



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

**Annual Continuing Disclosure Report
as of June 30, 2025**

Prepared by:
City of Oakland, Treasury Bureau
March 30, 2026

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

ANNUAL CONTINUING DISCLOSURE REPORT
FISCAL YEAR 2024-2025

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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”)), and the Oakland Joint Powers Financing Authority (the “Authority”).

This Report contains information required to be provided by the City, ORSA and the Authority for the fiscal year ended June 30, 2025 (“Fiscal Year 2025”) 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 2025 – 2027
2. City of Oakland Annual Comprehensive Financial Report for Fiscal Year Ended June 30, 2025 (the “2025 ACFR”)
3. Oakland Redevelopment Successor Agency Annual Financial Report for Fiscal Year Ended June 30, 2025
4. Continuing Disclosure Annual Report for the City’s “Piedmont Pines Phase 1, Limited Obligation Refunding Bonds (Reassessment and Refunding of 2018)”, for Fiscal Year Ended June 30, 2025 (See also Section 6 hereof)
5. Continuing Disclosure Annual Report for the City’s “Community Facilities District No. 2023-1 (Brooklyn Basin Facilities and Services) Special Tax Bonds, Series 2025,” for Fiscal Year Ended June 30, 2025 (See also Section 7 hereof)

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:

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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 Bonds Series 2017C (Measure DD)	\$26,500	1/26/2017	1/15/2047	672240 UC0	Continuing Disclosure Certificate, 1/26/2017	Wilmington Trust Regina Lumanlan (714) 675-6327
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 Ana Ramos (213) 553-9726
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 Kimberly Werner (651) 466-6065
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 Kimberly Werner (651) 466-6065
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 Kimberly Werner (651) 466-6065
City of Oakland General Obligation Bonds 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 Kimberly Werner (651) 466-6065
City of Oakland General Obligation Bonds Series 2025B-1, 2025B-2 and 2025B-3 (Measure U) and General Obligation Refunding Bonds Series 2025 ⁽²⁾	\$334,345	12/18/2025	7/15/2055 7/15/2049 7/15/2028 7/15/2039	672240 D39 672240 ZY7 672240 A24 672240 B80	Continuing Disclosure Certificate, 12/18/2025	UMB Bank Chris Johnson (949) 807-1033
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 Ana Ramos (213) 553-9726
City of Oakland ⁽²⁾ Community Facilities District No. 2023-1 (Brooklyn Basin Facilities and Services) Special Tax Bonds, Series 2025	\$5,040	9/18/2025	9/1/2055	67232Q AP6	Continuing Disclosure Certificate, 9/18/2025	Wilmington Trust Regina Lumanlan (714) 675-6327

⁽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 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 Regina Lumanlan (714) 675-6327
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 Ana Ramos (213) 553-9726
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 Regina Lumanlan (714) 675-6327
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 Regina Lumanlan (714) 675-6327
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 Regina Lumanlan (714) 675-6327
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	U.S. Bank Kimberly Werner (651) 466-6065
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 Regina Lumanlan (714) 675-6327
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 Regina Lumanlan (714) 675-6327

⁽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. DEBT OBLIGATIONS

The following is a description of certain outstanding City municipal securities as of June 30, 2025.

General Obligation Debt

As of June 30, 2025, the City had outstanding a total of \$706,815,000 aggregate principal amount of general obligation bonds (“GO Bonds”).

Table 2
City of Oakland
General Obligation Bonds
As of June 30, 2025⁽¹⁾
(in \$000s)

Issue Name	Dated Date	Final Maturity	Original Par	Outstanding Par
General Obligation Refunding Bonds Series 2015A ⁽¹⁾	6/2/2015	1/15/2039	\$128,895	\$54,380
General Obligation Bonds Series 2017C (Measure DD)	1/26/2017	1/15/2047	\$26,500	\$22,090
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	\$31,220
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	\$19,765
General Obligation Refunding Bonds Series 2020	2/27/2020	1/15/2033	\$64,260	\$40,585
General Obligation Bonds Series 2022C-1 (Measure KK)	3/10/2022	7/15/2052	\$198,645	\$191,655
General Obligation Bonds Series 2023D (Measure KK)	10/18/2023	7/15/2053	\$52,475	\$52,475
General Obligation Bonds Series 2023A-1 (Measure U)	10/18/2023	7/15/2053	\$32,760	\$32,760
General Obligation Bonds Series 2023A-2 (Measure U)	10/18/2023	7/15/2042	\$68,370	\$59,140
Total				\$706,815

⁽¹⁾ On December 18, 2025, the City issued its General Obligation Bonds, Series 2025B-1, 2025B-2 and 2025B-2 (Measure U) and Series 2025 Refunding Bonds in the aggregate principal amount of \$334,345,000. The Series 2025 Refunding Bonds refunded the Series 2015A Bonds. See also Table 1.

Short-Term Obligations

The City has no outstanding tax and revenue anticipation notes.

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 3
**Oakland Joint Powers Financing Authority
Outstanding Bonds
As of June 30, 2025**
(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	\$15,850
Total				<u>\$15,850</u>

Other Long-Term Obligations and Other Obligations

See the 2025 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 74 through 84 (Note G: Long-Term And Other Obligations – Primary Government) and page 173 (Schedule 14) thereof. Slight inconsistencies between the totals shown in the 2025 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 2021-22 through 2025-26.

