

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

**Wednesday, December 10, 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 November 12, 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. Council Items Update
3. WOPAC Budget Update
4. Update On 1396 5<sup>th</sup> Street (Red Star Site)

VI. Committee Reports

1. Community Outreach/Equitable Development Committee
2. Neighborhood Planning Committee Report on Projects Scheduled for the December 4 meeting. *Please note that the projects below are projects where the Planning Committee will report out only. The NOFA projects that will be heard for the second time at the December Planning Committee are listed below under Old Business as they were reported out on at the November General Meeting and are scheduled for action at this meeting.*
  - a. Update on Noodle Factory Request For Funding
  - b. Mandela Foods Cooperative: Request for \$100,000 Second Tenant Improvement Grant
  - c. Request for Funding for Security Program

3. Trees and Transportation Committee (1 minute)

## VII. Old Business

1. Housing Issues (5 minutes)
2. Review of WOPAC Bye-laws
3. Request for Updated Letter of Support for Project Pride Relocation and Renovation Project – Project Pride (NOFA Project)—Action Item
4. Request for Letter of Support for Oakland Point Proposal by East Bay Asian Local Development Corporation (NOFA Project)—Action Item
5. Request for Letter of Support for Slim Jenkins Project by East Bay Asian Local Development Corporation (NOFA Project)—Action Item
6. Request for Letter of Support for Drachma Housing Project by Resources For Community Development (NOFA Project)—Action Item

## VIII. New Business

## IX. Announcements (2 minutes)

## X. 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.

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

**Wednesday, December 10, 2008**

**6:30 – 9:00pm**

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

**MINUTES – *Approved 1/14/09***

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

The meeting was called to order at 6:40 pm by Co-Chair Parrott

Present: Beasley, Colosky, Eldridge, Ford, Gerstenberger, Gordon, Herbert, Kidd, Lowe, Rice, Parrott, Wyrick-Parkinson, Wells

Alternates: McGruder for Mac Donald

Excused: Horiuchi, Hurwich

Absent: Bouze

Staff Present: Hui-Chang Li, Wendy Simon, CEDA Redevelopment; Marge Gladman, CEDA Housing; Gregory Hunter, Deputy Director of Economic Development and Redevelopment

***II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD NOVEMBER 12, 2008***

**MOTION** by Bruce Beasley seconded by Larry Rice: To approve the November 12, 2008 minutes.

Ayes: 13

Noes: 0

Abstentions: 0

Absent/Excused: 4

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

***III. OPEN FORUM***

The following speakers spoke at Open Forum:

- Mr. Lowell Rice

***IV. CHAIRPERSONS REPORT***

Co-Chair Rice inquired about the status of the pilot security camera program that the WOPAC voted to fund in 2007. Ms. Wendy Simon said that she would give an update on this project during her staff report.

Co-Chair Parrott announced that the WOPAC chairs will be meeting with Gregory Hunter, Deputy Director of Redevelopment this Friday, December 12, and that they hope to meet with Councilmember Nancy Nadel soon.

***V. ORA STAFF REPORT***

1. Administrative Items and Correspondence

Ms. Simon distributed the correspondence for this month, a letter to Caltrans inviting the Director of District Four to attend a WOPAC meeting.

2. Council Items Update

Ms. Simon reported on the status of several Council items.

- The City Council approved the WOPAC recommendation to refund the existing WO façade and tenant improvement programs with an additional \$250,000 on December 9, 2008.
- The City Council adopted the new 2008-2013 West Oakland Implementation Plan on November 18, 2008. The WOPAC's term was also extended for another year at the same meeting.
- Security Cameras: Staff has been working on the West Oakland Pilot Security Camera program since the WOPAC recommended funding for in August of 2007. Progress has been delayed because of staffing changes and layoffs in OPD and the Department of Information Technology. The Project Manager in Department of Information Technology who was laid off for 3 weeks has now returned which means the RFP process and contract selection can continue. Ms. Simon will have more information on this project at the January meeting.

3. WOPAC Budget Update

Ms. Simon presented the Budget Update for December. She noted that the \$50,000 that WOPAC approved last month for Rebuilding Together Oakland would be shown in the Projects and Programs section of the Budget Update until staff can determine if this amount can come out of the Housing Set-Aside. Ms. Simon will update the Projects and Programs total next month by adding back the \$2,810,000 that the WOPAC had approved for the purchase of the Red Star Yeast site as this purchase did not take place.

The Housing Set-Aside Funds reflect the \$48,000 the WOPAC approved last month for GRID Alternatives. Specifically, this amount is to come out of the "Special Projects" program of the Housing Set-Aside fund. Staff also made a technical correction to the total Housing Set Aside funds to reflect an additional \$109,592, per the latest 2008-09 budget projections.

4. Update On 1396 5<sup>th</sup> Street (Red Star Site)

The owners of the 1396 – 5<sup>th</sup> Street (Red Star Site) did not accept the City's offer of \$2.81 million to purchase the site. The site was sold instead to Global Premier Development on November 17<sup>th</sup>, 2008.

