

Central City East Project Area Committee Minutes
Monday, January 9, 2005
Patten University, 2433 Coolidge Avenue, Student Activity Center

Frank P. Thomas Jr., Chair of the Central City East Project Area Committee (PAC), chaired the meeting.

I. Roll Call

See attached roster of attendance. Theresa Navarro-Lopez announced that a new representative, Joe Villatoro, has been selected to replace Stefan Seum to represent the Eastlake Merchants Association (ELMA) in the Eastlake/San Antonio sub-area.

II. Open Forum

Josh Weisman, a representative of the Transportation and Land Use Coalition (TALC) organization, presented information about the outreach TALC is undertaking for the implementation of AC Transit's Bus Rapid Transit (BRT) service. The BRT will run on International Boulevard from the Bay Fair BART in San Leandro to downtown Berkeley. The BRT has potential to increase development along the BRT route. Josh would like to get feedback on the proposed BRT from groups like the PAC that represent different stakeholders in the community. Josh Weisman can be contacted at (510) 740-3109 for more information on the BRT and to set up a presentation to your group about the proposed BRT.

The Chair announced that Council member Pat Kernighan from District 2 was present at the meeting and asked if she would like to comment in the public forum. Pat Kernighan asked to wait to speak later in the meeting on item number five which covers the 5th Avenue area.

III. Approval of the Minutes

Jennifer Kassin requested clarification on the vote regarding the street lighting upgrades request from Desley Brooks. Jennifer Kassin requested a correction to the minutes of December 5, 2005. Jennifer stated that she wants the following to be noted in the minutes "In the report it says that we conditionally approved the request, what I said is that is not my recollection and that my recollection is that we conditionally put off voting on it and I would like that to be put into the minutes." Theresa Navarro-Lopez noted the correction and she will make the correction to the minutes.

Motion (by Art Clark; seconded by Tom Thurston): Approve minutes of the December 5, 2005 meeting.

Vote: 11 Ayes, 0 Nays, and 2 Abstentions. Motion passed.

IV. Administrative Items

- a. **An action item to accept nominations for the Residential Tenant positions for the Elmhurst, Fruitvale/San Antonio, and Eastlake/San Antonio and the Fruitvale/San Antonio Business Owner position.**

The Chair talked to Greg Garrett about his status as a PAC member. Greg Garrett stated that he is resigning. The resignation is effective immediately. Carol Urzi asked about two people who were presented by Greg Garrett as potential alternates for his position. Frank P. Thomas Jr. explained that the two people who were proposed by Greg Garrett are not eligible to represent the Central East Oakland Community Development District Board. Frank Thomas is talking to the Central East Oakland Community Development District Board and will present the person at the next meeting.

- b. **Announcements from PAC community organizations**

Frank P. Thomas Jr. spoke about the Oak Knoll community meeting. There was a good turnout. The Oak Knoll community representatives have the same concerns the PAC has regarding lack of police and blight in their area. There was no action taken at Oak Knoll meeting.

- b. **Brief Update Palm Villas Project**

Theresa Navarro-Lopez provided a status report on the Palm Villas Project. The audit report was released. A copy is available at the meeting and was e-mailed to the PAC members. The Council did not hear the item at the December 13, 2005 Council meeting. The item was postponed to the January 10, 2006 City Council meeting.

Carol Urzi asked if the PAC took any action on the item. Frank referred to the PAC minutes. Carol suggested it might be appropriate to revisit the item at tonight's meeting since the PAC did not have the audit information to vote on.

Theresa Navarro-Lopez provided clarification that the Report to Council is to the Community and Economic Development (CED) Committee and not the full City Council. The City Council meeting is the meeting at which a vote is taken by the Council, so there is time for the PAC to further comment on the Palm Villas request.

Motion (by Carol Urzi; there was no second to the motion): Motion that the PAC review the audit report for Palm Villas and make a recommendation to the City Council regarding Palm Villas.

There was no second to the motion. The motion died on the floor for the lack of a second.

