

WEST OAKLAND PROJECT AREA COMMITTEE (WOPAC)

GENERAL MEETING

Wednesday, April 11, 2007 6:30—9:00

West Oakland Senior Center, 1724 Adeline Street

I. Welcome, Call to Order and Roll Call

Roll Call:

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

II. Approval of Minutes for Meeting Held March 14, 2007

III. Open Forum (2 minutes each)

IV. Chairpersons Report (5 minutes)

- Invitation to Mayor Dellums to attend a WOPAC meeting

V. Committee Reports

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

- Gentrification Event Planning
- Wireless West Oakland Pilot Project
- Community Benefits Seminar

2. Neighborhood Planning Committee for non-project items (5 minutes)

- WOPAC Position on Changing City Regulations Regarding Conditional Use Permits—Bruce Beasley

Please note that the projects presented to the Neighborhood Planning Committee will be presented under Number IX of the agenda.

3. Trees and Transportation Committee (5 minutes)

VI. Announcements

VII. ORA Staff Report (15 minutes)

1. Correspondence

- Letter to Bridge Housing
- Letter to Chevron
- Letter regarding AGI Capital Project
- Letter regarding Peralta Gardens Project
- Letter regarding Project Choice
- Letter regarding 1408-1416 11th Street

2. Report and Recommendations on an Ordinance Describing the Eminent Domain Program as

required by Community Redevelopment Law for the West Oakland Project Area

3. Budget Update
4. Other Projects and Follow-ups

VIII. Old Business

1. Housing Monies Presentation --- Housing Staff
2. Mandela Foods Cooperative/Bridge Housing/ 99Cent Store (5 minutes)—Wells Lawson
3. Vision Statements for Project Area Neighborhoods
4. Noodle Factory Project
(This project was presented at the March 1 Planning Subcommittee meeting and reported out upon at the March 14 General meeting.)

IX. Projects

1. Project Reports from the Planning Subcommittee

The following projects are scheduled for the April 5, 2007 Planning Subcommittee.

- Beyond Emancipation
- Alliance for West Oakland Development

2. Project Update
 - 5th and Kirkham Property (“Caltrans Site”) --- 7th Street Partners

X. New Business

XI. Future Agenda Topics and New Business (3 minutes)

XII. Adjournment

Written correspondence should be addressed to:

Wendy Simon, Project Manager, CEDA: Redevelopment Division
250 Frank H. Ogawa Plaza, Suite 5313
Oakland, California 94612
Phone: (510) 238-6430 Fax: (510) 238-3691

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, April 11, 2007 6:30—9:00
West Oakland Senior Center, 1724 Adeline Street

AS AMENDED AT THE MAY 9, 2007 MEETING

Welcome, Call to Order and Roll Call

The meeting was called to order by Chair Larry Rice at 6:40. There was no quorum at this time.

Roll Call:

Present: Jabari Herbert, Joseph Hurwich, Larry Rice, Virian Bouze, Darbi Howard, Joy Amao, Stefanie Parrott, Ellen Wyrick-Parkinson, Bruce Beasley, Karin Mac Donald, Margaret Gordon, Steve Lowe

Absent: Kiri Eschelle, Ray Kidd, Andrea Gerstenberger de Korsak, Joyce McGee, Madeline Wells (excused)

Since there was no quorum, Chair Rice moved to agenda items that did not require WOPAC action.

Open Forum

There were no speakers for Open Forum.

Chairpersons Report

MOTION by Stefanie Parrott, seconded by Bruce Beasley: to send a second letter to Mayor Dellums inviting either him or a representative from his office to attend a WOPAC meeting.

The motion passed unanimously.

Committee Reports

1. Community Outreach/Equitable Development Committee

Stefanie Parrott reported that this committee met with EBASE to work on a community benefits plan and will continue to work with this group. The Gentrification Seminar will be held on October 20, 2007. The Wireless West Oakland Project has decided not to pursue funding from West Oakland Redevelopment funds.

2. Neighborhood Planning Committee

Stefanie Parrott reported that Eric Angstadt, Strategic Planning Manager attended the last Planning Committee. The Committee discussed issues relating to transitional housing facilities.

After discussion, Mr. Beasley withdrew his draft letter to the Planning Commission regarding conditional use permits from consideration. He will work on this issue and return to the WOPAC later.

There was one public speaker for this item, Mr. Monsa Nitoto.

3. Trees and Transportation Committee

Karin Mac Donald reported that a representative from Assemblymember Swanson's office met with the group to discuss transportation infrastructure issues. The Committee considers this a good time to push for an analysis for undergrounding of the BART tracks as BART is preparing its seismic retrofit for the West Oakland section.

Approval of Minutes for Meeting Held April 11, 2007

As there was a quorum at this point, this item was heard. There was no discussion.

MOTION by Joe Hurwich, seconded by Stefanie Parrott: to approved the minutes of the March 14, 2007 meeting.

The motion passed unanimously.

Announcements

Members Ellen Wyrick-Parkinson, Darbi Howard and Stefanie Parrott made announcements.

ORA Staff Report

This report was given by Wendy Simon and Patrick Lane. Ms. Simon distributed correspondence for the 2 past months. Ms. Gordon expressed concern that the letter to the Planning Commission regarding Project Choice contained a mistake regarding the proximity of a school to that program's planned location and about fact checking in general.

Gary Patton, Deputy Director of Planning will ask zoning supervisors to refer projects of more than five units to WOPAC staff for scheduling.

The WOPAC asked staff to ask the City Attorney's Office if language used in a letter to the Planning Commission would restrict them to such language in the future. Daniel Rossi, Deputy City Attorney, advises the WOPAC that they are free to couch their recommendations and communications any way they want to as an advisory body.

There was one public speaker, Mr. Monsa Nitoto.

