

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

**Wednesday, November 12, 2008
6:30 – 9:00pm
West Oakland Senior Center
1724 Adeline Street, Oakland, CA**

I. Welcome, Call to Order, Roll Call and Determination of Quorum (5 minutes)

Roll Call: Beasley, Bouze, Colosky, Eldridge, Ford, Gerstenberger, Gordon, Herbert, Horiuchi, Hurwich, Kidd, Lowe, Mac Donald, Rice, Parrott, Wells, Wyrick-Parkinson

II. Approval of Draft Minutes for Meeting Held October 1, 2008 (2 minutes)

III. Open Forum (2 minutes each speaker)

IV. Chairpersons Report (5 minutes)

V. ORA Staff Report (5 minutes)

1. Administrative Items and Correspondence
2. WOPAC Budget Update
3. Update On 1396 5th Street (Red Star Site)

VI. Committee Reports

1. Community Outreach/Equitable Development Committee
2. Neighborhood Planning Committee (*Please note this month's report covers two meetings because of the change in schedule last month.*)

The following projects were presented at the Planning Committee on **October 2, 2008**.

- a. Request for Letter of Support for the BRIDGE Proposal for Linden Lofts, located at 2501 Chesnut Street (NOFA Project)
- b. Industrial Zoning
- c. Industrial Incentives Façade Program
- d. Rebuilding Together Funding Request
- e. Noodle Factory Request For Funding

The following projects are scheduled for presentation at the **November 6** Planning Subcommittee.

- a. Request for Updated Letter of Support for Project Pride Relocation and Renovation Project – Project Pride (NOFA Project)
- b. Request for Letter of Support for Marcus Garvey Commons Proposal by East Bay Asian Local Development Corporation (NOFA Project)
- c. Request for Letter of Support for Oakland Point Proposal by East Bay Asian Local Development Corporation (NOFA Project)
- d. Request for Letter of Support for Slim Jenkins Project by East Bay Asian Local Development Corporation (NOFA Project)
- e. Request for Letter of Support for Drachma Housing Project by Resources For Community Development (NOFA Project)
- f. WOPAC Subcommittee Structure
- g. Update on Noodle Factory Request For Funding

3. Trees and Transportation Committee (1 minute)

VII. Old Business

1. Grid Alternatives: Funding Request For \$48,000 To Install Four Solar Electric Systems (5 minutes)
2. Rebuilding Oakland: Funding Request for \$50,000 (5 minutes)
3. Housing Issues (5 minutes)
4. Review of WOPAC Bye-laws (5 minutes)
5. Update on Train Station Project, Mr. Ben Metcalf, Bridge Housing

VIII. New Business

IX. Announcements (2 minutes)

X. 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)

Wednesday, October 1, 2008

6:30 – 9:00pm

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

MINUTES – Approved 11/12/08

I. WELCOME, CALL TO ORDER, ROLL CALL AND DETERMINATION OF QUORUM

The meeting was called to order at 6:36 pm by Co-Chair Larry Rice.

Present: Bouze, Eldridge, Horiuchi, Lowe, Mac Donald, Kidd, Rice, Herbert, Wyrick-Parkinson

Excused: Beasley, Gerstenberger, Gordon, Hurwich

Absent: Parrott, Colosky, Ford, Wells

Staff Present: Hui-Chang Li, Wendy Simon, CEDA Redevelopment; Marge Gladman, CEDA Housing

II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD SEPTEMBER 10, 2008

MOTION by Lynn Horiuchi, seconded by Steve Lowe: to approve the September 10, 2008 minutes.

Ayes: 8

Noes: 0

Abstentions: 1

Absences: 8

The motion passed. Please see the attached Voting Record for the vote roll call.

III. OPEN FORUM

There were the following speakers:

Kristy Wang, Bridge Housing Corporation

George Burt, West Oakland Commerce Association (WOCA)

IV. CHAIRPERSONS REPORT

There was no chairperson's report.

V. ORA STAFF REPORT

1. Administrative Items and Correspondence: Ms. Wendy Simon distributed three correspondences: a) a letter to the California Tax Credit Allocation Committee regarding the WOPAC's position on affordable housing b) a letter to the Mayor, City Council, Mr. Gregory Hunter and Mr. Dan Lindheim regarding the WOPAC's position on business retention services to West Oakland and c) an invitation to the grand opening of Raimondi Park on October 5.

MOTION by Steve Lowe, seconded by Ellen Wyrick-Parkinson: that the matter of Business Retention and Expansion services be brought to the full City Council.

Ayes: 8

Noes: 0

Abstentions: 1

Absences: 8

The motion passed. Please see the attached Voting Record for the vote roll call.

2. WOPAC Budget Update: Ms. Simon presented the Budget Update for October. There was one speaker for this item: George Burt, WOCA, who agreed to wait until the Implementation Plan item as that was the item he had intended to address.