V. **5th Avenue Analysis: Presentation and Recommendations**

Theresa Navarro-Lopez presented the proposed work for the 5th Avenue area. In July 2005, the PAC voted on the allocation of the additional Tax Increment Funds. At this meeting, the PAC alternated 14th Avenue for 5th Avenue, and asked City staff to come back with a recommendation for the 5th Avenue area. Theresa presented the projects in the immediate area that impact the 5th Avenue area and staff recommendation. The following is the recommendation by staff for 5th Avenue¹:

CEDA Redevelopment staff will take the lead and coordinate a meeting of the Public Works Agency staff, CEDA Planning and Zoning staff, and the Council Office to analyze the appropriate information to address physical improvements along the 5th Avenue area. The final product of these meetings will be an agreed upon scope of work to address the following conditions in the area:

- Traffic conditions including a traffic study that can address pedestrian, vehicle, bicycle etc. and look at the proposed streetscape area on 5th Avenue;
- Preliminary design and engineering of Streetscape Improvements along 5th Avenue from Embarcadero to East 18th Street; and
- Zoning conditions in the area.

CEDA staff recommends approval of the process to address the 5th Avenue Streetscape Improvement Project and the allocation of the \$50,000 from Fiscal Year 2005-06 for the start of the consulting work for the above analysis including a portion of the traffic analysis and land use planning. CEDA staff also recommends a consideration of additional funding from the Fiscal Year 2006-07 funds to fully fund the project which is anticipated to cost \$300,000. The additional funds needed to work on this project are anticipated to be \$250,000 which may be funded from Fiscal Year 2006-07 CCE funds. Once the scope of work is written further analysis will be made of the total cost.

City Council Member Pat Kernighan explained why the 5th Avenue access is important. The waterfront in Oakland will have park improvements and will be developed along the waterfront area. The Oak to Ninth area will have major park projects in the area. The land is cut off by rail roads and the freeway. The only street that crosses to the waterfront area is 5th Avenue.

PAC members asked the following questions:

- Which items should be worked on first?
- Will there be community involvement?
- What will the \$50,000 be used for? And the \$250,000 be used for?
- Will this funding affect the MacArthur Boulevard Project?

The staff responded:

- That the traffic study will be worked on first.

¹ Staff recommendation copied from report to CCE PAC.

- There will be a community process similar to the Fruitvale Alive Project.
- The total cost of the project will be \$300,000 with 50,000 from Fiscal Year 2005-06 and \$250,000 from Fiscal Year 2006-07.
- This funding is separate from the existing funding for MacArthur Boulevard. This will not impact the MacArthur Boulevard project.

Motion (by Tom Thurston; seconded by Laura Jerrard): Motion to accept staff recommendations to approve \$50,000 from Fiscal Year 05-06 and \$250,000 from Fiscal Year 2006-07 for the 5th Avenue area.

Vote: 11 Ayes, 3 Nays, and 0 Abstentions. Motion passed.

VI. Follow up to Request for Funding for Streetlight Upgrades- Central East Oakland

Theresa Navarro-Lopez reviewed the PAC's recommendation for funding the temporary lighting upgrade in the Central East Oakland area and the nine candelabras for the Bancroft and Havenscourt area. The staff recommendation presented to the PAC was to move forward with the recommendation to approve the six month temporary wattage increase at a cost of \$42,301 and allocating the \$70,866 for the purchase and installation of the nine candelabras for the Bancroft and Havenscourt area. The \$70,866 will be used for the component of the project that can be completed with this amount. CEDA staff will work on obtaining a new cost for the balance of the funding for the Bancroft and Havenscourt area. CEDA staff will return in the future to request funds to meet the cost of the balance of the project from Fiscal Years 2006-07.

Tom Thurston requested clarification on the motion made by the PAC at the last meeting when the item was discussed. Gregory Hunter provided the clarification. PAC members raised several questions and comments about the about the nine candelabras for Bancroft and Havenscourt area.

