

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

**Wednesday, April 9, 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

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

II. Approval of Draft Minutes for Meeting Held March 12, 2008

III. Open Forum

IV. Chairpersons Report (5 minutes)

V. Committee Reports (5 minutes each)

1. Community Outreach/Equitable Development Committee (5 minutes)
2. Neighborhood Planning Committee (15 minutes)
  - a. Request for \$271,250 for Local Match for MTC Grant Funds for 7<sup>th</sup> Street Streetscape Project
  - b. Request for \$180,000 funding for purchase of building at 3261 MLK
  - c. West Oakland Greening Project
  - d. Letter of Support for Oakland Institute of Automotive Technology

3. Trees and Transportation Committee (5 minutes)

VI. ORA Staff Report (10 minutes)

- Administrative Items and Correspondence
- WOPAC Budget Update
- Future Subcommittee Staffing and Other Changes

VII. Old Business

1. Housing Monies/Housing Policy – Housing Staff (30 minutes)
2. Implementation Plan Update – Ms. Wendy Simon (15 minutes)
3. Neighborhood Project Initiative Program Update – Ms. Hui-Chang Li
4. Reporting Guidelines for Approved Projects – Ms. Karin MacDonald

VIII. New Business

IX. Announcements (2 minutes)

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

XI. 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, April 9, 2008  
6:30 – 9:00pm  
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1724 Adeline Street, Oakland, CA**

**MINUTES – Approved 5/14/08**

***I. WELCOME, CALL TO ORDER, ROLL CALL & DETERMINATION OF QUORUM***  
The meeting was called to order at 6:37 pm. Roll was taken by Co-Chair Larry Rice.

Present: Beasley, Gerstenberger, Kidd, Lowe, MacDonald, Rice, Wells

Present After Roll Call: Bouze, Gordon, Horiuchi, Herbert, Parrott, Wyrick-Parkinson,

Excused: Amao, Hurwich

Vacancies: Community organization position in Clawson/McCymonds/Bunche and Tenant position in West MacArthur/Hoover

Staff Present: Wendy Simon and Hui-Chang Li, CEDA Redevelopment

Guest Staff Present: Marge Gladman, CEDA Housing; Kerry-Jo Ricketts-Ferris, CEDA, Planning

***II. APPROVAL OF MINUTES***

**MOTION by Bruce Beasley, seconded by Steve Lowe:** to approve the March 12, 2008 minutes.

Ayes: 8

Noes: 0

Abstentions: 0

Absences: 7

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

***III. OPEN FORUM***

There were no speakers for open forum

***IV. CHAIRPERSONS REPORT***

Co-Chair Rice clarified last month's chairperson's report regarding the affordable housing requirements of California Redevelopment Law. He clarified that meeting the 15% affordable housing requirement in a Redevelopment Project Area, within 10 years, is the legal responsibility of the Redevelopment Agency and *not* the responsibility of the developer. Therefore, without an Inclusionary Housing ordinance, the City is lacking the legal teeth to enforce this CRL requirement. Co-Chair Rice did not know what the penalty is if this 15% affordable housing requirement is not met.

Co-Chair Parrot added that the WOPAC might have an opportunity to influence broader City housing policies through working on West Oakland's 5-year Implementation Plan, 2008 to 2013.

## V. **COMMITTEE REPORTS**

### 1. Community Outreach/Equitable Development Committee – Co-Chair Parrot reported out on this committee

Mr. Patrick Lane attended the meeting to share his thoughts on the committee's community benefits plan. Mr. Lane's recommendation was that impact fees would be more effective than a community benefits plan. He sent out an email to the group with more information about impact fees. Ms. Parrot expressed concern that the WOPAC would not be the right launching pad for implementing this tool and was also concerned that impact fees would not solve the problem of having benefits go toward maintenance.

Ms. Parrot reminded the WOPAC about the vacancies on the board and encouraged members of the subareas to outreach to neighbors to fill the two vacant seats: the community organization position in the Clawson/McClymonds subarea and the tenant position in the Hoover/West MacArthur subarea.

### 2. Neighborhood Planning Committee – Ms. Wells reported out on this committee

- a. Request for \$271,250 for local match for a MTC grant funds for 7<sup>th</sup> Street Streetscape Project. Ms. Wells reported the committee was undecided about whether or not to make a recommendation. She asked Ms. Ferris, Project Manager of the 7<sup>th</sup> Street Streetscape Project, to give another presentation and answer some more questions so that the WOPAC may be better informed before taking a vote at the May WOPAC meeting.

Ms. Ferris provided a presentation about the history and context of her request and a budget status of the 7<sup>th</sup> Street Streetscape project. If the WOPAC recommends approval of \$271,250, then another \$750,000 of MTC funds would be leveraged so that the first phase of streetscape improvements as planned could be fully implemented by December 2009.

The WOPAC discussion on this item included other possible sources of money for this local match, what would happen if this match was not provided, the likely need for additional funds in the future to implement Phase II of the project, and conditions the group should or should not attach to recommending approval of funding. The WOPAC discussed the following conditions for approval of funds: local hiring from the West Oakland Project Area; using new, up-to-date and "green" construction equipment; and monitoring the health impacts during construction.

