

**WEST OAKLAND PROJECT AREA COMMITTEE (WOPAC)**  
**GENERAL MEETING AGENDA**  
**Wednesday, January 9, 2007 6:30—9:00**  
**West Oakland Senior Center, 1724 Adeline Street**

**AGENDA**

**I. Welcome, Call to Order and Roll Call**

Roll Call:

Amao, Beasley, Bouze, Gerstenberger, Gordon, Herbert, Horiuchi, Howard, Hurwich, Kidd, Lowe, Mac Donald, Rice, Parrott, Wells, Wyrick-Parkinson

**II. Approval of Minutes for Meeting Held December 12, 2007**

**III. Open Forum** (2 minutes each)

**IV. Chairpersons Report** (5 minutes)

**V. Committee Reports** (5 minutes each)

1. Community Outreach/Equitable Development Committee (5 minutes)

2. Neighborhood Planning Committee (5 minutes)

a. Development Project and Program Report-outs: The following projects and/or programs have been scheduled for presentation at the January 3 Planning Subcommittee meeting:

- West Oakland Greening Project
- Environmental Justice Grant--- Margot Lederer-Prado, CEDA Business Development Unit

b. Other Report-outs from the Planning Committee

3. Trees and Transportation Committee (5 minutes)

**VI. ORA Staff Report** (10 minutes)

- Administrative Items and Correspondence
- Replacement of Clawson/McClymonds/Bunch Community Organization
- WOPAC Budget Update
- Staffing Update

**VII. Old Business**

1. Housing Monies--- Housing Staff (10 minutes)

2. California Hotel --- Housing Staff (5 minutes)

3. Retail Study Update--- Keira Williams, CEDA Business Development Unit (20 minutes)

4. Year-end Assessment of Activities and Accomplishments (10 minutes)

**VIII. New Business**

1. Tracking of WOPAC projects (10minutes)

2. West Oakland Environmental Indicators Project: Soot Busters Campaign ( 10 minutes)

**IX. Announcements (2 minutes)**

**X. Future Agenda Topics and New Business (3 minutes)**

**XI. Adjournment**

**Written correspondence should be addressed to:**

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**ADDRESSING THE WEST OAKLAND PROJECT AREA COMMITTEE**

All persons wishing to address the Committee are required to fill out a **Speaker's Card**. Every effort will be made to ensure that citizens have ample opportunity to address the Committee. The public has the opportunity to speak on all items listed on the agenda prior to the committee taking final action unless the item has already been considered by a committee, at a public meeting wherein all interested members of the public were afforded the opportunity to address the Committee on the item, before or during the Committee's consideration of the item, unless the item has been substantially changed since the Committee heard the item, as determined by the Committee. Once the Chair has opened the item for discussion, citizens wishing to speak should approach the front podium when their name is announced, and direct questions or comments to the Chair or Committee. This meeting is wheelchair accessible. To request materials in alternative formats or to request an ASL interpreter or assistive listening device, please call 510-238-6284 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so those who experience chemical sensitivities may attend. Thank you.

**WEST OAKLAND PROJECT AREA COMMITTEE (WOPAC)**  
**GENERAL MEETING MINUTES**  
**Wednesday, January 9, 2007 6:30—9:00**  
**West Oakland Senior Center, 1724 Adeline Street**

**I. Welcome, Call to Order and Roll Call**

Chair Parrott called the meeting to order at 6:45.

Roll Call:

Present: Beasley, Gerstenberger, Gordon, Herbert, Horiuchi, Hurwich, Kidd, Lowe, Rice, Parrott, Wells

Alternates: McGruder for MacDonald

Absent: Amao, Bouze,

Excused: Wyrick-Parkinson

Vacant Positions: 2 (West MacArthur/Hoover Tenant and Clawson/McClymonds/Bunche Community Organization)

Staff announced that Ms. Darbi Howard resigned her position yesterday as West MacArthur/Hoover Tenant because of other commitments. Staff will advertise the two WOPAC vacancies.

**II. Approval of Minutes for Meeting Held December 12, 2007**

**MOTION by Andrea Gerstenberger, seconded by Ray Kidd:** To approve the minutes.

The motion passed unanimously.

**III. Open Forum**

There were no speakers for Open Forum.

**IV. Chairpersons Report**

Chair Parrott reported that she had placed a bag of daffodil bulbs on the handouts table and for people to please help themselves to the bulbs. She also reminded people of the trash pick-up on Mandela Parkway that occurs every first Saturday at 10:00 A.M. The group meets at 8<sup>th</sup> and Mandela.

**V. Committee Reports**

1. Community Outreach/Equitable Development Committee

Stefanie Parrott reported out for this committee. This committee developed a list of goals to work on for the coming year. They include:

1. Development of a community benefits plan

2. Continued work on changing state redevelopment law in order to use redevelopment funds for maintenance of public facilities and work on identifying other sources of funding for maintenance
3. Improve outreach to Councilmember Nadel (Please see motion below.)
4. Increase the staffing level so that all subcommittees can be staffed and all projects and activities identified by subcommittees and the full body can be implemented
5. Business Development: address the reuse of vacant industrial sites so that new users will be those wanted by the community
6. Schools: Implement a needs assessment for schools in the Project Area and work with the schools to make needed improvements
7. Improve outreach to community to fill empty seats on WOPAC
8. Continued work on housing issues and develop of specific West Oakland programs
9. Continued annual picnics and newsletters

**MOTION by Bruce Beasley, seconded by Andrea Gerstenberger:** To set up regular meetings with Councilmembers Nadel and Chang.