Table 4
City of Oakland
Assessed Valuations⁽¹⁾
(In \$000s)

Fiscal Year Ending June 30	Local Secured	State Utility	Unsecured	Gross	Less Tax Increment⁽²⁾	Total Net Assessed Valuation
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	\$4,641,992	\$85,412,303	\$0	\$85,412,303
2025	\$84,485,956	\$51,443	\$4,769,366	\$89,306,765	\$0	\$89,306,765
2026	\$85,136,452	\$50,311	\$4,869,707	\$90,056,470	\$0	\$90,056,470

⁽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 of Alameda (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: Alameda County Auditor-Controller's annual certificates of fiscal year assessed value.

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 2020-21 through 2024-25.

Table 5
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
2021	\$296,831	\$291,954 ⁽²⁾	\$4,877	1.64%
2022	\$318,547	\$313,023 ⁽²⁾	\$5,524	1.73%
2023	\$346,375	\$339,768 ⁽³⁾	\$6,607	1.91%
2024	\$369,853	\$362,238 ⁽³⁾	\$7,615	2.06%
2025	\$301,046	\$294,164 ⁽³⁾	\$6,882	2.29%

⁽¹⁾ Includes levy for the City’s general obligation bonds and the Pension Tax Override which was used to pay the City’s Pension Obligation Bonds.

⁽²⁾ Property taxes levied and collected are net of current and prior year refunds.

⁽³⁾ Property taxes levied do not include current or prior year refunds. Property taxes collected do not include prior year refunds.

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

In Fiscal Year 2025, the City received a total of \$79,935,076.28 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.

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 2021-22 through 2025-26.

Table 6
City of Oakland
Property Tax Rates⁽¹⁾
Fiscal Years 2021-22 through 2025-26

Fiscal Year Ending June 30	Countywide Tax⁽²⁾	City of Oakland⁽³⁾	Others⁽⁴⁾	Total
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%
2024-25	1.0089%	0.1145%	0.2157%	1.3391%
2025-26	1.0084%	0.1200%	0.2352%	1.3636%

- (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 2025-26 being 1.2652%.
- (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 2025-26. The components of "other" may differ in prior years.

Source: County of Alameda Tax Rate Books

Property tax rates per \$1,000 of assessed valuation appear in Schedule 7 on page 166 of the 2025 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, 2025.

Table 7
City of Oakland
Sewer Revenue Bonds
As of June 30, 2025
 (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	\$12,935
Total				<u><u>\$12,935</u></u>

The following table sets forth revenues by type of account.

Table 8
City of Oakland
Sewer System
Revenues by Type of Account
 (Fiscal Year Ended June 30, 2025)

Type of Account	<u>2024-25</u>
Residential	\$53,481,711.83
Commercial	\$18,564,795.84
Industrial	\$748,826.93
Public Authority	\$2,067,125.04
Total	<u><u>\$74,862,459.64</u></u>

Source: East Bay Municipal Utility District

The following table sets forth the sewer system rates for calendar year 2026.

Table 9
City of Oakland
Sewer System
Current Sewer System Rates
 Effective as of January 1, 2023

Type of Occupancy	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⁽¹⁾</i>		
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⁽¹⁾</i>		
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 2020-21 through 2024-25.

Table 10
City of Oakland
Sewer System
Historical Debt Service Coverage
(Fiscal Years Ended June 30)
(in \$000s)

	2020-21	2021-22	2022-23	2023-24	2024-25
Revenues					
Operating Revenues	\$69,113	\$71,232	\$73,620	\$76,390	\$75,933
Interest Income	(\$41)	(\$932)	\$2,919	\$5,011	\$5,062
Total Revenues	\$69,072	\$70,300	\$76,539	\$81,401	\$80,995
Maintenance & Operating Costs					
Operating Expenses ⁽¹⁾	\$45,908	\$38,293	\$56,605	\$58,215	\$54,816
Net Revenues Available for Debt Service	\$23,164	\$32,007	\$19,934	\$23,186	\$26,179
Debt Service on 2014 Bonds	\$3,647	\$3,649	\$3,644	\$3,646	\$3,650
Coverage – Senior Debt Service	6.35x	8.77x	5.47x	6.36x	7.17x
SRF Loan Debt Service	-	-	-	-	-
Coverage – All Obligations	6.35x	8.77x	5.47x	6.36x	7.17x
Net Revenues after Debt Service	\$19,517	\$28,358	\$16,290	\$19,540	\$22,529
Reserves Spent on Capital Projects	\$9,152	\$12,714	\$20,097	\$24,579	\$15,722
Cash Reserve Balances					
Unrestricted	\$75,186	\$85,591	\$87,198	\$99,327	\$116,069
Restricted	\$0	\$0	\$0	\$0	\$0
Total Cash Reserve	\$75,186	\$85,591	\$87,198	\$99,327	\$116,069

⁽¹⁾ Excludes depreciation.

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 2025 ACFR, including on pages 29-31 thereof, which is on file with EMMA. For additional historical information please see prior years' ACFRs.

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 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 11
Oakland Redevelopment Successor Agency
Tax Allocation Bonds
As of June 30, 2025
(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	\$31,160
Total				<u>\$31,160</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	\$42,615
Total				<u>\$42,615</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	\$5,235
Broadway/MacArthur/San Pablo Redevelopment Project Second Lien Tax Allocation Bonds, Series 2010-T (RZEDB) ⁽¹⁾	11/12/2010	9/1/2040	\$7,390	\$6,620
Total				<u>\$11,855</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	\$34,490
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	\$29,285
Total				<u>\$101,475</u>
TOTAL ORSA				\$187,105

⁽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/San Pablo”).

