11.38%	4.57%

⁽¹⁾ Secured roll values include State assessed non-unitary utility property.

Footnotes continue on next page.

- (2) Exemptions other than homeowners' exemptions.
- (3) Base year revised in Fiscal Year 2012-13.

Source: County of Alameda, Office of the Auditor-Controller; HdL Coren & Cone

The table below reflects the historical tax revenues received by the Central District for Fiscal Years 2018-19 through 2022-23.

Table 25
**Oakland Redevelopment Successor Agency
 Central District Redevelopment Project Area
 Tax Revenues Received**

	2018-19	2019-20	2020-21	2021-22	2022-23
Tax Increment Revenues	\$73,978,421	\$81,489,449	\$103,963,626	\$112,226,514	\$125,322,014
State Unitary Tax	<u>\$2,776,579</u>	<u>\$2,853,520</u>	<u>\$2,900,566</u>	<u>\$3,335,027</u>	<u>\$3,299,421</u>
Gross Tax Revenues	\$76,755,000	\$84,342,969	\$106,864,193	\$115,561,541	\$128,621,435
Less County Tax Administration Fees	<u>-\$462,618</u>	<u>-\$552,064</u>	<u>-\$656,750</u>	<u>-\$662,100</u>	<u>-\$698,478</u>
Less Housing Set-Aside (20%) ⁽¹⁾	-\$15,351,000	-\$16,868,594	-\$21,372,839	-\$23,112,308	-\$25,724,287
Less Tax Sharing Payments	<u>-\$13,985,159</u>	<u>-\$18,305,617</u>	<u>-\$28,077,748</u>	<u>-\$28,816,346</u>	<u>-\$34,255,419</u>
Net Tax Increment Revenues	\$46,956,223	\$48,616,695	\$56,756,856	\$62,970,786	\$67,943,251

⁽¹⁾ Starting in Fiscal Year ended June 30, 2012, to the extent not needed for existing housing obligations, the excess will be deposited in the RPTTF to pay other outstanding obligations.

Source: County of Alameda, Office of the Auditor-Controller; HdL Coren & Cone

The following table lists the ten largest taxpayers in Central District in terms of their Fiscal Year 2023-24 assessed valuations.

Table 26
**Oakland Redevelopment Successor Agency
 Central District Redevelopment Project Area
 Ten Largest Local Taxpayers**

Property Owner ⁽¹⁾	Type of Business	Number of Parcels Owned	2023-24 Total Assessed Value	% of Total Assessed Value	% of Incremental Value
Uptown Broadway LLC ⁽²⁾	Commercial Office Buildings	1	\$438,146,100	3.27%	3.34%
CP VI Franklin LLC ⁽²⁾	Residential	1	435,090,813	3.25%	3.32%
SOFXI Center 21 Owner LLC ⁽²⁾	Commercial Office Buildings	2	378,508,784	2.82%	2.89%
SF 111 FOS 1111 Broadway Holding LLC	Commercial Office Buildings	2	334,331,885	2.49%	2.55%
LMV 1640 Broadway Holdings LP ⁽²⁾	Residential	2	320,382,910	2.39%	2.44%
Nash Holland 24th and Harrison Investors	Residential & Vacant Parcels	6	273,572,129	2.04%	2.09%
KRE 1221 Broadway Owner LLC ⁽²⁾	Commercial Office Building	3	269,939,421	2.01%	2.06%
601 City Center LLC ⁽²⁾	Commercial Office Buildings	1	264,813,252	1.98%	2.02%
USPA City Center LLC ⁽²⁾	Commercial Office Building	2	236,664,480	1.77%	1.80%
Kaiser ⁽²⁾	Commercial Office Building	9	204,583,034	1.53%	1.56%
Totals		29	\$3,156,032,808	23.55%	24.06%

Central District Redevelopment Project Area Total Net Assessed Value: \$13,402,919,422

Central District Redevelopment Project Area Total Incremental Value: \$13,117,851,210

⁽¹⁾ All taxpayers are located within the Original Central District Project Area.

⁽²⁾ Taxpayer has pending assessment appeals on parcels.

