

CENTRAL CITY EAST PROJECT AREA COMMITTEE
Monday, March 6, 2006
Patten University, 2433 Coolidge Avenue, Student Activity Center

DRAFT
(The minutes are in draft form until approved by the PAC)

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.

II. Open Forum

There were no speakers.

III. Approval of the Minutes

There were no proposed changes.

Motion (by Art Clark, seconded by Jean Blacksher) Approve minutes of the February 6, 2006 meeting.

Vote: 10 Ayes, 0 Nays, and 3 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 sub-areas and the Fruitvale/San Antonio Business Owner position.

Tom Thurston introduced Joyce Charles as a candidate for the Residential Tenant position for the Fruitvale/San Antonio sub-area. Joyce introduced herself and gave a brief statement describing her background and past experience.

Frank Thomas explained to Joyce the process she would need to go through to become a member of the PAC. Frank also asked Tom to have Joyce meet with himself and one other member of the Fruitvale/San Antonio sub-area before presenting her as a member.

b. Announcements from PAC community organizations.

Frank Thomas stated that he called the Public Works Agency (PWA) Assistant Director Bruce Saunders and Director Raul Godinez regarding the MacArthur Boulevard Under grounding and Streetscape Project. The PWA staff agreed to attend PAC meetings every other month and would like to schedule 30 minutes for the April 3rd meeting. It was

suggested that this presentation could be held at 6:00 p.m. as an early part of the meeting. He invited comments from the PAC members.

PAC members for the most part accepted that PWA should present to the public the status of the MacArthur project, but there were questions over whether it should be in front of this body, the length of the presentation, and whether or not it should be before the regular starting time for the PAC meetings or if it should be a part of the regular PAC meeting. A motion was then made to have PWA present to the PAC.

Motion (by Nanette Barrie, seconded by Preston Turner) to have the Public Works Agency staff come at 6:30 p.m. to the April 3, 2006 PAC meeting, that the presentation be scheduled for 15 minutes, and that the PWA staff present a written and detailed report on the MacArthur Under Grounding and Streetscape Project.

Vote: 13 Ayes, 1 Nay, and 1 Abstention. Motion Passed.

Tom Thurston stated that the Fruitvale/Foothill Streetscape Project is holding community meetings in late March or early April and would like to come in May to present to the PAC.

Nannette Barrie stated that the Weed and Seed project will have funding available for small projects in its area. There is a subcommittee meeting on 3/17 at the Eastmont Town Center. Please contact her for more details.

Preston Turner requested that people attend the City Council meeting tomorrow March 6, 2006 to show their support for the Police Chief. Laura Jerrad stated that there will be a rally at 6:00 p.m. in front of City Hall for the same issue.

c) Update on Council Actions

Palm Villas Update- This was given by Theresa Navarro-Lopez. The item went to Council February 27th and will return to the City Council on March 7, 2006 with a recommendation to use Central City East Funds and Central District funds to be paid back to the CCE funds from Oak Knoll Land Sale Proceeds to the CCE Redevelopment Area with interest.

Oak Knoll & CCE Fiscal Merger- Theresa Navarro-Lopez stated that the process is moving forward. The Council action is in the process of being scheduled and the item will probably be heard on May 2, 2006. She will update the PAC at the next meeting.

Frank noted that other PAC members attended the Oak Knoll Community meeting, and asked Charles Chiles and Tom Thurston to give a presentation about the meeting.

Charles Chiles reported that there were about 200 attendees at the meeting. The developer introduced themselves and discussed the design of the project and some of the goals of the project. Future meetings will be held March 19th and March 20th. Tom Thurston

reported on the break-out sessions. Those focused on what individuals wanted to see on the site.

V. Presentation and Update on Oak to Ninth Development

CEDA Director of Planning and Zoning Claudia Cappio presented an update on the Oak to Ninth Development. She gave basic information, an updated timeline, what will be affected, etc. She then asked for questions.

PAC members had various questions that were transportation-related. There were concerns about traffic, basic transportation resources, and questions about the retrofitting of the freeway. The response was that this development will lead to an increase in area traffic. AC Transit has committed to fund a bus line to this area, and there will be a shuttle ferrying individuals to BART. The freeway will be retrofitted at the 5th Avenue intersection. As a result of this retrofitting and mitigation measures for the changes in the area, Caltrans is providing the City of Oakland with \$1 million dollars for improvements in the 5th Avenue area.

The next part of the presentation focused on the affordable housing aspects of this project. Sean Rogan, Deputy Director of Housing, presented the basics of the current affordable housing plans. The CCE Redevelopment requires that “at least 15% of all new or rehabilitated dwelling units developed by public or private entities or persons other than the Agency in the Project Area” be available as affordable housing units. Sean gave the specific information regarding policies and restrictions. He also mentioned that the developer is open to having up to 20% of the units be affordable housing, with an area of about 1.6 acres.