Table 12
**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 2021-22 through 2025-26.

Table 13
Redevelopment Agency of the City of Oakland
Broadway/MacArthur/San Pablo Redevelopment Project Area
Property Taxable Values

	2021-22	2022-23	2023-24	2024-25	2025-26
<u>Gross Assessed Values</u>					
County Secured Roll	\$4,141,804,081	\$4,355,806,527	\$4,499,304,232	\$4,634,944,767	\$4,577,968,124
County Unsecured Roll	\$227,139,789	\$250,277,559	\$265,689,524	\$281,081,041	\$278,609,031
Total Gross Assessed Values	<u>\$4,368,943,870</u>	<u>\$4,606,084,086</u>	<u>\$4,764,993,756</u>	<u>\$4,916,025,808</u>	<u>\$4,856,577,155</u>
<u>Less Exemptions⁽¹⁾</u>					
County Secured Roll	-\$1,809,412,087	-\$1,818,829,698	-\$1,857,992,962	-\$1,873,973,517	-\$1,922,636,319
County Unsecured Roll	-\$174,422,296	-\$169,568,593	-\$181,833,311	-\$207,537,725	-\$203,908,510
Total Exemptions	<u>-\$1,983,834,383</u>	<u>-\$1,988,398,291</u>	<u>-\$2,039,826,273</u>	<u>-\$2,081,511,242</u>	<u>-\$2,126,544,829</u>
<u>Net Assessed Values</u>					
County Secured Roll	\$2,332,391,994	\$2,536,976,829	\$2,641,311,270	\$2,760,971,250	\$2,655,331,805
County Unsecured Roll	\$52,717,493	\$80,708,966	\$83,856,213	\$73,543,316	\$74,700,521
Total Net Assessed Values	<u>\$2,385,109,487</u>	<u>\$2,617,685,795</u>	<u>\$2,725,167,483</u>	<u>\$2,834,514,566</u>	<u>\$2,730,032,326</u>
<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	\$33,937,669	\$33,937,669	\$33,937,669	\$33,937,669	\$33,937,669
Total Base Year Values	<u>\$362,435,649</u>	<u>\$362,435,649</u>	<u>\$362,435,649</u>	<u>\$362,435,649</u>	<u>\$362,435,649</u>
<u>Increase Over Base Year Values</u>					
Secured	\$2,003,894,014	\$2,208,478,849	\$2,312,813,290	\$2,432,473,270	\$2,326,833,825
Unsecured	\$18,779,824	\$46,771,297	\$49,918,544	\$39,605,647	\$40,762,852
Total Increase in Values	<u>\$2,022,673,838</u>	<u>\$2,255,250,146</u>	<u>\$2,362,731,834</u>	<u>\$2,472,078,917</u>	<u>\$2,367,596,677</u>

⁽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 2021-21 through 2024-25.

Table 14
Redevelopment Agency of the City of Oakland
Broadway/MacArthur/San Pablo Redevelopment Project Area
Tax Revenues Received⁽¹⁾

	2020-21	2021-22	2022-23	2023-24	2024-25
Tax Increment Revenues	\$18,058,362	\$20,226,733	\$22,552,498	\$23,627,317	\$24,720,788
State Unitary Tax	<u>\$25,854</u>	<u>\$58,823</u>	<u>\$74,794</u>	<u>\$99,337</u>	<u>\$122,246</u>
Gross Tax Revenues	\$18,084,216	\$20,285,556	\$22,627,293	\$23,726,654	\$24,843,034
Less County Tax					
Administration Fees	-\$112,053	-\$116,409	-\$123,645	-\$99,738	-\$95,397
Less Housing Set-Aside ⁽²⁾	<u>-\$3,616,843</u>	<u>-\$4,057,111</u>	<u>-\$4,525,459</u>	<u>-\$4,745,331</u>	<u>-\$4,968,607</u>
Tax Revenues	\$14,355,319	\$16,112,036	\$17,978,189	\$18,881,585	\$19,779,030
Less Tax Sharing Payments ⁽³⁾	<u>-\$6,405,004</u>	<u>-\$6,721,976</u>	<u>-\$7,509,183</u>	<u>-\$8,038,020</u>	<u>-\$7,928,089</u>
Net Tax Revenues	\$7,950,315	\$9,390,060	\$10,469,006	\$10,843,565	\$11,850,941

⁽¹⁾ Beginning in Fiscal Year 2016-17, the County Auditor Controller is no longer allocating the City's pre-1989 pension fund tax rate revenues to the RPTTF. Revenue from the City's Pension Fund override tax levy will, per the original pledge of Tax Revenue, be made available in the event of a shortfall in revenues necessary to pay debt service but will otherwise be allocated directly to the City of Oakland.

⁽²⁾ 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.

⁽³⁾ 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 2025-26 assessed valuations.