Source: County of Alameda, Office of the Auditor-Controller; HdL Coren & Cone

Coliseum Area Redevelopment Project Area

The table below provides a summary of certain data relating to the Redevelopment Plan for the Coliseum Area Redevelopment Project Area (“Coliseum Area”), including the amendment area added by the amendment to the plan adopted on July 29, 1997 (the “1998 Annex”).

Table 27
Oakland Redevelopment Successor Agency
Coliseum Area Redevelopment Project Area – Original Area and 1998 Annex
Summary of Former Plan Limits ⁽¹⁾

Project Area	Plan Expiration	Last Date to Incur New Debt	Last Date to Repay Debt with Tax Increment	Tax Increment Limit	Limit on Outstanding Bonded Debt
Original Area	July 25, 2027	July 25, 2015	July 25, 2042	No Limit	\$300 million ⁽²⁾
1998 Annex	July 29, 2028	July 29, 2017	July 29, 2043	No Limit	\$300 million ⁽²⁾

⁽¹⁾ SB 107 eliminated these plan limits, and such limits no longer apply for purposes of paying bonds and other enforceable obligations.

⁽²⁾ The \$300 million limit on outstanding indebtedness is an aggregate limit applicable to the entire project area (i.e., both the original portion of the project area and the 1998 Annex area).

Source: City of Oakland, Economic & Workforce Development Department

The table below presents the taxable value of all property within Coliseum Area for Fiscal Years 2019-20 through 2023-24.

Table 28
**Oakland Redevelopment Successor Agency
 Coliseum Area Redevelopment Project Area
 Property Taxable Values**

	2019-20	2020-21	2021-22	2022-23	2023-24
<u>Gross Assessed Values</u>					
County Secured Roll ⁽¹⁾	\$4,990,895,262	\$5,389,050,119	\$5,627,927,361	\$5,962,621,939	\$6,552,671,706
County Unsecured Roll	<u>\$1,003,497,928</u>	<u>\$1,018,369,839</u>	<u>\$1,021,475,129</u>	<u>\$1,016,957,900</u>	<u>\$1,054,874,998</u>
Total Gross Assessed Values	\$5,994,393,190	\$6,407,419,958	\$6,649,402,490	\$6,979,579,839	\$7,607,546,704
<u>Less Exemptions ⁽²⁾</u>					
County Secured Roll	-\$285,872,975	-\$291,029,993	-\$298,679,289	-\$325,365,567	-\$355,944,239
County Unsecured Roll	<u>-\$170,411,442</u>	<u>-\$130,150,112</u>	<u>-\$134,207,487</u>	<u>-\$123,598,546</u>	<u>-\$127,981,537</u>
Total Exemptions	-\$456,284,417	-\$421,180,105	-\$432,886,776	-\$448,964,113	-\$483,925,776
<u>Net Assessed Values</u>					
County Secured Roll	\$4,705,022,287	\$5,098,020,126	\$5,329,248,072	\$5,637,256,372	\$6,196,727,467
County Unsecured Roll	<u>\$833,086,486</u>	<u>\$888,219,727</u>	<u>\$887,267,642</u>	<u>\$893,359,354</u>	<u>\$926,893,461</u>
Total Net Assessed Values	\$5,538,108,773	\$5,986,239,853	\$6,216,515,714	\$6,530,615,726	\$7,123,620,928
<u>Base Year Values (1994-95 & 1996-97) ⁽³⁾</u>					
Secured	\$1,372,344,533	\$1,372,344,533	\$1,372,344,533	\$1,372,344,533	\$1,372,344,533
Unsecured	<u>\$301,176,755</u>	<u>\$301,176,755</u>	<u>\$301,176,755</u>	<u>\$301,176,755</u>	<u>\$301,176,755</u>
Total Base Year Values	\$1,673,521,288	\$1,673,521,288	\$1,673,521,288	\$1,673,521,288	\$1,673,521,288
<u>Increase Over Base Year Values</u>					
Secured	\$3,332,677,754	\$3,725,675,593	\$3,956,903,539	\$4,264,911,839	\$4,824,382,934
Unsecured	<u>\$531,909,731</u>	<u>\$587,042,972</u>	<u>\$586,090,887</u>	<u>\$592,182,599</u>	<u>\$625,716,706</u>
Total Increase in Values	\$3,864,587,485	\$4,312,718,565	\$4,542,994,426	\$4,857,094,438	\$5,450,099,640

⁽¹⁾ Includes State Board Roll.

