

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

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

**AGENDA**

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 5<sup>th</sup> 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, November 12, 2008**

**6:30 – 9:00pm**

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

**MINUTES – Approved 12/10/08**

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

The meeting was called to order at 6:40 pm by Co-Chair Larry Rice.

Present: Beasley, Eldridge, Gerstenberger, Gordon, Herbert, Horiuchi, Hurwich, Kidd, Lowe, McGruder [for Mac Donald], Parrott, Rice, Wells, Wyrick-Parkinson

Absent: Bouze, Ford

Excused: Colosky, Mac Donald

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

***II. APPROVAL OF DRAFT MINUTES HELD OCTOBER 1, 2008***

**MOTION** by Joe McGruder, seconded by Bruce Beasley: To approve the October 1, 2008 minutes

Ayes: 10

Noes: 0

Abstentions: 2

Absences: 5

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

***III. OPEN FORUM***

Speakers:

- Mr. Marcus Johnson
- Ms. Patricia B. Webster
- Mr. Lowell Rice

***IV. CHAIRPERSONS REPORT***

Co-Chair Rice reported that according to Brooke Levin, the City's Assistant Director of Public Works, the City's lease on Grove Shafter Park may be not renewed due to City budget cuts. Currently, the lease with Caltrans is being continued on a month-to-month basis and there are no plans to close the park.

***V. ORA STAFF REPORT***

1. Administrative Items and Correspondence: Ms. Wendy Simon distributed the correspondence for this month.
2. WOPAC Budget Update: Ms. Simon presented the Budget Update for November. Of note is the \$250,000 that WOPAC approved last month to refund the existing façade and tenant improvement programs that will be going to CED Committee on Dec. 2<sup>nd</sup>.
3. Update on 1396 – 5<sup>th</sup> Street (Red Star Site): The City has made an offer to the owners of the site and is waiting for a reply.

## VI. **COMMITTEE REPORT**

### 1. Community Outreach/Equitable Development Committee

Co-Chair Rice reported out on this committee. The meeting was spent reviewing the 12 submissions for the Neighborhood Project Initiative Program. Committee members began to identify concerns and follow-up questions for each application. One submission was determined to be ineligible because the site for proposed project is outside of the project area. Another submission, a mural restoration project, proposed two out of four sites that were located outside of the project and so is only partly eligible. A proposal for a dog park at Grove Shafter Park would have to be contingent on the City continuing its lease with Caltrans. The CO/ED committee will continue to review projects at the December meeting before making funding recommendations to WOPAC in January.

**MOTION by Lynn Horiuchi, seconded by Ellen Wyrick-Parkinson:** To send a letter to Caltrans inviting the District 4 Director to attend a WOPAC meeting to speak about their future plans for Grove Shafter Park and other issues.

Ayes: 14  
Noes: 0  
Abstentions: 0  
Absences: 3

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

Ms. Parkinson announced that District 3 Holiday Party probably will not be held this year due to City budget cuts but that Ms. Nadel does plan to do some other community benefit event, such as a toy giveaway.

### 2. Neighborhood Planning Committee

This month's report out covers two meetings of the Neighborhood Planning Committee

#### a. Oct 2<sup>nd</sup> Meeting

- 1) The BRIDGE project manager presented on proposal for Linden Lofts. However, BRIDGE has since decided to not submit a NOFA application and has withdrawn its request to WOPAC for a letter of support.
- 2) Ms. Alisha Shen, Strategic Planner from the City of Oakland's Planning Department, gave an update on the City's industrial zoning process.
- 3) Ms. Margot Lederer-Prado discussed developing a façade improvement program specific to the needs of industrial spaces and will be returning to the WOPAC in the future for funds.
- 4) Rebuilding Together Oakland returned to answer follow-up questions the WOPAC had regarding their request for \$50,000 before taking the vote at the November meeting.
- 5) Noodle Factory Request: Staff will meet with Northern California Land Trust staff and their attorneys on November 20<sup>th</sup>.

- #### b. November 6 Meeting
- On October 7, 2008, the City's Housing and Community Division (HCD) released two Notices of Funding Availability (NOFA) for affordable housing projects. NOFA 1 is for new construction and substantial renovation of low-income housing. NOFA 2 is offered for the renovation of existing low-income rental stock. Developers applying for NOFA funds for affordable housing projects located in the West Oakland Project area attended WOPAC's Neighborhood Planning Committee to

present on their proposed housing project and to request letters of support from the WOPAC.

The developers of Project Pride, located at 2545 San Pablo Ave, presented their proposal for NOFA 1 funds to rehab 20 units in an existing vacant residential building.

Developers of three family rental projects located in West Oakland will be submitting applications for NOFA 2 funding, totaling of \$3.4 million:

- Developer East Bay Asian Local Development Corporation (EBALDC) will apply for \$1.26 million to rehabilitate Oakland Point, a 31-unit scattered site project.
- Developer EBALDC will apply for \$1.3 million to rehabilitate Slim Jenkins, located at 700 Willow Street (32 Units).
- Developer Resources for Community Development (RCD) will apply for \$840,000 to rehabilitate Drachma Housing, a 14-unit scattered site project.

