

**WEST OAKLAND PROJECT AREA COMMITTEE (WOPAC)
GENERAL MEETING AGENDA
Wednesday, March 12, 2008 6:30—9:00
West Oakland Senior Center, 1724 Adeline Street**

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 February 13, 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: Please note that projects and programs that were presented at the February Planning Committee and reported out on at the February General Meeting are listed under *Item No. VII Old Business* for action at this meeting. The following projects and/or programs have been scheduled for presentation at the March 6 Planning Subcommittee meeting:

- Review of Draft Healthy Development Checklistô Jonathan Heller
- Request for Funding: Proposed Graffiti Abatement Programô Yonanthan Santana, CEDA
- GIS Project
- Workerbees Updateô Aaron Salmon

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
- Five Year Implementation Plan

VII. Old Business

1. WOPAC Vacancies (5 minutes)
2. Request for Funding: Proposed Graffiti Abatement Programô Yonathan Santana, CEDA (5 minutes)
3. Request for \$75,000 of Funding: Brown Sugar Kitchenô Tanya Holland (5 minutes)
4. Housing Monies/Housing Policy--- Housing Staff (30 minutes)
5. Year-end Assessment of Activities and Accomplishments (10 minutes)
6. West Oakland Greening Project (10 minutes)

VIII. New Business

1. Tracking of WOPAC projects (10minutes)
2. Measure Y Update (15 minutes) ó Jeff Baker, City Administratorø Office

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
General Meeting Minutes
Wednesday, March 12, 2008
West Oakland Senior Center, 1724 Adeline Street**

Approved at the April 9, 2008 Meeting

I. Welcome, Call to Order and Roll Call

Chair Rice called the meeting to order at 6:35 and called the roll.

Present: Bouze, Herbert, Hurwich, Horiuchi, Kidd, Lowe, MacDonald, Parrott, Rice, Wells, Wyrick-Parkinson,

Excused: Amao, Beasley

Absent: Gerstenberger, Gordon,

Vacant Positions: Community organization position in Clawson/McCymonds/Bunche and Tenant position in West MacArthur/Hoover

Staff Present: Wendy Simon, Hui-Chang Li

II. Approval of Minutes from Meeting Held February 13, 2008

The WOPAC noted amendments that need to be made to the minutes from the last meeting: 1) Karin MacDonald who was at the meeting was mistakenly marked absent; and 2) several members felt that a motion to select Brown Sugar Kitchen as the WOPAC caterer was made and passed at the end of the meeting although not all members remembered this motion.

MOTION by Mr. Herbert and seconded by Ms. Wyrick-Parkinson: to approve the minutes with amendments

Vote: Unanimous

Staff will amend the minutes as requested.

III. Open Forum

The following people spoke:

Ms. Elise Juanita Bell

Ms. Julie Clemmons

Ms. Ora Knowell

IV. Chairperson's Report

Chair Parrot reported on the WOPAC chairs meeting with Gregory Hunter on March 7, 2008. She reported that the meeting was productive and went well. They discussed several topics including streetscape improvements, staffing, staffing for subcommittees, the Five- Year Implementation Plan Update and future meetings. Chair Parrot encouraged the WOPAC to read the existing implantation plan in preparation for update process. Mr. Patrick Lane, CEDA Redevelopment Area Manager, will attend the next COED meeting to discuss community benefits agreements.

Chair Rice reported on an article about the stalling of affordable housing projects due to the losses in the financial markets, and clarified a point of State Redevelopment Law from the Feb 20th meeting on affordable housing. Chair Rice clarified that according to California Redevelopment Law (CRL),

the Agency may use redevelopment funds either inside *or* outside of a redevelopment project area to meet the requirement that 15% of new housing units in a redevelopment area be affordable. However, to satisfy this 15% requirement outside of the redevelopment area, two units must be produced outside of the area for every one unit required inside the project area. The WOPAC expressed interest in inviting Dan Rossi to a future subcommittee meeting for legal counsel on implementation plan proposals and scheduling a Chairs meeting with Nancy Nadel to follow up on the meeting with Mr. Hunter.

V. Committee Reports

1. Community Outreach and Equitable Development Committee ó Chair Parrot reported out on this committee.

Margo Lederer-Prado of CEDA Business Development Unit attended the last COED meeting to discuss business development, opportunity sites, code compliance issues and abandoned railroad tracks. COED would like to invite someone from City to a future meeting who is responsible for removing abandoned railroad tracks. Staff will try to identify and invite this person.