Table 15
Redevelopment Agency of the City of Oakland
Broadway/MacArthur/San Pablo Redevelopment Project Area
Ten Largest Local Taxpayers

Property Owner	Type of Business	Number of Parcels Owned	2025-26 Total Assessed Value	% of Total Assessed Value	% of Incremental Value
MPI MacArthur Tower LLC ⁽¹⁾	Residential	1	\$202,227,281	7.41%	8.54%
BIT MacArthur Commons Investors LLC ⁽¹⁾	Residential	2	\$195,765,636	7.17%	8.27%
Sutter Bay 3093 Broadway Holdings LLC Hospitals ⁽¹⁾	Medical Center and Medical Offices	38	\$179,463,301	6.57%	7.58%
3093 Broadway Holdings LLC	Residential	1	\$151,504,665	5.55%	6.40%
Broadstone Broadway LLC ⁽¹⁾	Vacant Land	2	\$108,576,828	3.98%	4.59%
Kaiser ⁽¹⁾	Commercial	16	\$52,958,056	1.94%	2.24%
HR California Inc	Commercial	1	\$52,210,175	1.91%	2.21%
2935 Telegraph Partners LLC ⁽¹⁾	Residential	1	\$51,191,395	1.88%	2.16%
3000 Broadway Oakland ⁽¹⁾	Commercial	1	\$44,850,000	1.64%	1.89%
3rd and KST LLC and CVK Street ⁽¹⁾	Commercial	1	\$43,818,883	1.61%	1.85%
Totals		64	\$1,082,566,220	39.65%	45.72%

*Broadway/MacArthur/San Pablo Redevelopment Project Area 2025-26 Net Assessed Valuation: \$2,730,032,326

*Broadway/MacArthur/San Pablo Redevelopment Project Area 2025-26 Total Incremental Valuation: \$2,367,596,677

⁽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 16
**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 2021-22 through 2025-26.

Table 17
Oakland Redevelopment Successor Agency
Central City East Redevelopment Project Area
Property Taxable Values

	2021-22	2022-23	2023-24	2024-25	2025-26
<u>Gross Assessed Values</u>					
County Secured Roll ⁽¹⁾	\$5,672,983,760	\$6,195,455,603	\$6,824,759,142	\$7,292,038,386	\$7,514,212,305
County Unsecured Roll	<u>\$198,719,326</u>	<u>\$225,524,494</u>	<u>\$232,328,782</u>	<u>\$250,986,960</u>	<u>\$253,562,290</u>
Total Gross Assessed Values	\$5,871,703,086	\$6,420,980,097	\$7,057,087,924	\$7,543,025,346	\$7,767,774,595
<u>Less Exemptions⁽²⁾</u>					
County Secured Roll	-\$184,134,961	-\$226,745,762	-\$273,285,292	-\$271,420,938	-\$291,795,717
County Unsecured Roll	<u>-\$28,855,404</u>	<u>-\$59,549,828</u>	<u>-\$81,898,861</u>	<u>-\$103,131,100</u>	<u>-\$109,659,443</u>
Total Exemptions	-\$212,990,365	-\$286,295,590	-\$355,184,153	-\$374,552,038	-\$401,455,160
<u>Net Assessed Values</u>					
County Secured Roll	\$5,488,848,799	\$5,968,709,841	\$6,551,473,850	\$7,020,617,448	\$7,222,416,588
County Unsecured Roll	<u>\$169,863,922</u>	<u>\$165,974,666</u>	<u>\$150,429,921</u>	<u>\$147,855,860</u>	<u>\$143,902,847</u>
Total Net Assessed Values	\$5,658,712,721	\$6,134,684,507	\$6,701,903,771	\$7,168,473,308	\$7,366,319,435
<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	<u>\$51,032,796</u>	<u>\$51,032,796</u>	<u>\$51,032,796</u>	<u>\$51,032,796</u>	<u>\$51,032,796</u>
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	\$3,576,793,669	\$4,056,654,711	\$4,639,418,720	\$5,108,562,318	\$5,310,361,458
Unsecured	<u>\$118,831,126</u>	<u>\$114,941,870</u>	<u>\$99,397,125</u>	<u>\$96,823,064</u>	<u>\$92,870,051</u>
Total Increase in Values	\$3,695,624,795	\$4,171,596,581	\$4,738,815,845	\$5,205,385,382	\$5,403,231,509

(1) Includes State Board Roll values.

(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 2020-21 through 2024-25.

Table 18
Redevelopment Agency of the City of Oakland
Central City East Redevelopment Project Area
Tax Revenues Received⁽¹⁾

	2020-21	2021-22	2022-23	2023-24	2024-25
Tax Increment Revenues	\$33,709,408	\$36,956,245	\$41,715,965	\$47,388,157	\$52,053,852
State Unitary Tax	\$59,864	\$122,472	\$151,954	\$197,607	\$243,514
Gross Tax Revenues	\$33,769,272	\$37,078,717	\$41,867,918	\$47,585,764	\$52,297,366
Less County Tax					
Administration Fees	-\$209,245	-\$212,777	-\$228,783	-\$200,021	-\$200,823
Less Housing Set-Aside ⁽²⁾	-\$6,753,854	-\$7,415,743	-\$8,373,584	-\$9,517,153	-\$10,459,473
Tax Revenues	\$26,806,172	\$29,450,197	\$33,265,551	\$37,868,590	\$41,637,070
Less Tax Sharing Payments ⁽³⁾	-\$11,039,989	-\$12,117,713	-\$13,761,902	-\$15,785,070	-\$16,878,627
Net Tax Revenues	\$15,766,183	\$17,332,484	\$19,503,649	\$22,083,520	\$24,758,443

⁽¹⁾ Beginning in Fiscal Year 2016-17, the County Auditor Controller is no longer allocating the City's pre-1989 pension fund tax rate revenues to the RPTTF. Revenue from the City's Pension Fund override tax levy will, per the original pledge of Tax Revenue, be made available in the event of a shortfall in revenues necessary to pay debt service but will otherwise be allocated directly to the City of Oakland.

