

WEST OAKLAND PROJECT AREA COMMITTEE (WOPAC)
GENERAL MEETING AGENDA
Wednesday, July 11, 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 June 13, 2007

III. Open Forum (2 minutes each)

IV. Chairpersons Report (5 minutes)

V. ORA Staff Report (5 minutes)

- Administrative Items and Correspondence
- Budget Update
- Fiscal Merger of West Oakland Redevelopment Areas

VII. Old Business

1. Housing Monies Presentation --- Housing Staff (25 minutes)
2. Vision Statements for Project Area Neighborhoods (10 minutes)

VIII. New Business

1. High Speed Bullet Train --- Councilmember Nancy Nadel (20 minutes)
2. Budget Office Presentation --- Jim Smith, Director, Budget Office (30 minutes)
3. Security (20 minutes)

IX. Projects

1. Lokahi Bodyworks—Laura Donham *This project was heard at the June Planning Committee and was reported out at the June General Meeting.*
2. Dogtown Community Park--- Willow Rosenthal *This project has been scheduled for the July 5 Planning Subcommittee.*

X. Committee Reports (5 minutes each)

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

- o Gentrification Event Planning
- o 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 IX of the agenda.

3. Trees and Transportation Committee (5 minutes)

XI. Announcements (2 minutes)

XII. 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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GENERAL MEETING
Wednesday, July 11, 2007 6:30—9:00
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MEETING MINUTES

I. Welcome, Call to Order and Roll Call

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

Roll Call:

Present: Beasley, Bouze, Gordon, Herbert, Kidd, Lowe, Mac Donald, Rice, Parrott, Wells, Wyrick-Parkinson

Absent: Amao, Eschelle, Gerstenberger, Horiuchi/McGee, Howard, Hurwich,

Chair Parrott chaired the meeting for the rest of the agenda.

II. Approval of Minutes for Meeting Held June 13, 2007

MOTION by Larry Rice, seconded by Steve Lowe: To approve the minutes as read.

III. Open Forum

There was one speaker, Mr. Marcus Johnson.

IV. Chairpersons Report

Chair Rice spoke regarding the recent City Council actions allocating West Oakland Redevelopment funds without consulting the WOPAC and expressed his disappointment and frustration with these actions.

Chair Rice also announced that the Housing Task Force met with Mayor Dellums regarding the possibility of raising the housing set-aside to fifty per cent. He volunteered to go in person to deliver the WOPAC's past invitations to Mayor Dellums.

MOTION by Margaret Gordon, seconded by Ellen Wyrick-Parkinson: To have Larry Rice visit the Mayor's Office and ask for an appointment with him.

The motion passed unanimously.

Karin Mac Donald stated that an item related to condo conversion at the Victorian house that was moved from Chinatown to the corner of Peralta and 14th Streets had been scheduled for the Planning Commission, and that the WOPAC had not been informed. She expressed concern about the three story Victorian fitting into the fabric of the neighborhood and the rehabilitation of the property. .

V. ORA Staff Report

Staff requested that the New Business items be moved up on the agenda as Councilmember Nadel, Mr. Jim Smith and other staff had attended the meeting and otherwise would wait a long time until their items were heard.

MOTION by Larry Rice, seconded by Steve Lowe: To move New Business up on the agenda.

DISCUSSION: Mr. Lowe expressed a concern regarding the placement of subcommittee reports on the agenda and thought that they were to be moved up on the agenda. Ms. Simon answered that they would be moved up beginning in August.

Ms. Wyrick-Parkinson expressed a concern that staff would not stay and hear the WOPAC's concerns if they presented earlier on the agenda.

VOTE: Ayes: 3 Noes: 7 The motion failed.

Wendy Simon, WOPAC staff, presented the July WOPAC Budget Update. She then announced that the proposed fiscal merger of West Oakland Redevelopment Areas will be dropped because of community opposition to the idea.

Ray Kidd asked if WOPAC could fund any amount for the VHARP Program. Ms. Simon will ask Housing staff about this. Karin Mac Donald announced that residents in her sub area would like to be better informed about projects that the WOPAC funds and the progress of funded projects.

