

**Central City East Project Area Committee  
Monday, May 5, 2008 PAC Meeting  
Patten University, 2433 Coolidge Avenue, Student Activity Center**

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

Art Clark, Chair of the Project Area Committee (PAC), chaired the meeting. The meeting started at 6:40

**I. Role Call**

- a. See attached roster of attendance

**II. Open Forum**

- a. Frank Rose spoke about the senior income index information available by emailing him.

III. Motion to approve the April 7<sup>th</sup> meeting minutes.

**Motion to approve the April 7<sup>th</sup> meeting minutes**

**Vote: 17 Ayes, 0 nays, 0 abstentions. Motion Passed**

**IV. Administrative Item**

- a. Nomination to fill residential tenant position for subarea -
  - i. Eugene Smith spoke about his experience working in/for the Fruitvale/San Antonio area and his desire to serve on the CCE PAC.
  - ii. Robert Klinger asked Eugene what type of redevelopment projects he would support. Eugene responded by saying he supports small business that are community oriented.

**Motion to approve Eugene Smith's nomination to the PAC for the Fruitvale/San Antonio Subarea.**

**Vote: 15 Ayes, 0 nays, 0 abstentions. Motion Passed**

b. Announcement

- i. Suzanne Kunkel announced the opening of the Orchards, a housing project funded by the PAC.

- ii. Gloria Jeffery announced MacArthur Corridor NCPC meeting at Eastmont.
- iii. Larry Gallegos announced the latest Redevelopment newsletter that was available for pick up.
- iv. Kayode Powell- NCPC 22 is setting up a memorial march from High St. and Virginia through the neighborhood on May 17<sup>th</sup> in response to the three murders that happened on these beats. Specifics will be email out to the group by Kayode

V. CCE Implementation Plan

- a. Information requested by the PAC at the last meeting information on Tax Increment update was given by Jim Burns.
- b. Non-Housing Allocation & Distribution presentation
  - i. Tom Thurston questions the contingency fund category in the non-housing funds distribution, as it is often used for new projects. He would like to see this category only used to fill the funding gaps for previously approved projects.

**Motion (by Tom Thurston, seconded by Jean Blacksher): to designate contingency fund for previously approved projects that have funding gaps.**

**Vote: 12 Ayes, 1 Nays, 5 abstentions. Motion passes**

**Substitute motion (by Bari Scott, seconded by Charles Chiles): that 80% of the money should be used for overruns or funding gaps in the event that we need more money to complete these projects and 20% be used for anything else (e.g. new ideas or emergencies).**

**Vote on substitute motion (prior to original motion) 5 ayes, 11 nays, 2 abstentions. Motion does not pass.**

- ii. Gloria Jeffery asked if the funds shown in the chart are Tax Increment and Bond money. Jim Burns said that the Bond money is only used for relocation and land assembly category.

**Motion (by Gloria, seconded by Jean Blacksher): that 55 M (or what ever the dollar amount that we have set aside for land assembly from bond funds) be locked down for site acquisition.**

**Friendly amendment (by Tom Thurston): to add the following language, “the remaining taxable bond money”.**

**Substitute motion (by Kayode Powell, seconded by Ross Ojeda): to postpone the original motion until next month so that more information can be provided on past designation of the funds in question.**

**Vote: 15 Ayes, 3 nays, 0 abstentions. Motion passes and overrides the previous motion**

- iii. Jean Blacksher asked about the total amount of allocation set aside for land assembly from the bond. The response is that the 55 M from the bond is set aside for land acquisition.

**Motion (by Robert Klinger, seconded by Peter Marcotte) to accept staffs recommendation on the funding distribution.**

**Vote: 17 Ayes, 0 Nays, 1 abstention. Motion passes**

c. Housing Program and Fund Distribution

- i. Marge Gladman went through the housing allocation by program type proposed by housing staff.
  - 1. Jean Blacksher asked why some programs have not had any interest and people have not requested funds. Marge responds by saying we have used the bond funds for these projects as apposed to low/mod funds.
  - 2. Jean's follow up question is what are we doing to advertise the programs we have? Larry Gallegos responded by saying that we have advertised for these and other programs but it is a tedious process and it is a function of the equity in the property and the amount of money that the applicant has.
  - 3. Marge points out that the only program that is up and running from low mod funds is the homeowner rehab program
  - 4. Sheryl Walton asked if it is possible that the PAC see the flyers that are being distributed so that they may give insight and feedback on how to make them more user friendly.
  - 5. Art Clark invited the PAC to email staff any suggestions that will make these programs more effective.

6. Jennie Mollica wants staff to consider and respond to the foreclosures in the area via these programs. Also there is a document that points out properties in CCE that are eligible for rehabilitation and substantial rehabilitation. She proposed shifting some money from other projects to the new & or substantial rehabbed rental housing. Marge responds by saying that those programs are subject to the NOFA process, and thus could not be used immediately

**Motion (by Jennie Mollica, seconded by Tom Thurston): to accept staff's proposed allocations with the change that 27% of the money go toward homeowner rehab program and an increase of 18% goes to the new &/or Substantially rehabbed rental housing (which would be moving it into the NOFA)**

**Vote: 5 Ayes, 10 Nays, 3 abstentions. Motion does not pass.**

**Motion (by Robert Klinger, seconded by David Means): to accept the staff proposed distribution for non housing funds.**

**Vote: 11 Ayes, 3 Nays, 4 abstentions. Motion passes**

7. Jean Blacksher asks is there anything to reduce the red tape to make the programs more accessible.
8. Frank Rose points out that the information needs to be disseminated to the PAC so that they can pass the information over to the community.
9. Ross Ojeda asked what is the difference between first time homebuyers program and the new ownership housing program. Marge responds by explaining that the first time program is for second mortgages for existing housing while the new ownership housing program is for the development of new housing (under the provisions of the AMI) for the developer to write down the cost of the land.

d. Fund Distribution

- i. Presentation given by Gregory Hunter in response to questions last months regarding administrative overhead.
- ii. Gregory also responded to Gloria Jeffery's question about non housing administrative overhead by speaking about the city's fiscal deficit.

- iii. Jean Blacksher commented that the PAC needs to spend money quickly on projects so that the city can't ask CCE to support its fiscal deficit.

**Motion (by Kayode Powell, seconded by Bari Scott): to extend the meeting 9 pm if it's necessary.**

**Vote: 4 Ayes, 11 nays, 3 abstentions. Motion does not pass.**

**Motion (by Kayode Powell, seconded by Tom Thurston): to extend the meeting to address one last agenda item.**

**Vote: 6 Ayes, 7 Nays, 3 abstentions. Motion does not pass.**

- iv. Suzanne Kunkel asks if the interest from Oak Knoll would be paid to CCE as the PAC did funded 11 M of the program. Gregory Hunter said that there has been no funds drawn out from Oak Knoll therefore there is so no pay out to CCE, but there is potential for this in the future.

VI. Items for the next PAC meeting on June 2, 2008

a. Property Acquisition

- i. Art Clark apologized to those who came to present on agenda items that were no discussed and invites them to come to the next meeting as we will discuss them at that time.

b. Vision and strategic planning process

- i. Art Clark asked if we had remaining budget with Paul Downs to improve how the PAC does business and to create a strategic vision for CCE

c. Bring program materials to next PAC meeting for review/revision

VII. Adjournment

a. Adjournment at 8:40