WOPAC members expressed concern about how the City's offer price was determined and whether the City's offer was lower than Global Premier's. There were also questions about the level of support from Councilwoman Nancy Nadel. Co-Chair Parrott said she will bring these issues up with Gregory Hunter at the chairs meeting on Friday, as well as with the meeting they plan to have with Ms. Nadel in the near future.

Staff will invite Global Premier Development to attend a future Planning Committee

5. Other Announcements

Ms. Simon announced that the first Thursday in January, the day when the Planning Committee normally meets, falls on January 1<sup>st</sup>, a City holiday. After obtaining feedback regarding alternate meeting dates, it was agreed that staff will try to reschedule the January Planning meeting for January 6<sup>th</sup>, 2008, provided that a room is available.

Ms. Simon announced a new procedure she will follow from now on when calling roll for the WOPAC votes; she will alternate the name of the WOPAC member called first each time, so that the same person does not always vote first.

Ms. Simon announced that she followed up with Mr. Gregory Hunter about some of the WOPAC members' desires that hot food be served instead of sandwiches and cookies. Mr. Hunter decided that WOPAC's monthly food budget should not exceed \$225 per month. Ms. Simon noted that this budget is the highest for any project area committee in the City of Oakland and will attempt to serve hot food whenever the WOPAC's preferred vendor, Brown Sugar Kitchen, is not available to cater.

## **VI. COMMITTEE REPORTS**

### **1. Community Outreach/Equitable Development Committee**

Co-Chair Parrott presented the committee's funding recommendations for Neighborhood Project Initiative Program. The recommended funding amounts, conditions of approval and reasons for denial were summarized in a matrix and distributed to the WOPAC. The NPI budget is \$200,000. Of the 12 projects applying for a total of \$384,352, the committee recommended funding 7 projects at \$173,141 out of the NPI Program. As announced at the last WOPAC meeting, two mural projects were denied due to ineligibility. Funding for the West Oakland Walk through the NPI program may not be possible because the proposal for planning only and it is not located only in the West Oakland Project area. The remaining 2 projects (Urban Releaf and Historical Markers Project) were denied because of questions regarding their eligibility for NPI funding and the project sponsors were not at the CO/ED meeting to respond to questions.

The WOPAC held a lengthy discussion about the committee's NPI funding recommendations and funding approval process. The issues included: how much collaboration the camera proposals had with OPD and NCPCs; the monitoring of the cameras; how the dog park will be maintained; and if this program can be refunded for next year.

Co-Chair Parrott acknowledged that WOPAC members possessed valid concerns and reminded WOPAC members to attend subcommittee meetings or submit written comments to staff, as many of the issues raised were addressed at the CO/ED meetings dedicated to the NPI Program. As the WOPAC will not vote on NPI funding until the January 14<sup>th</sup> General meeting, Chair Parrott invited members with concerns to attend the January 7<sup>th</sup> CO/ED meeting to express their concerns.

Two NPI applicants spoke to clarify points raised in the discussion:

- Jaimini Parekh, representing Urban Releaf, announced that she would like to work with the WOPAC to modify UR's budget and proposal to meet the WOPAC's concerns and NPI eligibility requirements. Staff will invite Ms. Parekh to the next CO/ED meeting on January 7<sup>th</sup>.
- Julie Clemons, representing the dog park at Grove Shafter Park, reported that Councilmember Brunner's office informed her that the City's Real Estate Division has authorized renewal of the City's lease with Caltrans, which should be finalized within a few weeks.

2. Neighborhood Planning Committee Report

Ms. Madeline Wells reported out on this committee.

- a. The Noodle Factory Project: This is a completed project of 11 affordable work/live units for low-income artists. The developer, the Northern California Land Trust, is requesting a gap loan of \$1.4 Million for a 10-year term from the Project Area's *non-Housing Set-Aside* fund. Since prospective qualified-buyers are having a hard time getting home mortgages right now, the Land Trust plans to lease the units with the option for purchase when the housing market improves. This loan will be repaid through the future sale of units. The project has \$1.9 million in Cal Home funds that can be disbursed as down-payment assistance when units are sold.

WOPAC members' concerns included the lack of outreach to low-income people who are not artists to live in these units. Francis MacIveen and Ian Winters of the Northern California Land Trust answered questions and presented project information.

- b. The Mandela Foods Cooperative requested an additional \$58,000 to cover the cost of a back door and additional fees incurred due to architectural change orders incurred during the construction of the current tenant improvements.

The WOPAC discussion included: construction delays, the opening day delays, who should pay for this door, whether the door was needed for healthy and safety reasons and business viability.

- c. The West Oakland Community Options Patrol requested \$1,500,000 over 2 years for funding an escort program in the area around the West Oakland BART Station. The program will train local youth to perform this function.

Mr. Gregory Hunter clarified that CRL does allow for the funding of security programs if: 1) the services enhances the regular services offered by the police department; and 2) a case can be made that crime is causing economic blight in the project area. If WOPAC recommends this project, the City Attorney's Office will need to make these findings before the project can move forward.