VII. Old Business

1. Housing Monies Presentation

Larry Gallegos, Residential Lending and Rehabilitation Programs Manager, described his unit's programs. They include: the Home Maintenance and Improvement Program, the Lead-Safe Homes Program, the Minor Home Repair Program, the Access Improvement Program, the Emergency Home Repair Program, and the Central City East Homeownership Rehabilitation Program.

WOPAC members asked several questions regarding how the programs could be used to benefit the West Oakland Project Area. Chair Parrott asked staff to begin developing a program that would replicate the Central City East program but be tailored for West Oakland needs. Staff will begin on this and report back to the WOPAC.

Christine Morales of the First Time Home Buyers Assistance Programs then answered questions that WOPAC members had posed in May. Members are interested in raising the income cap for program users. Ms. Morales will research this and return to the WOPAC with a recommendation on WOPAC funding for these programs.

2. Vision Statements for Project Area Neighborhoods

Larry Rice noted that the Housing Department's Notice of Funding Availability (NOFA) will be issued in mid-August and would like to include each subarea's vision statement with the NOFA so that developers know what the vision is for each subarea in the Project Area. The South Prescott statement has been approved by its members and the West MacArthur/Hoover statement is being reviewed. The

status of the Clawson/McClymonds/Bunche subarea was unknown. Larry Rice would like the WOPAC to vote on the statements in August if they can be ready by then.

VIII. New Business

1. High Speed Bullet Train

Councilmember Nancy Nadel announced the high speed bullet train issue is not as urgent as she had thought in June. She distributed handouts regarding the train and suggested lobbying strategies. Ms. Nadel is concerned that a bullet train station may not add value to West Oakland and that West Oakland always bears the brunt of regional initiatives such as this one. Ms. Nadel requested that WOPAC members review the materials she brought and develop a paragraph outlining their support for this project if members do support it. She also suggested that the paragraph include the issue of undergrounding BART tracks.

2. Budget Office Presentation

Mr. Jim Smith, the Budget Office Director, explained the general context of budget development and outlined the several meetings and retreats that the Council and the Mayor had devoted to budget development.

3. Security

Mr. Patrick Lane, Redevelopment Area Manager, presented the memorandum that he had written and that was sent with the agenda packet related to the new police officers budgeted for the West Oakland Redevelopment Project Area. He requested the WOPAC members to begin thinking about what they wanted the additional police officers to do. Members brought up low sodium lights and security cameras.

MOTION by Bruce Beasley, seconded by Steve Lowe: to fund \$850,000 for officers for one year and \$200,000 for six security cameras for five years.

Vote: Ayes: 2

Noes: 7

Abstentions: 0

The motion failed.

IX. Projects

1. Lokahi Bodyworks

After a short discussion, no action was taken.

2. Dogtown Community Park

Ms. Madeline Wells reported out on this project from the July Planning Subcommittee. Ms. Willow Rosenthal answered questions.

X. Committee Reports (5 minutes each)

1. Community Outreach/Equitable Development Committee

Ms. Stefanie Parrott reported that the COED was preparing for the October 20th Gentrification Forum. She noted that the panelists could not be paid but that the Committee was trying to get travel expenses reimbursed for Professor Lance Freeman who would be coming from New York.

MOTION by Madeline Wells, seconded by Ellen Wyrick-Parkinson: to fund up to \$2,000 in travel expenses to bring Lance Freeman to participate at the Gentrification Forum.

Vote: Ayes: 6 Noes: 1 Abstentions: 1
The motion passed.

Ms. Simon noted that she would need to check to see if this would be an eligible use of redevelopment funds and will report back to the WOPAC.

Ms. Parrott also announced that the WOPAC's Annual Outreach Picnic will be held September 8th and asked members to save that date.

2. Neighborhood Planning Committee

There was no report from this committee.

3. Trees and Transportation Committee

There was no report from this committee.

XI. Announcements

There were no announcements.

XII. Future Agenda Topics and New Business

There were no future agenda topics and no new business items proposed.

XII. Adjournment

The meeting was adjourned at 9:20.

Written correspondence should be addressed to:

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