If awarded NOFA 2 funding, the funding source will be from the West Oakland Housing Set-Aside. The WOPAC allocated 19% of its housing set-aside for “Large Affordable Rehabilitation and Preservation Program”, which would be the funding category for these projects. This allocation was made as part of the Implementation Plan process.

The committee recommended support for all four projects with reservations. EBALDC was asked to return to the December Neighborhood Planning meeting to answer follow-up questions on Oakland Point and Slim Jenkins. Ms. Mary Lucero-Dorst of EBALDC offered to coordinate a tour of the two properties for interested community members.

The WOPAC held a lengthy discussion about these projects. The issues included: whether the amount requested for Slim Jenkins was enough to meet the full rehabilitation need; how to objectively assess the full rehabilitation need of a project; how to ensure that any rehabilitation is done to the highest design and materials standards; and how to meet buildings’ continued maintenance needs after rehabilitation.

Public Speakers: Ms. Mary Lucero-Dorst, Mr. Mitch Hardin, Mr. Samuel Craig and Ms. Angela Jackson.

### 3. Trees & Transportation Committee

There was no report from this committee for this month.

## **VII. OLD BUSINESS**

1. **MOTION by Stefanie Parrott, seconded by Bruce Beasley:** to support funding Grid Alternatives \$48,000, from low/mod housing set-aside funds, for the installation of four electric systems.

Ayes: 11

Noes: 0

Abstentions: 1

Absences: 5

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

2. **MOTION by Stefanie Parrott, seconded by Bruce Beasley:** To support funding Rebuilding Together Oakland \$50,000 from low/mod housing set-aside, if possible.

There was one speaker for this item: Marcus Johnson.

Ayes: 11

Noes: 2

Abstentions: 0

Absences: 4

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

3. Housing Issues

Ms. Marge Gladman gave an update on housing issues. She distributed a handout summarizing how the West Oakland low-mod housing set-aside revenues have been allocated, according to the West Oakland Implementation Plan's recommended affordable housing programs.

4. Review of WOPAC Bye-Laws

This item was deferred to the next meeting because of a lack of time.

5. Update on Train Station Project

Ben Metcalf of BRIDGE Housing gave an update on the 16<sup>th</sup> Street Train Station Project.

## **VIII. NEW BUSINESS**

Some WOPAC members expressed disappointment with the refreshments offered at meetings. Ms. Simon explained that the preferred food vendor, Brown Sugar Kitchen, has frequently declined to cater meetings due to other commitments. Members pointed out that they are volunteering their time without compensation, at the dinner hour. Since the meeting was breaking up at this time, there was no formal motion or vote; however, staff will explore possible alternatives for meeting refreshments.

## **IX. ANNOUNCEMENTS**

There were no announcements.

## **X. FUTURE AGENDA TOPICS AND NEW BUSINESS**

There were no future topics proposed under this item.

## **XII. ADJOURNMENT**

The meeting was adjourned at 9:15.

# WOPAC Voting Record

**WOPAC Meeting Date:**

**Agenda Item #:**

|            |            |            |            |  |  |  |  |
|------------|------------|------------|------------|--|--|--|--|
| 11/12/2008 | 11/12/2008 | 11/12/2008 | 11/12/2008 |  |  |  |  |
| II         | VI. 1.     | VII.1.     | VII. 2.    |  |  |  |  |

Beasley  
 Bouze  
 Colosky  
 Eldridge  
 Ford  
 Gerstenberger  
 Gordon  
 Herbert  
 Horiuchi  
 Hurwich  
 Kidd  
 Lowe  
 McGruder [for Mac Donald]  
 Parrott  
 Rice  
 Wells  
 Wyrick-Parkinson

|         |        |         |        |  |  |  |  |
|---------|--------|---------|--------|--|--|--|--|
| Aye     |        |         |        |  |  |  |  |
| Absent  | Absent | Absent  | Absent |  |  |  |  |
| Absent  | Absent | Absent  | Absent |  |  |  |  |
| Aye     | Aye    | Aye     | Aye    |  |  |  |  |
| Absent  | Absent | Absent  | Absent |  |  |  |  |
| Aye     | Aye    | Aye     | Aye    |  |  |  |  |
| Aye     | Aye    | Absent  | No     |  |  |  |  |
| Aye     | Aye    | Aye     | Aye    |  |  |  |  |
| Absent  | Aye    | Aye     | Aye    |  |  |  |  |
| Aye     | Aye    | Absent  | Absent |  |  |  |  |
| Aye     | Aye    | Aye     | Aye    |  |  |  |  |
| Aye     | Aye    | Aye     | Aye    |  |  |  |  |
| Aye     | Aye    | Aye     | Aye    |  |  |  |  |
| Abstain | Aye    | Aye     | Aye    |  |  |  |  |
| Aye     | Aye    | Abstain | No     |  |  |  |  |
| Abstain | Aye    | Aye     | Aye    |  |  |  |  |
| Aye     | Aye    | Aye     | Aye    |  |  |  |  |