VI. COMMITTEE REPORTS

1. Community Outreach/Equitable Development Committee
There was no report for this subcommittee as it was scheduled to meet after the WOPAC meeting this month, on October 15, 2008.
2. Neighborhood Planning Committee
There was no report for this subcommittee as it was scheduled to meet after the WOPAC meeting this month, on October 2, 2008.
3. Trees and Transportation Committee
Ms. Karin Mac Donald reported out on this committee. Mr. Jason Patton attended to give an overview of the City's planned bike routes. This is an \$800,000 project, of which \$250,000 is planned to be spent in the WO Project Area. Mr. Gordon Piper also attended to report that he is trying to bring together a regional committee to push the reforestation plan and to request WOPAC representation on the committee.

VII. OLD BUSINESS

1. Follow-up to Chairs Report of September 10 Regarding Form 700

Chair Rice asked for members to raise their hands if they had filed the Form 700. The following members raised their hands: Mac Donald, Kidd, Rice, Lowe.

2. WOPAC Board Composition:

MOTION by Karin Mac Donald and seconded by Lynn Horiuchi: to accept the resignation of the Seventh Street/McClymonds Leadership and Engagement Initiative as an at-large organization.

Ayes: 9
Noes: 0
Abstentions: 0
Absences: 8

The motion passed. Please see the attached Voting Record for the vote roll call.

MOTION by Ray Kidd and seconded by Karin Mac Donald: to accept the West Oakland Environmental Indicators Project as the new at-large organization

Ayes: 9
Noes: 0
Abstentions: 0
Absences: 8

The motion passed. Please see the attached Voting Record for the vote roll call.

3. Update on 1396 – 5th Street (Red Star Site) and Discussion of Draft Letter

The City Council authorized ORA to make an offer to purchase the site at the appraised value of \$2.75 million minus the cost of environmental remediation. Staff is currently preparing

offer to submit. Staff will send the letter prepared by WOPAC members to the California Tax Credit Allocation Committee.

4. Grid Alternatives: Funding Request for \$48,000 to Install Solar Electric Systems on Four Homes

There was confusion regarding the amount of the proposal from Grid Alternatives. Staff will work with Grid Alternatives and invite them to return to Planning Subcommittee if necessary.

5. Request to Approve the 2008-13 Implementation Plan

MOTION by Steve Lowe seconded by Jabari Herbert: to add the proposed language regarding the Transit Village to the Implementation Plan.

Ayes: 8
Noes: 1
Abstentions: 0
Absences: 8

The motion passed. Please see the attached Voting Record for the vote roll call.

MOTION by Larry Rice seconded by Steve Lowe: to leave 10% of projected low/mod housing funds for the next 5 years as un-programmed for special projects in the new Implementation Plan. This amount will come out of the 30% that was last proposed for West Oakland Residential Rehabilitation Program (WO-RRP), reducing that percentage allocation amount for that program to 20%.

Ayes: 7
Noes: 0
Abstentions: 1
Absences: 9

The motion passed. Please see the attached Voting Record for the vote roll call.

MOTION by Ellen Wyrick-Parkinson and seconded by Steve Lowe: to approve the proposed Implementation Plan, adding the two amendments just approved.

Ayes: 7
Noes: 0
Abstentions: 1
Absences: 9

The motion passed. Please see the attached Voting Record for the vote roll call.

6. Request for \$250,000 of Additional Funding for Existing Façade and Tenant Improvement Programs

MOTION by Ellen Wyrick-Parkinson and seconded by Karin MacDonald: to approve \$250,000 of additional funding for existing façade and tenant improvement programs

Ayes: 8
Noes: 0
Abstentions: 0
Absences: 9

The motion passed. Please see the attached Voting Record for the vote roll call.

7. Moving Recycling Businesses To the Army Base

There was not further discussion on this item as support for such an initiative was voted on and approved by the WOPAC at the September meeting.

8. Mandela Foods Update

Nathan Cheng and James Bell from Mandela Foods attended to give an update. Mandela Foods is scheduled to open in late November. Delays have been caused by the need to have subcontractors meet the City's contract compliance requirements and for the architect's designs to meet the City's code requirements. James Bell has been canvassing the neighborhood to solicit suggestions for the types of items to stock at the store.

Staff will invite Mandela Foods to return to the WOPAC to make an additional funding request needed to complete the project: an amount between \$20,000 and \$100,000.

9. Housing Issues

Ms. Marge Gladman gave an update on housing issues. A new funding source from the federal government will allow the City to develop a new acquisition rehabilitation program to purchase and rehabilitate homes that have or are in the process of foreclosure. Ms. Marge Gladman asked if there was strong opposition to opening up the WO-MAP and WO-FARP programs to income-eligible homebuyers who will be buying these foreclosed homes. A straw poll indicated that there was no strong opposition

Update on California Hotel: 8 people have moved out and taken advantage of City's funding and another 4 are in process. There is no management company. It is currently self-managed.

VIII. NEW BUSINESS

1. Review of WOPAC By-Laws

There was not enough time to address this topic and it will be agendaized for the next WOPAC meeting.

IX. ANNOUNCEMENTS

No announcements were made.

X.FUTURE AGENDA TOPICS AND NEW BUSINESS

1. How redevelopment benefits businesses for Planning Subcommittee (Wyrick-Pardinson)
2. Clean Air Logics for Trees and Transportation Subcommittee (Lowe)

XII. ADJOURNMENT

The meeting was adjourned at 9:20 pm.