⁽²⁾ 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.

⁽³⁾ 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 2025-26 assessed valuations.

Table 19
Redevelopment Agency of the City of Oakland
Central City East Redevelopment Project Area
Ten Largest Local Taxpayers

Property Owner	Type of Business	Number of Parcels Owned	2025-26 Total Assessed Value	% of Total Assessed Value	% of Incremental Value
260 BB Way Development ⁽¹⁾	Residential	5	\$200,874,502	2.73%	3.72%
CV OW Parcel Owner LLC ⁽¹⁾	Residential	2	\$179,003,122	2.43%	3.31%
Zarsion Essex LLC ⁽¹⁾	Residential	1	\$138,294,521	1.88%	2.56%
845 Embaradero Apartments Capital ⁽¹⁾	Residential	2	\$134,362,360	1.82%	2.49%
TC II 7200 Bancroft	Commercial Offices	2	\$80,651,200	1.09%	1.49%
VA7 Merritt ⁽¹⁾	Residential	1	\$57,457,982	0.78%	1.06%
Oakbrook Partners LP and Fraser Oakbrook ⁽¹⁾	Residential	3	\$41,599,259	0.56%	0.77%
JMDB Holdings and Amalfi Heights ⁽¹⁾	Commercial Shopping Center	2	\$34,967,500	0.47%	0.65%
Duke Realty K and D	Industrial	2	\$32,876,640	0.45%	0.61%
Oak 425 E 18th ⁽¹⁾	Residential	2	\$28,437,675	0.39%	0.53%
Totals		22	\$928,524,761	12.61%	17.18%

Central City East Redevelopment Project Area 2025-26 Total Net Assessed Value: \$7,366,319,435
 Central City East Redevelopment Project Area 2025-26 Total Incremental Value: \$5,403,231,509

⁽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 20
**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 2021-22 through 2025-26.

Table 21
Oakland Redevelopment Successor Agency
Central District Redevelopment Project Area
Property Taxable Values

	2021-22	2022-23	2023-24	2024-25	2025-26
<u>Gross Assessed Values</u>					
County Secured Roll⁽¹⁾					
Land	\$2,752,565,223	\$2,892,968,345	\$3,000,623,231	\$3,086,650,691	\$3,039,496,035
Improvements	\$8,600,482,096	\$9,829,270,297	\$10,388,280,072	\$10,809,231,594	\$9,739,939,036
Personal Property	\$56,915,117	\$64,061,184	\$66,749,872	\$68,391,943	\$64,357,817
Total Secured	\$11,409,962,436	\$12,786,299,826	\$13,455,653,175	\$13,964,274,228	\$12,843,792,888
County Unsecured Roll					
Land	\$129,146,974	\$93,798,287	\$92,350,252	\$96,846,629	\$100,647,841
Improvements	\$469,431,820	\$434,276,337	\$487,039,932	\$452,212,992	\$524,928,209
Personal Property	\$212,062,605	\$219,819,049	\$217,716,259	\$244,806,386	\$234,560,995
Total Unsecured	\$810,641,399	\$747,893,673	\$797,106,443	\$793,866,007	\$860,137,045
Total Gross Assessed Values	\$12,220,603,835	\$13,534,193,499	\$14,252,759,618	\$14,758,140,235	\$13,703,929,933
<u>Less Exemptions⁽²⁾</u>					
County Secured Roll	-\$560,186,916	-\$592,689,152	-\$721,225,777	-\$755,436,764	-\$782,029,521
County Unsecured Roll	-\$152,696,326	-\$124,239,440	-\$128,614,419	-\$146,578,852	-\$148,852,194
Total Exemptions	-\$712,883,242	-\$716,928,592	-\$849,840,196	-\$902,015,616	-\$930,881,715
<u>Net Assessed Values</u>					
County Secured Roll	\$10,849,775,520	\$12,193,610,674	\$12,734,427,398	\$13,208,837,464	\$12,061,763,367
County Unsecured Roll	\$657,945,073	\$623,654,233	\$668,492,024	\$647,287,155	\$711,284,851
Total Net Assessed Values	\$11,507,720,593	\$12,817,264,907	\$13,402,919,422	\$13,856,124,619	\$12,773,048,218
<u>Base Year Values</u> (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
<u>Increase Over Base Year Values</u>					
Secured	\$10,627,191,375	\$11,971,026,529	\$12,511,843,253	\$12,986,253,319	\$11,839,179,222
Unsecured	\$595,461,006	\$561,170,166	\$606,007,957	\$584,803,088	\$648,800,784
Total Incremental Values	\$11,222,652,381	\$12,532,196,695	\$13,117,851,210	\$13,571,056,407	\$12,487,980,006
Secured Growth %	8.51%	12.39%	4.44%	3.73%	-8.68%
Unsecured Growth %	-3.57%	-5.21%	7.19%	-3.17%	9.89%
Overall Growth %	7.74%	11.38%	4.57%	3.38%	-7.82%

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

(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 2020-21 through 2024-25.

