

**WEST OAKLAND PROJECT AREA COMMITTEE (WOPAC)**  
**GENERAL MEETING AGENDA**  
**Wednesday, February 13, 2008 6:30—9:00**  
**West Oakland Senior Center, 1724 Adeline Street**

**AMENDED 1/31/08**

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

Roll Call:

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

**II. Approval of Minutes for Meeting Held January 9, 2008**

**III. Open Forum**

**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 February 7 Planning Subcommittee meeting:

- Gas Station at Grand/Market--- Peter Tobin
- Brown Sugar Kitchen Request for Funds--- Tanya Holland
- Request for Funding: Proposed Graffiti Abatement Programô Yonathan Santana, CEDA
- Request for Funding: \$150,000 Of Matching Funds For The West Oakland BART Station Portion Of The City of Oaklandø Application To The Metropolitan Transportation Commissionø Station Area and FOCUS Planning Grant Program

b. Other Topics (non-projects) from the Planning Committee

3. Trees and Transportation Committee (5 minutes)

**VI. ORA Staff Report (5 minutes)**

- Administrative Items and Correspondence
- WOPAC Budget Update
- Staffing Update and Request for Funding for Additional Staff

**VII. Old Business**

- 1. WOPAC Vacancies
- 2. Housing Monies, Housing Staff (30 minutes)
- 3. California Hotel, Housing Staff (15 minutes)
- 4. Year-end Assessment of Activities and Accomplishments (10 minutes)
- 5. West Oakland Greening Project ( 10 minutes)

**VIII. New Business**

- 1. Tracking of WOPAC projects (10minutes)

**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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 Phone: (510) 238-6430 Fax: (510) 238-3691

**ADDRESSING THE WEST OAKLAND PROJECT AREA COMMITTEE**

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**WEST OAKLAND PROJECT AREA COMMITTEE (WOPAC)**

**GENERAL MEETING MINUTES**

**Wednesday, February 13, 2008 6:30—9:00**

**West Oakland Senior Center, 1724 Adeline Street**

**AS AMENDED AND APPROVED AT THE MARCH 12, 2008 MEETING**

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

Chair Rice called the meeting to order at 6:40 and called the roll.

Present: Beasley, Gordon, Herbert, Horiuchi, MacDonald, Kidd, Lowe, Rice, Parrott, Wells, Wyrick-Parkinson

Absent: Amao, Bouze,

Excused: Hurwich, Gerstenberger,

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

*Correction to draft minutes: Ms. MacDonald was added to the list of members who were present.*

Staff Present: Wendy Simon, Hui-Chang Li, Gregory Hunter, Patrick Lane, Yonathan Santana, Marge Gladman

**II. Approval of Minutes for Meeting Held January 9, 2008**

**MOTION by Bruce Beasley, seconded by Madeline Wells:** To approve the minutes.

**Vote:** The motion passed with seven approvals and one abstention.

**III. Open Forum**

The following people spoke:

Ms. Ora Knowell

Ms. Tanya Holland and Mr. Phil Serkis

Mr. Monsa Nitoto

**IV. Chairpersons Report**

Chair Parrott discussed Mayor Dellums' Affordable Housing Policy Proposals just released on February 7, 2008. She noted the proposal to increase the percentage of redevelopment funds set-aside for affordable housing development and first time homebuyers' programs from 25% to 35%.

Chair Rice highlighted another proposed policy change from the mayor's report: limiting the affordable housing set-aside funds to develop housing that would be affordable to families at 60% of AMI. The state limit is up to 80% of AMI. Chair Rice announced that as a follow-up to this report, the City Council is holding a study session on Oakland's affordable housing needs on Tuesday, February 19 from 3 to 5 pm at City Hall. He encouraged WOPAC members to attend.

Chair Parrot expressed a need for the WOPAC to put forth an official, unified position on affordable housing policy. After a brief discussion, she proposed that the WOPAC meet to develop a unified position on these housing policy issues.

