

WEST OAKLAND PROJECT AREA COMMITTEE (WOPAC)
GENERAL MEETING AGENDA
Wednesday, June 13 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, Eschelle, Gerstenberger, Gordon, Herbert, Horiuchi/McGee, Howard, Hurwich, Kidd, Lowe, Mac Donald, Rice, Parrott, Wells, Wyrick-Parkinson

II. Approval of Minutes for Meeting Held May 9, 2007

III. Open Forum (2 minutes each)

IV. Chairpersons Report (5 minutes)

V. ORA Staff Report (5 minutes)

- Administrative Items and Correspondence
 - Letter of support for the West Oakland Walk Project
- Budget Update

VII. Old Business

1. Proposed Merger of West Oakland Redevelopment Areas (30 minutes)
2. Housing Monies Presentation --- Housing Staff (25 minutes)
3. Mandela Foods Cooperative/Bridge Housing/ 99Cent Store (15 minutes)—Wells Lawson
4. Vision Statements for Project Area Neighborhoods (10 minutes)

VIII. New Business

1. Lokahi Bodyworks--- Laura Donham *This project has been scheduled for the June Planning Subcommittee.*

IX. Committee Reports

1. Community Outreach/Equitable Development Committee (5 minutes)
 - Gentrification Event Planning
 - Community Benefits Seminar
2. Neighborhood Planning Committee for non-project items (5 minutes)

Please note that the projects presented to this month's Neighborhood Planning Committee will be presented under Number VIII of the agenda.

3. Trees and Transportation Committee (5 minutes)

X. Announcements

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

XII. 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.

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MINUTES

Welcome, Call to Order and Roll Call

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

Roll Call:

Present: Beasley, Bouze, Gerstenberger, Gordon, Herbert, Howard, Hurwich, Kidd, Lowe, Mac Donald, Rice, Parrott, Wells

Absent: Amao, Eschelle, Horiuchi/McGee, Wyrick-Parkinson

Staff: Wendy Simon, Christine Lebron, Hui-Chang Li, Patrick Lane, Marge Gladman

Approval of Minutes for Meeting Held May 9, 2007

MOTION by Joe Hurwich, seconded by Darbi Howard: To approve the minutes for the May 9, 2007 meeting.

The motion passed unanimously.

Open Forum

Mr. Alex Francois and Mr. Marcus Johnson spoke regarding the outreach efforts for the Wood Street project.

Chairpersons Report

Chair Rice reported that the Mayor's Housing Task Force is meeting with CEDA managers on June 28. He also reported that, he had discussed the possibility of implementing a Housing Rehab Program similar to the Central City East program and a Neighborhood Initiative Program (NPI) similar to the Broadway/MacArthur/San Pablo program at the Chairs Meeting. Mr. Rice feels that this is way to get some small projects, such as security cameras, done in the near future. Wendy Simon noted that staff is planning to make a presentation on this program to WOPAC in the near future.

Chair Parrott reported that she attended Councilmember Nadel's West Oakland Economic Development Group last week where security issues were discussed. This issue will be added to the July Planning and General meetings.

ORA Staff Report

Ms. Wendy Simon, WOPAC staff gave the report. She distributed flyers regarding community meetings for the Citywide Retail Strategy and a Brownfields clean-up project in West Oakland as well as the letter of support for the West Oakland Walk Project requested at the last meeting.

The High-Speed Bullet Train: Councilmember Nadel asked Ms. Simon to announce for her that she had recently been notified that there is a possibility that the planned bullet train between Northern and Southern California will pass through West Oakland. Ms. Nadel asked that anyone with concerns please contact her immediately as she is trying to agendaize this for City Council. Ms. Nadel would also like to attend the July meeting to discuss this. Members agreed and staff will agendaize this topic for July.

Ms. Simon distributed the Budget Update and noted that there were no changes from last month as the WOPAC had not committed any new funds in May.

Ms. Simon then announced that the Redevelopment Agency was in the process of preparing a Council report authorizing a contract with several economic consultants for various consulting tasks related to Agency projects. This is scheduled for the Community Economic Development Committee for June 26. She apologized for not bringing this last month to the WOPAC. The contract will be funded from all redevelopment project areas in Oakland; West Oakland will contribute \$50,000. This funding will be used only on an as-needed basis if staff needs consulting services for projects.

Members expressed considerable unhappiness and raised several concerns including the quality of the consultants generally hired by the City and their dissatisfaction, not being included in the selection process, fear that other areas would use West Oakland funds and whether the WOPAC would have the power to fire any consultants if members did not like them Members also wanted to know who had initiated the idea of citywide redevelopment consultants.

Patrick Lane clarified that the consultants would perform financial analysis for projects and this was a way to have them on call so that staff can obtain needed analyses in a timely fashion for projects and that other units in the City hire consultants to be on call. He also noted that the interview process was underway already.