The motion passed unanimously.

Discussion included the ideas of converting WOPAC positions to at-large positions so that West Oakland activists could be recruited, the need for a planner for the Planning Committee, and the need for a WOPAC representative at all City Council meetings.

Staff will agendize an item to discuss membership at the February meeting.

## 2. Neighborhood Planning Committee

Ms. Wells reported out for this committee. The West Oakland Greening Project representative attended to present this project. The committee also discussed the foreclosure situation and would like a tour of the Project Area in order to develop an inventory of abandoned housing stock. The committee also reviewed and discussed the checklist for healthy development that was developed by Ms. Gerstenberger, Ms. Gordon, Mr. Lowe and Mr. Kidd.

Staff will agendize the West Oakland Greening Project for a presentation at the next full meeting.

Staff will agendize the GIS group recommended by Lynne Horiuchi for the next possible Planning meeting that the group can attend.

Environmental Justice Grant: Margot Lederer-Prado of the City's Business Development Unit reported that she is preparing an application for a planning grant for Peralta Street and requested that the WOPAC approved \$ 17,500 to be used as the City's local match if the project receives funding. The proposed grant involves planning for safe crossings and traffic calming.

There was one speaker for this item: Mr. Tom McCoy.

**MOTION by Jabari Herbert, seconded by Joe Hurwich:** To approve a \$17,500 match for the proposed Environmental Justice grant and to add a .25 Full-Time planner to the grant's scope and to work with the WOPAC as the primary community group for input and to also work with the West Oakland Environmental Indicators Project and to incorporate their work.

Vote: The motion passed unanimously.

The WOPAC complimented Ms. Lederer-Prado on her volunteer efforts for the West Oakland community.

### 3. Trees and Transportation Committee

This committee did not meet last month because of the reception for Margaret Gordon to celebrate her appointment to the Port Commission.

## **VI. ORA Staff Report**

Wendy Simon, WOPAC staff, gave the staff report. She distributed the letter from the WOPAC to Senator Perata's office and reported she has continued to advertise the open position on the District 3 listserv.

Ms. Simon presented the budget update for January. She will email versions for the update with information for FY 06-07 to Jabari Herbert and Andrea Gerstenberger.

Staffing Update: Ms. Hui-Chang Li will be starting as the West Oakland Unit's Urban Economic Analyst I (UEA I) in early February. Her duties will include projects and related administrative activities for the for the Façade Improvement, Tenant Improvement and Neighborhood Project Initiative programs. She will not be able to staff subcommittees on a regular basis. The WOPAC would like more staff assigned so that the subcommittees can be staffed and all projects and activities proposed by the general body and subcommittees can be implemented quickly. Staff is working on obtaining another staff person in addition to the UEA I. The WOPAC would like a staff person to act as a development director and raise money and is also concerned about proportional staffing for West Oakland in relation to other redevelopment project units.

## **VII. Old Business**

1. Housing Monies: Marge Gladman, Manager of the Housing Development Unit presented this item. She is still obtaining approvals from other housing units on a memo containing recommendations for West Oakland Housing funds. WOPAC members expressed ideas and concerns about a possible raid on West Oakland housing funds by the Council and Mayor, the need for specific and unique programs for West Oakland, the lack of task force level input into the recommendations that Housing staff is working on and the need to use housing monies for the foreclosure problems in West Oakland. Staff will schedule this item for a longer discussion in February.

Ms. Gladman also announced the Foreclosure Workshop scheduled for January 12, 2008 at City Hall and that her unit now reports to the CEDA Director, Dan Lindheim, instead of Gregory Hunter as before.

Ms. Gladman presented an update on the Peralta Gardens project. The Community Development Corporation of Oakland (CDCO) has lost their funding commitment from their private lender. Staff is trying to keep in contact with CDCO to see what next steps CDCO wants to pursue.

2. California Hotel --- Ms. Gladman announced that the John Stewart Company is now managing the California Hotel and is improving living conditions for the remaining tenants. The East Bay Asian Local Development Corporation was the only responder to the City's Request for Proposals for the site and anticipates a transfer of the site to EBALDC in approximately 6 months to be followed

by approximately 12 months of rehabilitation to the site. The WOPAC would like EBALDC staff to attend a meeting to discuss this project.

3. Retail Study Update--- Keira Williams, CEDA Business Development Unit, presented an update on the citywide retail strategy. She will return to discuss specific retail nodes in West Oakland at a later date.
4. Year-end Assessment of Activities and Accomplishments

This item was not heard because of time constraints.

### **VIII. New Business**

1. Tracking of WOPAC projects

This item was not heard because of time constraints.

2. West Oakland Environmental Indicators Project: Soot Busters Campaign

Teresa McColl of the West Oakland Environmental Indicators Project announced a workshop on January 24, 3008 to kick off the Soot Busters Campaign.

### **IX. Announcements and Future Agenda Topics and New Business**

These items were not heard because of time constraints.

### **XI. Adjournment**

The meeting was adjourned at 9:05 by Chair Parrott.

#### **Written correspondence should be addressed to:**

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