**MOTION by Chair Parrot, seconded by Karin MacDonald:** To have a continuation of tonight's WOPAC meeting on Wednesday, February 20<sup>th</sup> at 6:00 pm to further discuss housing policy and put forth an official, unified WOPAC position on affordable housing policy.

**Vote:** The motion was passed unanimously.

Chair Rice recommended two books about the City of Oakland to the WOPAC: *No There There* and *American Babylon*. WOPAC members expressed concerns regarding the lack of funds for training and education resources for PAC members and asked that a line item be added to the budget for WOPAC member professional development. Lynne Horiuchi offered to give a half hour lecture to the PAC related to Oakland and redevelopment history. Wendy Simon will check with the City Attorney on these matters. WOPAC members would also like the City to facilitate conferences and networking opportunities for the various PACs in Oakland to improve communications, meet each other and learn from each other.

In response, Gregory Hunter, Deputy Director of Redevelopment and Economic Development for the City of Oakland, announced two publications for improving redevelopment communications: 1) an annual report of redevelopment accomplishments that is currently being reviewed by the Mayor; and 2) a quarterly redevelopment newsletter.

Ms. Simon announced that she has previously inquired about a larger meeting of Oakland PACs, per the WOPAC's earlier requests; however, neither PAC's chairs expressed any interest.

## **V. Committee Reports**

### 1. Community Outreach/Equitable Development Committee

Ms. Stefanie Parrot reported out for this committee. The Committee reviewed the 2008 goals addressed at the COED subcommittee, as announced at the January WOPAC meeting. She stressed the importance of having subcommittee meetings staffed in order to work on and make progress on stated goals.

Wendy Simon will agendaize Jeff Baker for the March General WOPAC meeting to present on his work on Measure Y. She will also invite Margot Lederer-Prado to the March COED meeting to discuss business development goals.

### 2. Neighborhood Planning Committee

Ms. Madeline Wells reported out on the projects and programs that were presented at the February 7<sup>th</sup> Planning Subcommittee meeting. Discussions followed each project item. A vote to approve or deny funding is scheduled for the next WOPAC meeting for these projects.

- a) Gas Station at Grand/Market: Peter Tobin did not attend the meeting. Ms. Simon announced that Mr. Tobin informed her that they are re-thinking their plans and will request to attend WOPAC in the future.
- b) Brown Sugar Kitchen at Mandela and 26<sup>th</sup> Street: Ms. Tanya Holland requested \$75,000 from WOPAC for equipment for the restaurant.

- c) Graffiti Abatement Program: Mr. Yonathan Santana, CEDA staff, requested \$45,000 to fund a youth employment training program that will employ youth to abate graffiti in West Oakland. This program will be modeled after the successful program implemented last year in the Coliseum Redevelopment Area. Gregory Hunter clarified that funds will go toward graffiti abatement on private property not covered by the Public Works Agency. WOPAC asked that Yonathan Santana work with Ray Kidd on the details of the program to tailor this program for West Oakland's particular needs.
- d) Request for \$150,000 of matching funds for grant application to "The Metropolitan Transportation Commission's Station Area and FOCUS Grant Program" for the development of the West Oakland BART Station: Patrick Lane announced that as of today the request for \$150,000 in matching funds had been withdrawn as the City of Oakland has instead decided, with the input and recommendation of WOPAC member Jabari Herbert, that it would be preferable to go after the 1C grant of up to \$17 million from the California's Housing and Community Development Department to fund infrastructure and affordable housing development for transit oriented developments. The application for 1C funds would be on behalf of two sites that currently have land entitlements (i.e. 1357 5<sup>th</sup> Street and 1396 5<sup>th</sup> Street or better known as the Alliance/Bank of America site and Red Star Yeast Site)

The discussion that followed each of the above items included: the need for a better system of accountability to ensure funds granted by the WOPAC grants do bring benefit to the redevelopment area; the need to have more proactive programming of funds led by WOPAC as opposed to reacting to proposals coming to the WOPAC from the community; and a need for better coordination between WOPAC and the City on grant applications and other such opportunities coming down the pipeline.