Motion (Motion by Art Clark; seconded by Kayode Powell): Motion to accept staff recommendation.

Vote: 9 Ayes, 1 Nay, and 3 Abstentions. Motion passed.

VII. Update on Proposed Fiscal Merger for CCE and Oak Knoll

Jim Burns of Burns and Watry, Inc. presented an update on the CCE and Oak Knoll Fiscal Merger. Jim presented staff's recommendation that the Central City East Project Area Committee (CCE PAC) concur with the attached Redevelopment Plan Amendments to fiscally merge the Oak Knoll and Central City East Redevelopment Areas only. There was discussion about the proposed amendments.

Motion (Motion by Carol Urzi; seconded by Jean Blacksher): Motion to approve the proposed amendments to the plans.

Vote: 13 Ayes, 0 Nay, and 0 Abstentions. Motion passed.

VIII. Presentation on Affordable Housing Portion (25% Tax Increment Funds) for CCE Implementation Plan:

A. Presentation on First Time Homebuyers Program Jackie Campbell, CEDA Housing Staff

Christina Morales presented information about the three city programs: the Mortgage Assistance Program; the American Dream Downpayment Program; and the Downpayment Assistance Program. All three programs are designed to help a person buy a first home in the City of Oakland. The funds may be used to buy a condominium, townhouse, and manufactured home. As funds become available from the CCE Tax Increment Funds for this program, the recommendation will be to work with this program like the Façade Improvement Program. The program will be used in the CCE Area after the City's existing funds are exhausted. There was no action taken on this item.

B. CEDA Staff's Recommendation for the Additional CCE 25% Affordable Housing Tax Funds (TIF)

Gregory Hunter presented staff's recommendation to address the additional funds for the 25% Affordable Housing Tax Increment Funds (TIF). The staff recommends that: 1) the PAC maintain the original percentage allocation of funds for the various housing programs and allocate the additional increment using these percentages; the PAC adopt a policy that places the future additional unanticipated 25% Affordable Housing TIF in the same percentages as adopted in the original implementation plan for the remainder of the five year plan, FY 2006-09; and 3) that the schedule for implementation be extended by one year.

Comments and questions raised were related to making sure CEDA staff will report back on the programs and evaluate how they are working in the area. Gregory Hunter responded that staff will return with evaluations of the programs to see if the funding levels work. A question was raised about a timeline for reporting back to the PAC and if there is a timeline. Art Clark would like to see a six month evaluation cycle. Gregory Hunter stated that it needs to be based on the program. The city receives information from the County on the new increment each January and June. Staff can report after we receive this information. Staff can come back with an evaluation of the programs and recommend a change if necessary.

Gloria Jeffrey noted that there is a mistake in the report on this item. The mistake is on page 3 of the staff report. The PAC did not approve the funds for Palm Villas. Staff will note this in the report for the record and in the minutes. Theresa Navarro-Lopez will make the change.

There was concern about being locked into the percentages. Gregory Hunter expressed that the PAC will have the opportunity to change the percentages in the future.

Motion (Motion by Laura Jerrard, second by Carol Urzi): Motion to accept the staff recommendation with a friendly amendment by Tom Thurston to add “ as amended from time to time.”

Vote: 12 Ayes, 0 Nay, and 2 Abstentions. Motion passed.

C. Brief Discussion of Tour of Affordable Housing Sites

There was a very brief discussion.

IX. Items for the next PAC meeting of February 6, 2006

- a. Items the PAC wishes to place on a future agenda**
- b. Review of the Policy and Procedures for Presenting Projects to the PAC for funding**
- c. City-Wide Affordable Housing Bond Overview**

There was a short discussion of the bond presentation for the February 6, 2006 meeting and the presentation on the policy and procedures for submitting projects to the PAC for funding

Gregory Hunter stated that he wants to make sure we keep an item to provide an update on the Palm Villas presentation to the City Council for the February 6, 2006 meeting.

Adjournment of the meeting was called by the Chair.