2. Neighborhood Planning Committee ó Ms. Wells reported on this committee.

Mr. Yonathan Santana gave a second presentation for his request for funding of \$45,000 for a proposed youth employment program with Cypress Mandela Training Center to hire and train youth to abate graffiti in the West Oakland project area. The sub-committee recommends to the WOPAC to support this program. Mr. Jonathan Heller presented a draft of a "Healthy Development Checklist" for the WOPAC to consider when approving development projects in the project area. Mr. Kidd will take a final version of this checklist to the next COED meeting and will work to integrate this checklist with existing development criteria previously established by the WOPAC. The Committee also heard presentations by the Virtual Oakland Project and Mr. Art Shanks of Cypress Mandel Training Center. Ms. Well expressed the ongoing need for the sub-committee to address housing issues as well as the need for a planner.

3. Trees & Transportation Committee ó Ms. MacDonald, Ms. Wyrick-Parkinson, and Mr. Kidd reported out.

The committee discussed the West Oakland Reforestation Task Force that will develop a strategy for reforesting West Oakland and the possible use of the \$30,000 set aside for trees before the Plan adoption for this project.

VI. ORA Staff Report – Ms. Wendy Simon, WOPAC staff, reported on the following items:

Correspondence: Ms. Simon distributed a letter sent to the Mayor and to City Council stating the WOPAC's positions on proposed housing policy changes.

PAC vacancies and PAC composition: Ms. Mary Farrant contacted Ms. Simon about her interest in joining the PAC and said she will try to make tonight's meeting to get to know the body more but was not in the audience at the time.

Ms. Joy Amao, who has missed several WOPAC meetings, informed Ms. Simon of her interest in continuing with the PAC in the summer after she has completed her night classes. According to the bylaws, a PAC member who misses six consecutive meetings may lose his/her position on the PAC;

however the PAC may also decline to remove this person if it is determined to be in the best interest of the Redevelopment Project Area to allow the person remain.

Staff followed up on a question from the last meeting with Dan Rossi, City Attorney's Office. The CRL limits PAC membership only to residential owner, residential tenant, business owners, and community organizations. There is no provision for "at large" membership that is not tied to one of these categories. WOPAC can shift tenant representatives from subareas to at-large, however any change to add new at-large tenant representatives would need to go to City Council for approval and elections would have to be held to fill the new positions. There was some interest in this option. Chair Parrott urged subcommittee representatives to outreach to fill the vacancies in their subarea.

Staff worked with Capital Stone One, WOPAC member Mr. Jabari Herbert's company to apply for State 1C TOD funding for development of the Red Yeast Star site. This application was submitted on March 7th, 2008.

Ms. Simon distributed the March WOPAC Budget Update and noted the addition of UEA III staff to the budget, supported by WOPAC at the February meeting. There have not been any changes to the housing funds.

Staff will be asking for future agenda time to discuss the 5-year implantation plan, scheduled to be renewed this year. Ms. Simon will develop a timeline of the tasks involved at the April meeting.

Staff will present a request for matching funds for unexpected grant monies for the 7th Street Streetscape Plan at the next meeting.

The Neighborhood Projects Initiative Program was approved recently by the City Council for a \$200,000 allocation as recommended by the WOPAC. Staff will present a timeline for implementing this program.

Ms. Simon gave a list of WOPAC members and their addresses to the City Clerk for the Conflict of Interest forms. She will follow up with them to check on the status and confirm if the deadline to complete these forms is April 1st.

3. Old Business

1. WOPAC Vacancies: This item was addressed earlier during the staff report.
2. Graffiti Abatement Program: Mr. Yonathan Santana, CEDA Redevelopment, showed a video of the Cypress Mandela Training Center, the organization that would be contracted to hire and train youth to do graffiti abatement work in West Oakland.

MOTION by Mr. Hurwich and seconded by Mr. Lowe to: approve funding of \$45,000 for the graffiti abatement program.

Vote: The motion passed unanimously.

3. Brown Sugar Kitchen request for funding of \$75,000

MOTION by Mr. Rice and seconded by Ms. Wells: To approve funding of \$75,000 for tenant improvements to Brown Sugar Kitchen.

Vote: The motion passed unanimously.

VIII. New Business

1. Tracking of WOPAC Projects: This item was discussed under the "Year-end Assessment of Activities and Accomplishments" item.
2. Measure Y Update: Mr. Jeff Baker presented on Measure Y and its three components: violence prevention, community policing, and evaluation. Mr. Baker will attend a future WOPAC meeting to share the results of the Outcome Evaluation of Measure Y. The WOPAC expressed interest in learning more about the violence prevention programs and possibilities for WOPAC to join forces with Measure Y to achieve shared goals of crime reduction.

IX. Announcement

A community meeting on "West Oakland Health Risk Assessment for Diesel PM" is being held on March 19, 2008 at the West Oakland Senior Center.

X. Future Agenda Topics and New Business

XI. Adjournment

The meeting was adjourned at 9:15 by Chair Parrott.

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