Other ideas included the possibility of creating low-interest or forgivable loans as opposed to grants that have no strings attached. Patrick Lane suggested the WOPAC set up a program with rules, guidelines and criteria for the approval of funds so that funding is not approved on a case by case basis. Gregory Hunter suggested sharing with the WOPAC a list of programs with guidelines developed by other PACs that the WOPAC could adopt and tailor to the needs of West Oakland.

### 3. Trees and Transportation Committee

Ms. Karin MacDonald reported out for this committee. The Committee discussed the Port of Oakland's reforestation plan and the City's recent grant of \$150,000 for master planning.

## **VI. ORA Staff Report**

Ms. Wendy Simon, WOPAC staff, reported on the status of the WOPAC vacancies and presented the Budget Update for February. She noted the technical correction made to the Housing monies because of the difference between the budgeted numbers used for the first Budget Update and the actual funds received. These technical corrections will be made as needed in the future when actual numbers are received by staff. This correction results in more funds for housing as the budget numbers were exceeded by the actual numbers.

Patrick Lane gave an update on the staffing situation for West Oakland. Ms. Hui-Chang Li has joined the West Oakland Unit as a UEAI. In response to WOPAC input, staff is requesting that the WOPAC approved \$151,894 for a UEA III to be budgeted for FY 2008-09.

The WOPAC raised issues concerning the staffing of subcommittees and staff workplans. There was also discussion about the need for the UEA III to possess a planning, urban design and/or architectural background.

**MOTION by Lynn Horiuchi, seconded by Steve Lowe:** That the WOPAC support the hiring of a UEA III with a training and background in planning, urban design and/or architecture.

**Vote:** The motion was passed unanimously.

## VII. Old Business

1. WOPAC vacancies: This discussion included the idea of having the WOPAC reconsider the PAC's composition, including outreaching to representatives from West Oakland who live or own a business outside of the subareas with the vacancies but who are still located in the West Oakland Redevelopment Project Area.

**MOTION by Chair Parrot, seconded by Ellen Wyrick-Parkinson :** That the WOPAC table this discussion for the next WOPAC meeting, given the limited time left to discuss other items remaining on the agenda.

**Vote:** The motion passed unanimously.

2. Housing Monies: Marge Gladman, Manager of the Housing Development Unit presented a detailed matrix of proposed affordable housing programs for West Oakland's low/mod set-aside funds. She will be providing more details at the next WOPAC meeting in March, including the corresponding AMI income limits to be spelled out and a distinction between whether certain program requirements proposed are mandated by State Redevelopment Law or City Council.

WOPAC members asked about the possibility and process for increasing the program income limits from 80% of AMI to 100% of AMI and limiting affordable housing funds to West Oakland residents. Ms. Gladman responded that her staff will continue to work on advancing certain recommended policy changes; however, any change would require City Council's approval.

3. California Hotel: Ms. Gladman reported that there will be more news on the status of the California Hotel in approximately 90 days. The East Bay Asian Local Development Corporation will manage the property; however, other details and configurations are still being worked on.
4. Year-end assessment of activities and accomplishments: This item was not heard because of time constraints.
5. West Oakland Greening Project: Staff invited Steve Cancian to tonight's meeting but he did not attend to report on this item. Ms. Simon will invite him to the next meeting.

## VIII. New Business

1. Tracking of WOPAC projects: Ms. Simon will email the WOPAC this report

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

The WOPAC expressed an interest in a different food vendor for the next WOPAC meeting and particularly in catering by Brown Sugar Kitchen. Ms. Simon will follow up on this item.

*Correction from meeting of March 12, 2008:*

**MOTION by Margaret Gordon, seconded by Lynne Horiuchi:** To select Brown Sugar Kitchen as the caterer for WOPAC meetings.

**Vote:** The motion passed unanimously.

## **XI. Adjournment**

The meeting was adjourned at 9:30 by Chair Rice.

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

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250 Frank H. Ogawa Plaza, Suite 5313  
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