Table 22
Redevelopment Agency of the City of Oakland
Central District Redevelopment Project Area
Tax Revenues Received⁽¹⁾

	2020-21	2021-22	2022-23	2023-24	2024-25
Tax Increment Revenues	\$103,963,626	\$112,226,514	\$125,322,014	\$131,178,507	\$131,178,507
State Unitary Tax	\$2,900,566	\$3,335,027	\$3,299,421	\$3,490,593	\$3,679,477
Gross Tax Revenues	\$106,864,193	\$115,561,541	\$128,621,435	\$134,669,100	\$134,857,984
Less County Tax Administration Fees	-\$656,750	-\$662,100	-\$698,478	-\$565,480	-\$532,132
Less Housing Set-Aside (20%) ⁽²⁾	-\$21,372,839	-\$23,112,308	-\$25,724,287	-\$26,933,820	-\$26,971,597
Less Tax Sharing Payments	-\$28,077,748	-\$28,816,346	-\$34,255,419	-\$34,302,165	-\$35,280,428
Net Tax Increment Revenues	\$56,756,856	\$62,970,786	\$67,943,251	\$72,867,634	\$72,073,827

⁽¹⁾ Beginning in Fiscal Year 2016-17, the County Auditor Controller is no longer allocating the City's pre-1989 pension fund tax rate revenues to the RPTTF. Revenue from the City's Pension Fund override tax levy will, per the original pledge of Tax Revenue, be made available in the event of a shortfall in revenues necessary to pay debt service but will otherwise be allocated directly to the City of Oakland.

⁽²⁾ 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.

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 2025-26 assessed valuations.

Table 23
**Oakland Redevelopment Successor Agency
 Central District Redevelopment Project Area
 Ten Largest Local Taxpayers**

Property Owner ⁽¹⁾	Type of Business	Number of Parcels Owned	2025-26 Total Assessed Value	% of Total Assessed Value	% of Incremental Value
Uptown Broadway LLC ⁽²⁾	Commercial Office Buildings	1	\$430,000,000	3.37%	3.44%
SOFXI Center 21 Owner LLC ⁽²⁾	Commercial Office Buildings	2	396,968,567	3.11%	3.18%
CP VI Franklin LLC ⁽²⁾	Residential	1	376,358,374	2.95%	3.01%
SF 111 FOS 1111 Broadway Holding LLC ⁽²⁾	Commercial Office Buildings	2	347,838,298	2.72%	2.79%
Nash Holland 24th and Harrison Investors	Residential & Vacant Parcels	5	281,285,288	2.20%	2.25%
KRE 1221 Broadway Owner LLC ⁽²⁾	Commercial Office Building	3	280,802,977	2.20%	2.25%
601 City Center LLC ⁽²⁾	Commercial Office Buildings	1	275,594,109	2.16%	2.21%
USPA City Center LLC ⁽²⁾	Commercial Office Buildings	1	246,224,160	1.93%	1.97%
KRE 1330 Broadway Owner LLC ⁽²⁾	Commercial Office Buildings	2	196,328,000	1.54%	1.57%
Uptown Housing Partners LP	Unsecured	2	185,727,390	1.45%	1.49%
Totals		20	\$3,017,127,163	23.62%	24.16%

Central District Redevelopment Project Area Total Net Assessed Value: \$12,773,048,218

Central District Redevelopment Project Area Total Incremental Value: \$12,487,980,006

⁽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 24
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 2021-22 through 2025-26.

Table 25
**Oakland Redevelopment Successor Agency
 Coliseum Area Redevelopment Project Area
 Property Taxable Values**

	2021-22	2022-23	2023-24	2024-25	2025-26
<u>Gross Assessed Values</u>					
County Secured Roll ⁽¹⁾	\$5,627,927,361	\$5,962,621,939	\$6,552,671,706	\$6,919,715,857	\$7,114,976,642
County Unsecured Roll	<u>\$1,021,475,129</u>	<u>\$1,016,957,900</u>	<u>\$1,054,874,998</u>	<u>\$1,078,097,928</u>	<u>\$1,017,063,623</u>
Total Gross Assessed Values	\$6,649,402,490	\$6,979,579,839	\$7,607,546,704	\$7,997,813,785	\$8,132,040,265
<u>Less Exemptions⁽²⁾</u>					
County Secured Roll	-\$298,679,289	-\$325,365,567	-\$355,944,239	-\$409,081,847	-\$433,563,977
County Unsecured Roll	<u>-\$134,207,487</u>	<u>-\$123,598,546</u>	<u>-\$127,981,537</u>	<u>-\$149,897,227</u>	<u>-\$137,913,242</u>
Total Exemptions	-\$432,886,776	-\$448,964,113	-\$483,925,776	-\$558,979,074	-\$571,477,219
<u>Net Assessed Values</u>					
County Secured Roll	\$5,329,248,072	\$5,637,256,372	\$6,196,727,467	\$6,510,634,010	\$6,681,412,665
County Unsecured Roll	<u>\$887,267,642</u>	<u>\$893,359,354</u>	<u>\$926,893,461</u>	<u>\$928,200,701</u>	<u>\$879,150,381</u>
Total Net Assessed Values	\$6,216,515,714	\$6,530,615,726	\$7,123,620,928	\$7,438,834,711	\$7,560,563,046
<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	\$3,956,903,539	\$4,264,911,839	\$4,824,382,934	\$5,138,289,477	\$5,309,068,132
Unsecured	<u>\$586,090,887</u>	<u>\$592,182,599</u>	<u>\$625,716,706</u>	<u>\$627,023,946</u>	<u>\$577,973,626</u>
Total Increase in Values	\$4,542,994,426	\$4,857,094,438	\$5,450,099,640	\$5,765,313,423	\$5,887,041,758

⁽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 2020-21 through 2025-26.