⁽²⁾ Exemptions other than homeowners' exemptions.

⁽³⁾ Base Year Values changed in Fiscal Year 2007-08

Source: County of Alameda, Office of the Auditor-Controller; HdL Coren & Cone

The table below reflects the historical tax revenues received by Coliseum Area for Fiscal Years 2018-19 through 2022-23.

Table 29
**Oakland Redevelopment Successor Agency
 Coliseum Area Redevelopment Project Area
 Tax Revenues Received**

	2018-19	2019-20	2020-21	2021-22	2022-23
Tax Increment Revenues	\$35,542,828	\$38,646,200	\$43,127,531	\$45,430,304	\$48,571,293
State Unitary Tax	<u>\$126,340</u>	<u>\$129,810</u>	<u>\$143,992</u>	<u>\$37,095</u>	<u>\$254,735</u>
Gross Tax Revenues	\$35,669,168	\$38,776,010	\$43,271,524	\$45,467,398	48,826,028
Less County Tax					
Administration Fees	-\$226,665	-\$253,807	-\$268,072	-\$261,949	-\$266,805
Less Housing Set-Aside	<u>-\$7,133,834</u>	<u>-\$7,755,202</u>	<u>-\$8,654,305</u>	<u>-\$9,093,480</u>	<u>-\$9,765,206</u>
Tax Revenues	\$28,308,670	\$30,767,001	\$34,349,146	\$36,111,970	\$38,794,018
Less Tax Sharing Payments ⁽¹⁾	<u>-\$10,041,405</u>	<u>-\$10,411,379</u>	<u>-\$12,886,774</u>	<u>-\$13,333,747</u>	<u>-\$14,481,260</u>
Net Tax Revenues	\$18,267,265	\$20,355,622	\$21,462,372	\$22,778,222	\$24,312,758

(1) Starting in Fiscal Year 2011-12, to the extent not needed for existing housing obligations, the excess will be deposited in the RPTTF to pay other outstanding obligations. Pursuant to subordination requests sent by the former Redevelopment Agency to all affected taxing entities on June 16, 2006, all taxing entities have agreed, or are deemed to have agreed, in accordance with the Redevelopment Law to subordinate the receipt of their tax sharing payments to debt service on the Series 2006B Bonds. Beginning with Fiscal Year 2006-07 the statutory tax sharing amount for the original portion of the Coliseum Redevelopment Project Area includes a second tier of tax sharing pursuant to Section 33607.5 of the Redevelopment Law.

Source: County of Alameda, Office of the Auditor-Controller; HdL Coren & Cone

The following table lists the ten largest taxpayers in the Coliseum Area in terms of their Fiscal Year 2023-24 assessed valuations.

Table 30
**Oakland Redevelopment Successor Agency
 Coliseum Area Redevelopment Project Area
 Ten Largest Local Taxpayers**

Property Owner	Type of Business	Number of Parcels Owned	2023-24 Total Assessed Value	% of Total Assessed Value	% of Incremental Value
Comcast of California Company LLC	Cable Communications	3	\$98,871,301	1.39%	1.81%
Oakland Alameda Co. Coliseum Authority	Oakland Coliseum Operations Lease	2	\$96,059,962	1.35%	1.76%
Bridge Point Oakland	Vacant	1	\$91,589,528	1.29%	1.68%
RIC San Leandro	Industrial	2	\$89,500,000	1.26%	1.64%
United Parcel Service	Unsecured	5	\$82,640,236	1.16%	1.52%
Mettler-Toledo Rainin LLC	Industrial	1	\$80,205,502	1.13%	1.47%
Goodman Oakland SPE LLC	Industrial	1	\$70,536,046	0.99%	1.29%
DCT 580 Coliseum LLC	Industrial	3	\$67,999,361	0.95%	1.25%
Duke Realty Foundry LP	Vacant	14	\$64,915,758	0.91%	1.19%
ICBP IV Holdings 37	Industrial	5	\$60,620,272	0.85%	1.11%
Totals		37	\$802,937,966	11.27%	14.73%