Ms. Simon then reported on the proposed ordinance that staff is preparing that describes all of the City's redevelopment areas' eminent domain programs. This ordinance will not change the present West Oakland Eminent Domain Program in any way and incorporates the West Oakland

Redevelopment Plan's language verbatim. Staff requested approval of a motion to support the adoption of this ordinance.

MOTION by Joe Hurwich, seconded by Stefanie Parrott: to approve the motion to support the adoption of an ordinance describing the Eminent Domain Program as required by Community Redevelopment Law with the provision that there be no changes to the West Oakland Eminent Domain Program.

Ms. Gordon stated that residents in the affected subarea (Clawson/McClymonds/Bunche) should review the proposed ordinance in addition to the WOPAC. It was noted by other members that two members from the Clawson/McClymonds/Bunche subarea were present at this meeting to represent that subarea.

VOTE: Ayes: 7 Noes: 1 Abstentions: 0
The motion passed.

Patrick Lane announced that staff was considering a fiscal merger of the West Oakland, Oak Center and Acorn Redevelopment Areas. This announcement was intended to prepare the WOPAC for the written report and presentation that will be scheduled for the May meeting. Mr. Lane emphasized that this proposed merger was a long term and procedural process that the WOPAC would vote on at a later date. No work has started on the merger; however funding for the proposed merger is in next year's budget and will be funded from monies transferred from the Broadway/MacArthur/San Pablo Redevelopment Area.

Members expressed strong concern and extreme dissatisfaction about the proposed fiscal merger. Concerns and requests included: to know the rationale for the merger, to include the Army Base in the merger, whether the WOPAC's wishes on this issue would be considered by City staff and the Council, working with the Acorn and Oak Center groups, the potential for allowing changes in the current eminent domain program after a long and difficult community process regarding this issue, the lack of enough blight in the project areas, possible dishonesty in withholding tax increments from the state, the potential for using West Oakland funds in other areas at the expense of West Oakland neighborhoods outside the West Oakland Project Area, the need for an ad hoc committee to consider this issue, anxiety over combining the respective community groups for the new merged area, the need for written information, and the timing of this announcement, given that staff has been considering it for several weeks. Some members would have liked Councilmember Nadel to have come to the meeting to announce this.

Mr. Lane reiterated that this was an announcement only and that staff would provide a written report to members in time for them to read it. Staff will send a written report on the potential fiscal merger to members by May 2, which is one week before the next meeting on May 9.

Ms. Simon reviewed the April budget update. Members pointed out that the amount shown for the Peralta Gardens project had been wrongly attributed to future funds and requested that it be corrected. The following motion was passed to clarify last month's motion of financial support for the Peralta Gardens Project.

MOTION by Stefanie Parrott, seconded by Karin Mac Donald: to support the Peralta Gardens project with \$523,000 of FY 06-07 Low/Moderate Housing funds.

Ayes: 10

Noes: 1

Abstentions: 0

The motion passed.

Staff will correct this item in the May Budget Update. Staff will also email a copy of the updated WOPAC member roster to members.

Old Business

Housing Monies Presentation

Marge Gladman, Manager of the Housing Development Unit presented this item. This was a continuation of the overview of housing programs that Housing staff is presenting to the WOPAC. Topics covered included the Notice of Funding Availability (NOFA) process and criteria, the role of WOPAC in the NOFA process, how affordability is defined for both sales and rental housing. The WOPAC had questions regarding the Vacant Housing Acquisition Rehabilitation Program and where buyers for the current First Time Homebuyers Program came from and how the various programs that the members are interested in can be applied and tailored to West Oakland needs.

Ms. Gladman will return with follow-up information next month. Staff from other housing programs such as the Mortgage Assistance Program and the Housing Rehabilitation Unit will also present information on these programs in the near future to continue the overview of the City's housing programs and to help the WOPAC develop a plan for using the West Oakland housing monies.

Mandela Foods Cooperative/Bridge Housing/ 99Cent Store

Stefanie Parrott announced that Wells Lawson had contacted her to say that MFC was still negotiating for the small space in Mandela Gateway and would attend the next meeting to update the WOPAC.

Vision Statements for Project Area Neighborhoods

None of the subareas have prepared draft vision statements yet.

Noodle Factory Project

Mr. Francis McIlven attended for the Northern California Land Trust, the project developers.

MOTION by Bruce Beasley, seconded by Stefanie Parrott to recommend this project to the Planning Commission and to wish them the best of luck with their funding efforts

Ayes: 9

Noes: 2

Abstentions: 1

Projects

Beyond Emancipation

Mr. Tony Thurmond and Ms. Alesanddia Simpson attended for Beyond Emancipation.

After discussion, the following motion was made:

MOTION by Jabari Herbert, seconded by Darbi Howard: to support the Beyond Emancipation Project for their application for a Special Activities Permit at their present location

Ayes: 8 Noes: 0 Abstentions 3

Staff will agendize this project again for May for an update.

There were three public speakers for this item: Mr. Monsa Nitoto, Mr. Marcus Johnson, and Ms. Ora Knowell

Alliance for West Oakland Development Job Training Project

MOTION by Jabari Herbert and Bruce Beasley: to support the Alliance for West Oakland Development Job Training Project’s request for \$100,000

Ms. Gordon requested that the AWOD return bi-annually to update the WOPAC.

The motion passed unanimously.

This item had two public speakers: Mr. Monsa Nitoto and Ms. Melissa Buss

5th and Kirkham Property (“Caltrans Site”) --- 7th Street Partners

This project update was postponed until the May meeting.

New Business

There were no new business items.

Future Agenda Topics

There were no future agenda topics

Adjournment

The meeting was adjourned by Chair Rice at 9:20.

Written correspondence should be addressed to:

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