Table 26
**Oakland Redevelopment Successor Agency
 Coliseum Area Redevelopment Project Area
 Tax Revenues Received⁽¹⁾**

	2020-21	2021-22	2022-23	2023-24	2024-25
Tax Increment Revenues	\$43,127,531	\$45,430,304	\$48,571,293	\$54,501,469	\$57,653,487
State Unitary Tax	\$143,992	\$37,095	\$254,735	\$309,361	\$363,766
Gross Tax Revenues	\$43,271,524	\$45,467,398	\$48,826,028	\$54,810,830	\$58,017,253
Less County Tax					
Administration Fees	-\$268,072	-\$261,949	-\$266,805	-\$230,355	-\$222,766
Less Housing Set-Aside	-\$8,654,305	-\$9,093,480	-\$9,765,206	-\$10,962,166	-\$11,603,451
Tax Revenues	\$34,349,146	\$36,111,970	\$38,794,018	\$43,618,308	\$46,191,037
Less Tax Sharing Payments ⁽²⁾⁽³⁾	-\$12,886,774	-\$13,333,747	-\$14,481,260	-\$17,002,139	-\$17,382,853
Net Tax Revenues	\$21,462,372	\$22,778,222	\$24,312,758	\$26,616,169	\$28,808,184

- (1) Beginning in Fiscal Year 2016-17, the County Auditor Controller is no longer allocating the City's pre-1989 pension fund tax rate revenues to the RPTTF. Revenue from the City's Pension Fund override tax levy will, per the original pledge of Tax Revenue, be made available in the event of a shortfall in revenues necessary to pay debt service but will otherwise be allocated directly to the City of Oakland.
- (2) 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.
- (3) 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 2025-26 assessed valuations.

Table 27
**Oakland Redevelopment Successor Agency
 Coliseum Area Redevelopment Project Area
 Ten Largest Local Taxpayers**

Property Owner	Type of Business	Number of Parcels Owned	2025-26 Total Assessed Value	% of Total Assessed Value	% of Incremental Value
Bridge Point Oakland	Industrial	1	\$153,588,427	2.03%	2.61%
Oakland Alameda Co. Coliseum Auth.	Oakland Coliseum Operations Lease	2	\$99,940,114	1.32%	1.70%
Comcast of California Company LLC	Cable Communications	3	\$93,649,982	1.24%	1.59%
RIC San Leandro ⁽¹⁾	Industrial	2	\$93,115,798	1.23%	1.58%
Mettler-Toledo Rainin LLC	Industrial	1	\$75,846,763	1.00%	1.29%
Goodman Oakland SPE LLC	Industrial	1	\$73,385,210	0.97%	1.25%
United Parcel Service	Unsecured	5	\$72,975,103	0.97%	1.24%
DCT 580 Coliseum LLC	Industrial	3	\$70,746,125	0.94%	1.20%
Duke Realty Foundry LP	Vacant	15	\$67,281,520	0.89%	1.14%
ICBP IV Holdings 37	Industrial	5	\$63,268,013	0.84%	1.07%
Totals		38	\$863,797,055	11.43%	14.67%

Coliseum Area Redevelopment Project Area 2025-26 Total Net Assessed Value: \$7,560,563,046

Coliseum Area Redevelopment Project Area 2025-26 Total Incremental Value: \$5,887,041,758

⁽¹⁾ Property Owners with currently pending appeals.

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 2021-2022 through 2025-26.

Table 28
Oakland Redevelopment Successor Agency
Historical and Current Assessed Valuations and Pledged Tax Revenues
(All Project Areas⁽¹⁾ Combined)

	2021-22	2022-23	2023-24	2024-25	2025-26 ⁽⁵⁾
Total Taxable Value ⁽²⁾	\$30,318,640,266	\$33,057,414,309	\$35,273,408,950	\$36,799,708,653	\$35,956,602,306
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	\$24,774,915,700	\$27,513,689,743	\$29,729,684,384	\$31,255,984,087	\$30,412,877,740
Gross Tax Increment Revenue ⁽³⁾	\$247,749,157	\$275,137,239	\$297,297,306	\$312,560,183	\$304,128,777
Unitary Tax Revenue	\$3,659,932	\$3,914,199	\$4,270,041	\$4,622,116	\$4,622,116
Gross Revenues	\$251,409,089	\$279,051,438	\$301,567,346	\$317,182,299	\$308,750,893
LESS:					
SB 2557 County Administrative Fee	-\$1,442,700	-\$1,524,832	-\$1,266,985	-\$1,217,917	-\$1,185,542
Statutory Tax Sharing ⁽⁴⁾	-\$70,276,957	-\$80,767,503	-\$87,791,952	-\$89,307,991	-\$86,933,988
Existing Bonds:					
Broadway/MacArthur/San Pablo, Series 2006C-TX	-\$916,341	-\$916,730	-\$915,443	-\$912,479	-\$912,840
Broadway/MacArthur/San Pablo, Series 2010-TX	-\$568,970	-\$569,290	-\$569,250	-\$568,850	-\$563,090
Central District, Series 2006-TX	\$0	\$0	\$0	\$0	\$0
Central District, Series 2009-TX	\$0	\$0	\$0	\$0	\$0
Central District, Series 2013-TE	-\$4,336,500	\$0	\$0	\$0	\$0
Central City East, Series 2006A-TX	-\$4,464,237	-\$4,465,225	-\$4,464,014	-\$4,465,329	-\$4,468,615
Coliseum Area Project, Series 2006B-TX	-\$5,074,901	-\$5,076,996	-\$5,071,893	-\$5,069,593	-\$5,069,540
ORSA 2015T & 2015TE Bonds	-\$8,087,581	-\$4,940,134	-\$4,941,092	-\$4,939,730	-\$4,941,591
ORSA 2018T & 2018TE Bonds	-\$5,260,125	-\$4,592,875	-\$4,594,027	-\$4,596,155	-\$4,595,158
Pledged Tax Revenues⁽⁵⁾	\$150,980,777	\$176,197,853	\$191,952,690	\$206,104,254	\$200,080,529