PAC members had various questions regarding the affordable housing aspects. They wanted to know where the affordable housing units would be located in the project. Sean showed on the map the proposed location of the units. He also stated that the staff report in the packet was now outdated, and that the updated plan calls for a total of 420 units; 2 parcels containing 160 of those units being very low income housing.

PAC members also had questions about the segregation of the affordable housing units, the management of the units, whether they would be rental/ownership, etc. Sean responded that the reason the units are segregated is to leverage funds from state and federal resources. There will be managers on-site. The units will be rental. A desire for home ownership units was expressed by multiple PAC members. Sean replied that this was far more costly and that there were not the same number of resources to leverage funds for ownership as for rental units. Requests can be made to City Council, but the cost difference in subsidizing very low income households in rental (approximately \$100,000 per family) versus ownership (approximately \$400,000 per family) was great. PAC members wanted to know if the Central City East Tax Increment Funds can be used to increase the number of affordable homeownership units.

Other issues arose such as: clarification on staff’s recommendation; the desire to keep in mind that this project will generate a large amount of increment that will allow for future

affordable housing opportunities; and adding language to Recommendation 4 of the Oak to Ninth item leading to the investigation of for-sale affordable housing options. The allotted time for this item had almost expired, and a motion was brought forth to extend the time for this item.

Motion: (by Gloria Jeffery, seconded by Nanette Barrie) to table the last item on the agenda and continue the discussion on the current item.

Vote: 16 Ayes, 0 Nays, and 0 Abstentions. Motion passed.

Theresa Navarro-Lopez presented the other recommendations related to amendments to the land-use in the Oak to Ninth area: the amendment of the CCE Redevelopment plan to change existing land use designations; the update of the CCE Redevelopment Plan's land-use map to reflect the changes; and the approval of the land use text change to the Estuary Policy Plan. The three recommendations are listed below:

- **Recommendation #1: CEDA Staff recommends an amendment to the land use map in the CCE Redevelopment Plan to reflect the Estuary Policy Plan (EPP) land uses designations as listed in the map.**
- **Recommendation #2: CEDA staff recommends approval of the text amendment to the Estuary Policy Plan (EPP) which provides for the amendment of the Oak to Ninth Chapter in the EPP**
- **Recommendation #3 CEDA staff recommends a land use amendment to the CCE Redevelopment Plan to change the existing land use designation from a Planned Waterfront Development-1 (PWS-1) to a new designation called "Planned Waterfront Development -4 (PWD-4)"**

Motion (by David Kakashiba, seconded by Gloria Jeffery) to adopt all 4 recommendations submitted by staff for the March 6th meeting regarding the Oak to Ninth Project, as reflected in the memo.

Preston Turner proposed a friendly amendment to the recommendation proposing the addition of language to Recommendation 4 as discussed earlier.

David amends his motion to remove Recommendation #4 from consideration for the time being and to consider it separately.

Amended Motion (by David Kakishiba, seconded by Kathy Chao) to accept staff recommendations Numbers 1, 2, and 3 as presented.

Vote: 14 Ayes, 2 Nays, and 0 Abstentions. Motion passed.

After a brief discussion about the affordable housing restrictions, Sean Rogan proposed additional language to Recommendation Number 4, part A as follows: "...with consideration to both rental and ownership housing." Sean also proposed a second addition regarding Oakland Harbor Partners' (OHP) contribution to the affordable housing component. The revised Recommendation would read as follows:

Recommendation Number 4:

A. CEDA staff recommends that the Oakland Harbor Partners (OHP) meet the 15% affordable housing requirements on the site and, if funding permits, up to 20% affordable units be developed "*with consideration to both rental and ownership housing*".

B. CEDA staff also recommends that OHP use the "25% housing set-aside" tax increments generated by the Oak to Ninth mixed use development "plus a developer contribution to pay" to pay for the affordable housing units.

A motion was made by the PAC to accept the amended changes.

Motion (by Gloria Jeffrey, seconded by Al Parham) to accept the amended Recommendation Number 4 (text shown above).

Vote: 12 Ayes, 3 Nays, and 1 Abstention. Motion passed.

The PAC requested more information regarding the March 28th City Council workshop regarding Oak to Ninth. Theresa Navarro-Lopez stated that she would email them the information. A motion was made to adjourn the meeting.

Motion (by Frank Thomas, seconded by Preston Turner) to adjourn. No vote.

Meeting adjourned.