Coliseum Area Redevelopment Project Area Total Net Assessed Value: \$7,123,620,928

Coliseum Area Redevelopment Project Area Total Incremental Value: \$5,450,099,640

Source: County of Alameda, Office of the Auditor-Controller; HdL Coren & Cone

Information for All Project Areas Combined

The following table shows the assessed valuation and Pledged Tax Revenues for the Project Areas pertaining to the pledged tax revenues securing the Subordinated Tax Allocation Refunding Bonds, Series 2015-TE, Series 2015-T, Series 2018-TE and Series 2018-T for Fiscal Years 2019-2020 through 2023-24.

Table 31
Oakland Redevelopment Successor Agency
Historical and Current Assessed Valuations and Pledged Tax Revenues
(All Project Areas ⁽¹⁾ Combined)

	2019-20	2020-21	2021-22	2022-23	2023-24 ⁽⁶⁾
Total Taxable Value ⁽²⁾	\$24,136,267,774	\$28,148,899,943	\$30,318,640,266	\$33,057,414,309	\$35,273,408,950
Less Base Year Value	-\$5,543,724,566	-\$5,543,724,566	-\$5,543,724,566	-\$5,543,724,566	-\$5,543,724,566
Total Incremental Value	\$18,592,543,208	\$22,605,175,377	\$24,774,915,700	\$27,513,689,743	\$29,729,684,384
Gross Tax Increment Revenue ⁽³⁾	\$199,310,239	\$226,051,754	\$247,749,157	\$275,137,239	\$297,297,306
Unitary Tax Revenue	\$3,117,061	\$3,172,631	\$3,659,932	\$3,914,199	\$3,172,631
Gross Revenues	\$202,427,300	\$229,224,385	\$251,409,089	\$279,051,438	\$300,469,937
LESS:					
SB 2557 County					
Administrative Fee	-\$1,253,561	-\$1,420,456	-\$1,442,700	-\$1,524,832	-\$1,641,870
Statutory Tax Sharing ⁽⁴⁾	-\$49,865,150	-\$66,393,992	-\$70,276,957	-\$80,767,503	-\$103,564,540
Central District DDA Payment					
Amounts ⁽⁵⁾	-\$1,463,340	\$0	\$0	\$0	\$0
Existing Bonds:					
Broadway/MacArthur/San Pablo, Series 2006C-TX	-\$915,814	-\$914,276	-\$916,341	-\$916,730	-\$915,443
Broadway/MacArthur/San Pablo, Series 2010-TX	-\$572,970	-\$573,650	-\$568,970	-\$569,290	-\$569,250
Central District, Series 2006-TX	-\$4,205,705	-\$4,205,899	\$0	\$0	\$0
Central District, Series 2009-TX	-\$6,770,400	\$0	\$0	\$0	\$0
Central District, Series 2013-TE	-\$14,260,500	-\$15,526,000	-\$4,336,500	\$0	\$0
Central City East, Series 2006A-TX	-\$4,467,605	-\$4,466,604	-\$4,464,237	-\$4,465,225	-\$4,464,014
Coliseum Area Project, Series 2006B-TX	-\$5,081,331	-\$5,076,161	-\$5,074,901	-\$5,076,996	-\$5,071,893
ORSA 2015T & 2015TE Bonds	-\$8,091,513	-\$8,094,591	-\$8,087,581	-\$4,940,134	-\$4,941,092
ORSA 2018T & 2018TE Bonds	-\$2,185,125	-\$2,185,125	-\$5,260,125	-\$4,592,875	-\$4,594,027
Combined Senior Bonds Debt Service	-\$46,550,963	-\$41,042,306	-\$28,708,655	-\$20,561,250	-\$20,555,719
Pledged Tax Revenues ⁽⁶⁾⁽⁷⁾	\$103,294,286	\$120,367,631	\$150,980,777	\$176,197,853	\$174,707,808

(1) The City's Project Areas included here are Broadway/MacArthur/San Pablo, Central City East, Central District, Coliseum Area, Oak Knoll, Oakland Army Base and West Oakland. The Project Areas not included are Acorn, Oak Center and Stanford/Adeline as they have exceeded their tax increment limits and no longer generate tax increment revenue.