MOTION by Ray Kidd, seconded by Margaret Gordon: MOTION by Ray Kidd, seconded by Margaret Gordon: to send a letter to the CEDA Director to acknowledge that staff is using our money to help us potentially in the future; and to express the desire to have input the selection process and that no funds be spent from West Oakland funds without WOPAC approval. The WOPAC should have a clear understanding of the scope of any work done by these consultants, the right to ongoing evaluation of any work, the right to fire any consultant and the right to be part of the selection process.

The motion passed unanimously.

Old Business

Proposed Merger of West Oakland Redevelopment Areas

This item had been presented at previous meetings by staff. Mr. Patrick Lane came to follow up and answer questions. Members still have serious concerns regarding the proposed merger. These include: the lack of transparency, the lack of progress in addressing blight in the Project Area, ethical concerns and the possibility of using WOPAC approval of this in exchange for something that the WOPAC wants, such as more staff.

MOTION: by Jabari Herbert, seconded by Madeline Wells: to reject the proposed merger of the West Oakland, Oak Center and Acorn Redevelopment Areas as proposed by staff.

Ayes: 7 Noes: 2 Abstentions: 4

The motion passed.

Housing Monies Presentation

Ms. Marge Gladman announced that Ms. Christina Morales was unable to attend the meeting to follow up on questions related to the First Time Homebuyer Program because of a family emergency. She will attend a future meeting.

Ms. Gladman presented information regarding staff follow-up for the Peralta Gardens Project which the WOPAC had voted to fund with housing funds. Ms. Gladman explained that the WOPAC’s funding recommendation was not consistent with Redevelopment law or City of Oakland policies and regulations. Ms. Gladman offered an alternative solution for funding Peralta Gardens project which includes allocating \$188,000 in W.O. affordable housing monies to cover 40% of the cost of the two affordable units; and allocating \$80,000 from the West Oakland 75% funds. The developer would be responsible for securing a loan from another City of Oakland source and financing the remainder of the project cost. In order for the WOPAC to access the West Oakland affordable housing funds for this project, funds would need to be moved to the existing Vacant Housing Acquisition Rehabilitation Program (VHARP) which exists for affordable small infill projects but currently has no funding.

MOTION by Bruce Beasley, seconded by Steve Lowe: to fund the Peralta Gardens project as recommended by housing staff in the memo dated June 13, 2007 and to allocate \$200,000 to the VHARP program and contribute \$88,000 of tax increment funds toward the Peralta Gardens project. The WOPAC would also like to market the affordable units to families in the immediate area to the extent possible.

Ayes: 10 Noes: 1 Abstentions: 1

The motion passed.

Mandela Foods Cooperative/Bridge Housing/ 99Cent Store

Mr. Wells Lawson announced that MFC had withdrawn its offer for the former Eugene Market site and was negotiating with Bridge Housing for the small space in Mandela Gateway. Their start-up costs are estimated at \$598,000 and there is a \$200,000 gap which they hoping to fill with West Oakland Redevelopment funds.

After a short discussion the following motion was made:

MOTION by Steve Lowe, seconded by Darbi Howard: to approve a tenant improvement grant of \$200,000 to Mandela Foods

Ayes: 9 Noes: 1 Abstentions: 3

The motion passed.

After the vote Joe Hurwich expressed concern that MFC was asking for the same amount of money for a smaller space and wanted to know the whole picture as he was concerned about the store's viability in a small space. He will be given the business plan to review.

Vision Statements for Project Area Neighborhoods

The West MacArthur/Hoover group is making progress and the Clawson/McClymonds/Bunche group is discussing its vision statement.

VIII. New Business

Lokahi Bodyworks

Ms. Madeline Wells reported out from the June 7th, 2007 Planning Subcommittee meeting where this project was heard. The group is asking for funding or a letter of support. This is a holistic health organization. Members expressed concerns that this is a Mary Kaye type of organization. The WOPAC will vote next month on this project.

IX. Committee Reports

1. Community Outreach/Equitable Development Committee

This committee recommended that City Slicker Farms be placed on next month's Planning and General agendas as they are seeking funding. The Gentrification Forum will be held on October 20. They have one speaker and are looking for a moderator. The picnic "Hot Links and Cold Drinks" will be held on September 8. The WOPAC Newsletter is scheduled to go out in early August.

2. Neighborhood Planning Committee for non-project items

Ms. Wells reported that the Committee discussed the lack of an economic base for development in West Oakland and the need for affordable housing to be placed outside of West Oakland.

3. Trees and Transportation Committee

No report was given.

X. Announcements

- There are openings on the West Oakland CBDG board. Please see Darbi Howard if you are interested.
- There will be a meeting for the West Oakland Environmental Health Indicators Project on August 14 at 4:30. Margaret Gordon will send an email with more information to Wendy Simon so that she can distribute it to the WOPAC.

XI. Future Agenda Topics and New Business

Jabari Herbert asked that the special patrols in Rockridge be agendized. Staff replied that this topic can probably be covered under the Security item at the July meeting.

XII. Adjournment

The meeting was adjourned at 9:25.

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