(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/San Pablo 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 issued by the former Redevelopment Agency and 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 and Series 2015-T. All tax sharing payments are secured by housing set-aside revenues.
- (5) Actual Fiscal Year 2025-26 data for Gross Tax Increment Revenue, Unitary Tax Revenue, SB 2557 County Administrative Fee, and Statutory Tax Sharing are not available at the time of filing of this Report. Amounts shown are estimated from 2024-25 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 2025-26.

Table 29
Oakland Redevelopment Successor Agency
(All Project Areas⁽¹⁾ Combined)
Top Ten Taxpayers
(in \$000s)

Property Owner	Primary Land Use	Project Area ⁽¹⁾	Parcel Count	FY 2025-26 Total Assessed Value	% of Total Assessed Value	% of Incremental Value
Nash Holland 24th and Harrison Investors ⁽²⁾	Commercial Office Buildings	Central District	9	\$583,101	1.62%	1.92%
Uptown Broadway LLC ⁽²⁾	Commercial Office Buildings	Central District	1	\$430,000	1.20%	1.41%
SSA Terminals LLC ⁽³⁾	Commercial Shipping Facilities	Oakland Army Base	6	\$407,442	1.13%	1.34%
SOFI XI WFO Center 21 Owner LLC ⁽²⁾	Commercial Office Buildings	Central District	2	\$396,969	1.10%	1.31%
CP VI Franklin LLC ⁽²⁾	Commercial Parking Garage	Central District	1	\$376,358	1.05%	1.24%
SF 111 FOS 1111 Broadway Holding LLC ⁽²⁾	Commercial Office Buildings	Central District	2	\$347,838	0.97%	1.14%
KRE 1221 Broadway Owner ⁽²⁾	Commercial Office Buildings	Central District	3	\$280,803	0.78%	0.92%
601 City Center LLC ⁽²⁾	Commercial Office Buildings	Central District	1	\$275,594	0.77%	0.91%
USPA City Center LLC ⁽²⁾	Commercial Office Buildings	Central District	1	\$246,224	0.68%	0.81%
601 City Center LLC ⁽²⁾	Multi-Family Residential	Broadway/MacArthur/San Pablo	1	\$202,227	0.56%	0.66%
Totals			27	\$3,546,557	9.86%	11.66%

All Project Areas Total Net Assessed Value: \$35,956,602

All Project Areas Total Incremental Value: \$30,412,878

⁽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 pending.

⁽³⁾ Fiscal Year 2025-26 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 30
**Oakland Redevelopment Successor Agency
 Assessment Appeals Filed in All Project Areas⁽¹⁾ Combined
 For Fiscal Year 2020-21 through Fiscal Year 2025-26**

	All Project Areas Combined⁽¹⁾
Total No. of Appeals ⁽²⁾	1,743
No. of Resolved Appeals	861
No. of Successful Appeals	701
Reduction of Value of Successful Appeals	\$3,120,502,547
Average Reduction	20.22%
No. of Pending Appeals	882
Assessed Value Under Appeal	\$11,899,662,419
Estimated No. of Appeals Allowed	711
Estimated Loss on Pending Appeals Allowed (2026-27 Value Adjustment)	\$1,928,728,165

⁽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 December 22, 2025, including appeals filed during Fiscal Years 2020-21, 2021-22, 2022-23, 2023-24, 2024-25 and 2025-26. 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 one bond issue supported by an assessment district, as shown in the table below as of June 30, 2025. The City files separate continuing disclosure documents for its special assessment bonds. NBS Government Finance Group, DBA NBS, prepares these reports and files them on EMMA as dissemination agent on behalf of the City. The report referenced on page 1 hereof is incorporated herein.

Table 31
City of Oakland
Special Assessment Bonds
As of June 30, 2025
(in \$000s)

Issue Name	Dated Date	Final Maturity	Original Par	Outstanding Par
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	\$1,065
Total				<u><u>\$1,065</u></u>

7. CERTAIN INFORMATION REGARDING COMMUNITY FACILITIES DISTRICTS

The City has debt outstanding for one bond issue supported by a community facilities district, as shown in the table below as of September 30, 2025. The City files separate continuing disclosure documents for its community facilities district bonds. Francisco & Associates, Inc. prepares these reports and files them on EMMA as dissemination agent on behalf of the City. This report referenced on page 1 hereof is incorporated herein.

Table 32
City of Oakland
Community Facilities District Bonds
as of September 30, 2025
(in \$000s)

Issue Name	Dated Date	Final Maturity	Original Par	Outstanding Par
City of Oakland Community Facilities District No. 2023-1 (Brooklyn Basin Facilities and Services) Special Tax Bonds, Series 2025	9/18/2025	9/1/2055	\$5,040	\$5,040
Total				<u>\$5,040</u>