The Planning Committee supports this project and the funding request. Staff will agendaize this item for January Planning meeting for further discussion.

There were 5 speakers for this item:

- Ms. Lonnie Johnson
- Mr. Jimmy McClendon
- Mr. Monsa Nitoto
- Ms. Thelma Williams
- Mr. Byron Pointer

3. Trees and Transportation Committee

Mr. Ray Kidd reported that representatives from AC Transit and the Congestion Management Authority gave updates on their future plans.

## **VII. OLD BUSINESS**

### **1. Housing Issues**

Ms. Marge Gladman distributed a summary of the four NOFA applications whose projects are located in the West Oakland Project Area and presented on their requests for letters of support from the WOPAC for their NOFA applications. The four projects are: Project Pride, Oakland Point, Slim Jenkins and Drachma Housing.

**MOTION** by Ray Kidd seconded by Larry Rice: To provide a letter of support for Project Pride, located at 2545 San Pablo Ave, to rehab 20 units in an existing vacant residential building with \$1.2 million dollars of NOFA1 funds.

Ayes: 12

Noes: 0

Abstentions: 0

Absences: 5

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

At 8:35 pm Ms. Margaret Gordon recused herself from the rest of the NOFA discussion because she is a resident of Slim Jenkins Court, one of the projects under discussion.

Ms. Marge Gladman, Housing Development Manager, gave an overview of the NOFA2 applications and funds. Eleven NOFA 2 applications were received citywide, requesting a total of \$13 million. The West Oakland Redevelopment Housing Set-Aside has approximately \$1,300,000 to contribute to the NOFA 2. The remaining funds will come from the City-wide NOFA funds. The three projects located in the West Oakland Project Area, Drachma, Slim Jenkins Court and Oakland Point, all need rehab work and are all currently occupied.

Ms. Gladman recommends that the WOPAC support the funding of the top rehab priorities of all three projects this year, with the expectation that the projects will return next year for additional funding. She added the priority rehab is important so that low-income tenants can stay in place and recognizes that all the needed work can not be done with the available funds this year.

WOPAC had a lengthy discussion on this topic before motions were made. This included: selecting only one project to fund instead of three projects, whether it is better to spread funds thin or to put them all in one project; and the sustainability of any redevelopment subsidies when properties are not maintained by poor property managers.

There were six speakers for this item

- Ms. Lynette Lee
- Ms. Janet Patterson
- Mr. Mitch Hardin
- Mr. Everett Cleveland
- Ms. Lisa Motoyama
- Mr. Carey Barker

**MOTION by** Larry Rice seconded by Bruce Beasley: To support the Oakland Point project only for NOFA funding.

Ayes: 2  
Noes: 3  
Abstentions: 6  
Absences: 5  
Recusals: 1

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

**MOTION by** Ray Kidd seconded by Andrea Gerstenberger: To accept staff recommendation for the three NOFA projects, Slim Jenkins Ct., Oakland Point and Drachma.

Ayes: 6  
Noes: 4  
Abstentions: 1  
Absences: 5  
Recused: 1

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

2. Review of WOPAC By-laws This item was deferred to the next meeting due to a lack of time.

#### ***VIII. NEW BUSINESS***

#### ***IX. ANNOUNCEMENTS***

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

Co-Chair Rice requested staff invite the newly elected councilmember, Rebecca Kaplan, to a future WOPAC meeting. Staff will prepare a letter of invitation.

#### ***XII. ADJOURNMENT***

The meeting was adjourned at 9:20 pm.

# WOPAC Voting Record

December 10, 2008

**WOPAC Meeting Date:**

**Agenda Item #:**

**Motion Subject( summary only-  
pls. see minutes for complete  
text**

	12/10/2008	12/10/2008	12/10/2008	12/10/2008				
APPROVAL OF MINUTES	SUPPORT FOR PROJ. PRIDE	SUPPORT FOR OAKLAND PT.	SUPPORT FOR ALL 3 NOFA PROJS					
AYE	AYE	AYE	ABSTAIN					
ABSENT	ABSENT	ABSENT	ABSENT					
AYE	AYE	ABSTAIN	AYE					
AYE	AYE	ABSTAIN	AYE					
AYE	AYE	ABSTAIN	AYE					
ABSENT FOR THIS MOTION	AYE	RECUSED	RECUSED					
AYE	ABSENT FOR THIS MOTION	ABSENT FOR THIS MOTION	ABSENT FOR THIS MOTION					
ABSENT	ABSENT	ABSENT	ABSENT					
ABSENT	ABSENT	ABSENT	ABSENT					
AYE	AYE	NO	AYE					
AYE	ABSENT FOR THIS MOTION	ABSENT FOR THIS MOTION	ABSENT FOR THIS MOTION					
AYE	AYE	ABSTAIN	AYE					
AYE	AYE	NO	NO					
AYE	AYE	AYE	NO					
AYE	AYE	ABSTAIN	NO					
AYE	AYE	NO	NO					

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