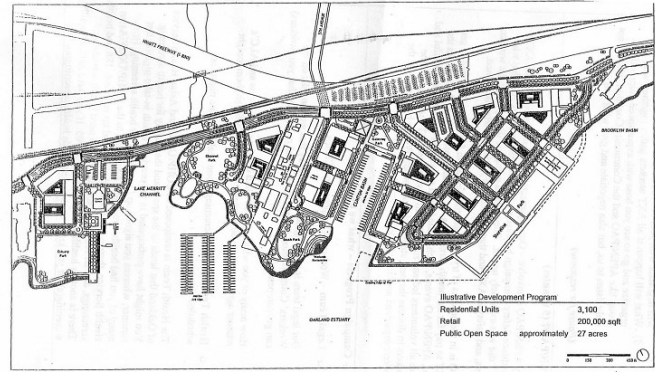


Oak to 9th Community Benefits Coalition COMMUNITY BENEFIT VICTORIES July 2006



1. More **on-site housing for extremely low and very low income families**, both in total and as a percentage of the project, than in any other major project in Oakland since Elihu Harris was mayor.

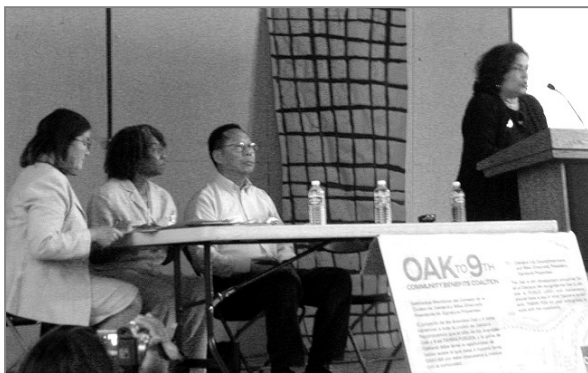
- Overall, at least **465 out of 3,100 units will be affordable to families earning \$50,000 or less** (between 25%-60% Average Median Income)
- **At least half (232) of the affordable units will be family size units.** 93 units (20%) will be 2-bedroom units, and 139 (30%) will be 3-bedroom units.
- Up to a 116 units (about 25%) of the affordable units will be senior housing



- Developer contribution of **approximately \$7.5 million towards affordable housing**
- Annual public hearing and reporting on the money available to start building the affordable housing, as well as **consent from the coalition before the City can move more than 77 affordable housing units off-site** into the surrounding neighborhood

2. A **pipeline into good paying construction careers for Oakland residents**, with an emphasis on local neighborhood residents, and developer contribution to job training assistance.

- **300 jobs for Oakland residents** represent approximately 30% of all apprentice hours anticipated at the Oak to 9th development (and 6% of the overall work on the project). These jobs will mainly be filled by Oakland residents just starting their construction careers (just starting their apprentice hours in construction).
- **\$1.65 million will go to construction training programs** to address the specific workforce barriers faced by immigrants and former prisoners re-entering the workforce.



- Of this funding, **\$900,000 will be specifically designated to serve residents in the neighborhoods** most directly impacted by the Oak-9th development
- Quarterly certified payroll submitted to the City to **track compliance**

3. The Cooperation Agreement being approved today by the City Council – along with the Development Agreement – builds in the **legal and financial incentive to ensure the affordable housing and quality jobs commitments are fulfilled.**
 - The Cooperation Agreement on housing ensures that the community will be able to **monitor the progress of the affordable housing, have decision-making power in determining if and under what conditions additional affordable housing units can be built off-site**, and give legal standing to sue if the City reneges on its obligations.
 - The Cooperation Agreement also allows **flexibility for the City and Coalition** to pursue the best way to achieve affordable housing related to the Oak to 9th development.
 - If the job requirements are not met as set out in the Development Agreement, the developer will pay damages in the amount of half the wages and benefits they would have paid to comply.
 - Additionally, a total of 32 acres of open space will be preserved and maintained as public park land.

4. For three years, **800 residents from 3 organizations in the working class neighborhoods surrounding the Oak-9th site formed a coalition and worked in alliance with labor and faith communities.**
 - Because of the **dedication and vision of the Coalition’s resident members**, Oak-9th will be a development that is inclusive of all communities.
 - The Coalition’s work **shifted Oakland’s political terrain and debate about economic development** by increasing the expectation that projects should both provide community benefits such as affordable housing and quality jobs, and work directly with residents to achieve these benefits.
 - A cornerstone of the Coalition’s work was **developing local resident leadership** to win the direct community benefits from this project.