(2) Total Taxable Value reflects the aggregate taxable value for the Project Areas and includes taxable secured, secured utility and unsecured values net of real estate exemptions but without deduction of homeowners' exemptions.

Footnotes continue on next page.

- (3) Pursuant to the adoption of SB 107, beginning in Fiscal Year 2015-16 revenues generated by the City of Oakland's pension fund tax rate were payable to the City if these funds were not necessary for payment of debt service on bonded debt. Once it was determined that the funds were not needed for debt service, the funds were released to the City. These funds are reflected in the projections of revenue due to their availability for payment of debt service. Beginning in Fiscal Year 2019-20, the County determined that the revenues from the City's pension tax would no longer be deposited into the RPTTF. As a result, beginning in that year, these revenues are no longer reflected in the Gross Tax Increment Revenue.
- (4) Includes non-subordinate statutory tax sharing amounts payable from the Central District Project Area, the Oakland Army Base Project Area, the Oak Knoll Project Area and the West Oakland Project Area. These payments were not subordinated to the payment of debt service on bonds secured by the tax revenues from these project areas. Also includes subordinate statutory tax sharing amounts payable from the Broadway/MacArthur Project Area, the Coliseum Project Area and the Central City East Project Area. These tax sharing payments have been subordinated to the payment of debt service on all bonds secured by the tax revenues from these project areas. Subordination of all of these tax sharing payments has been granted in connection with the issuance of the Series 2015-TE, Series 2015-T, Series 2018-TE and Series 2018-T Bonds. All tax sharing payments are subordinate to the payment of debt service on bonds issued by the former Redevelopment Agency and secured by housing set-aside revenues.
- (5) Development and disposition agreements (DDAs) and a ground lease (i.e., the 17th Street Garage DDA and the Uptown Ground Lease) were entered into by the former Redevelopment Agency with property owners in the Central District Project Area. These payments were subordinate to the payment of debt service on bonds secured by revenues from the Central District Project but the payments were not subordinate to the payment of debt service on bonds that are secured by tax revenues generated by other project areas.
- (6) Actual Fiscal Year 2023-24 data for Gross Tax Increment Revenue, Unitary Tax Revenue, SB 2557 County Administrative Fee, Statutory Tax Sharing and Central District DDA Payment Amounts are not available at the time of filing of this Report. Amounts shown are estimated from 2022-23 Assessor provided valuations and estimates provided by the Auditor-Controller.

Source: County of Alameda, Office of the Auditor-Controller; HdL Coren & Cone

The table below shows the property owners with the highest taxable values in all Project Areas combined for Fiscal Year 2023-24.

Table 32
Oakland Redevelopment Successor Agency
(All Project Areas⁽¹⁾ Combined)
Top Ten Taxpayers
(in \$000s)

Property Owner	Primary Land Use	Project Area ⁽¹⁾	Parcel Count ¹	FY 2022-23 Total Assessed Value	% of Total Assessed Value	% of Incremental Value
SSA Terminals LLC ⁽³⁾	Commercial Shipping Facilities	Oakland Army Base	6	\$564,638	1.60%	1.90%
Uptown Broadway LLC ⁽²⁾	Commercial Office Buildings	Central District	1	\$438,146	1.24%	1.47%
CP VI Franklin LLC ⁽²⁾	Commercial Parking Garage	Central District	1	\$435,091	1.23%	1.46%
SOFI XI WFO Center 21 Owner LLC ⁽²⁾	Commercial Office Buildings	Central District	2	\$378,509	1.07%	1.27%
SF 111 FOS 1111 Broadway Holding LLC	Commercial Office Buildings	Central District	2	\$334,332	0.95%	1.12%
Nash Holland 24th and Harrison Investors ⁽²⁾	Commercial Office Buildings	Central District	6	\$273,572	0.78%	0.92%
KRE 1221 Broadway Owner ⁽²⁾	Commercial Office Buildings	Central District	3	\$269,939	0.77%	0.91%
601 City Center LLC ⁽²⁾	Commercial Office Buildings	Central District	1	\$264,813	0.75%	0.89%
Kaiser Foundation Health Plan Inc. ^{(2) (3)}	Foundation Administrative Offices/Parking	Multiple Projects	17	\$256,531	0.73%	0.86%
3093 Broadway Holdings LLC ⁽²⁾	Residential	Central District	1	\$248,294	0.70%	0.84%
Totals			40	\$3,463,865	9.82%	11.65%

All Project Areas Total Net Assessed Value: \$35,273,422

All Project Areas Total Incremental Value: \$29,729,697

⁽¹⁾ The City's Project Areas included here are Broadway/MacArthur, Central City East, Central District, Coliseum Area, Oak Knoll, Oakland Army Base and West Oakland. The Project Areas not included are Acorn, Oak Center and Stanford/Adeline as they have exceeded their tax increment limits and no longer generate tax increment revenue.

⁽²⁾ Assessment appeals pending.

⁽³⁾ Fiscal Year 2023-24 Total Assessed Value includes unsecured value.

Source: County of Alameda, Office of the Auditor-Controller; HdL Coren & Cone

The following table shows current appeal filings in the Project Areas.

Table 33
Oakland Redevelopment Successor Agency
Assessment Appeals Filed in All Project Areas ⁽¹⁾ Combined
For Fiscal Year 2018-19 through Fiscal Year 2023-24

	All Project Areas Combined ⁽¹⁾
Total No. of Appeals ⁽²⁾	797
No. of Resolved Appeals	332
No. of Successful Appeals	208
Reduction of Value of Successful Appeals	\$385,701,454
Average Reduction	12.57%
No. of Pending Appeals	465
Assessed Value Under Appeal	\$8,767,050,146
Estimated No. of Appeals Allowed	294
Estimated Loss on Pending Appeals Allowed (2024-25 Value Adjustment)	\$807,999,125

⁽¹⁾ The City's Project Areas included here are Broadway/MacArthur/San Pablo Central City East, Central District, Coliseum Area, Oak Knoll, Oakland Army Base and West Oakland. The Project Areas not included are Acorn, Oak Center and Stanford/Adeline as they have exceeded their tax increment limits and no longer generate tax increment revenue.

⁽²⁾ Assessment appeals through January 9, 2024, including appeals filed during Fiscal Years 2018-19, 2019-20, 2020-21, 2021-22, 2022-23 and 2023-24. Pending assessment appeals were typically filed within the past three fiscal years.

Source: County of Alameda, Office of the Auditor-Controller; HdL Coren & Cone

6. CERTAIN INFORMATION REGARDING SPECIAL ASSESSMENT DISTRICTS

The City has debt outstanding for two bond issues supported by assessment districts, as shown in the table below as of June 30, 2023. The City files separate continuing disclosure documents for its special assessment bonds. NBS prepares these reports and files them on EMMA as dissemination agent on behalf of the City. These reports referenced on p. 1 hereof are incorporated herein.

Table 34
City of Oakland
Special Assessment Bonds
As of June 30, 2023
(in \$000s)

Issue Name	Dated Date	Final Maturity	Original Par	Outstanding Par
City of Oakland 2012 Limited Obligation Refunding Improvement Bonds Reassessment District No. 99-1	8/30/2012	9/2/2024	\$3,545	\$675
City of Oakland Utility Underground Assessment District No. 2007-232 Piedmont Pines Phase I Limited Obligation Refunding Bonds (Reassessment and Refunding of 2018)	6/6/2018	9/2/2039	\$1,380	\$1,175
Total				\$1,850