**MOTION by Margaret Gordon, seconded by Ray Kidd:** To not support the use of West Oakland tax increments for the local match for this project unless the following conditions are met: 1. 50% of all hiring be from the West Oakland Project Area, 2. new “green” equipment that will not increase air or noise pollution be used for the construction; and 3. the construction be monitored for health impacts through a Health Impact Assessment.

Ayes            12  
Noes:            1  
Abstentions:   0  
Absences:      2

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

After the vote, it was pointed out that the WOPAC usually votes to support a project the month after the Planning Subcommittee reports out on it. Ms. Wendy Simon will invite Deborah Barnes, the City’s Contract Compliance Unit Manager, to come to the next meeting to speak about the City’s local hiring and contracting policies.

- b. Request for \$180,000 to purchase building at 3261 MLK Jr. Way by Ms. Elise Bell  
Ms. Wells reported that the committee was not ready to recommend funding this proposal. The committee had numerous concerns about the feasibility of Ms. Bell’s business plan and recommended she further refine her business plan to ensure success.
- c. West Oakland Greening Project (WOGP)  
Ms. Wells reported the WOGP returned with a new proposal for building planter boxes in the front yards of voluntary buildings and/or on vacant lots. The committee was still undecided about whether or not the plan was workable and was still in need of more information. The committee recommended WOGP get in touch with Willow Rosenthal of City Slicker Farms so that the two groups may work together and not duplicate services. Ms. Simon will work with WOGP to refine their budget request before returning to the Planning Subcommittee again.
- d. Letter of Support for Oakland Institute of Automotive Technology  
Mr. Virian Bouze, director of Oakland Institute of Automotive Technology, requested that the WOPAC write a letter to support a grant application his organization submitted to the State Office of Homeland Security’s 2007 Fire Prevention and Safety Grant Program for the amount \$5 million for his institute to do research and development for new fire fighting technology.

Ms. Wells reported the group was not ready to make a recommendation to write the letter before getting more information from Mr. Bouze about the new fire fighting technology. Mr. Bouze will return to the Planning Subcommittee to present additional information.

3. Trees and Transportation Committee – Ms. MacDonald reported out on this committee. The T&T subcommittee talked about incorporating the Reforestation Task Force meetings into the Trees and Transportation Committee.

**VI. STAFF REPORT**

Ms. Simon gave the staff report:

1. WOPAC Elections will happen at the next WOPAC meeting in May.
2. Ms. Mary Farrant contacted staff expressing interest in joining the WOPAC to fill one of the vacancies but was not present in the audience
3. Staff learned that all public subcommittee meetings have to be staffed and given limited staff time. Staff recommends reducing the number of WOPAC subcommittee meetings to two per month by either reducing the number of subcommittees or number of times each subcommittee meets. Ms. Simon will find out what is the legal basis for requiring that subcommittees be staffed in order to exist and if there are alternatives to meeting this requirement. Ms. Simon asked the WOPAC to come to a decision by the June 11<sup>th</sup> meeting, as the reduction in meetings needs to start in July.
4. Staff asked the WOPAC to consider ways to save paper and reduce the amount of paper and materials produced each month for the WOPAC meetings. The WOPAC members agreed they would prefer staff to send all agenda materials via email (with the exception of mailing packets to Ms. Wyrick-Parkinson and Ms. Wells who do not have email) and to bring hard copies to the meetings. Staff will follow this new procedure.

**VII. OLD BUSINESS**

**MOTION by Madeline Wells, seconded by Stefanie Parrott:** To move the Reporting Guidelines for Approved Projects item up on the agenda.

Ayes: 11  
Noes: 0  
Abstentions: 0  
Absences: 4

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

**I. Reporting Guidelines for Approved Projects**

Ms. MacDonald presented on a proposal for how projects that are either funded with West Oakland redevelopment funds or received non-monetary support from the WOPAC should provide progress reports to the group. She drafted two letters for the WOPAC's feedback: one to projects that received non-monetary support and another letter to projects that received monetary support; the former would be asked to provide updates by email to Wendy Simon twice a year while the latter would be asked to provide updates every quarter. Ms. MacDonald suggested that gathering this information would also help to provide information for the WOPAC's annual newsletter.

2. Housing Monies

Marge Gladman, Manager of the Housing Development Unit, presented a matrix of proposed affordable housing programs for West Oakland's low/mod set-aside funds. The proposal was modified based on WOPAC recommendations from the February WOPAC meeting which included: how to allocate housing funds amongst the programs; higher eligible income level limits; higher loan amount limits; and varying interest rates depending on qualifying income. Per the WOPAC's request, this matrix also clarified which requirements were based on City Policy and which were based on CRL.

WOPAC discussion included bringing back the WO-VHARP program (West Oakland Vacant Housing Acquisition and Rehab Program) that was eliminated from this version of the proposal; increasing income target limits to the 120% of AMI allowed by CRL; and allocating funds in such a way so that homeownership subsidies are prioritized over rental subsidies.

Ms. Gladman will return to the next WOPAC meeting with recommended modifications to the proposed programs discussed tonight.

3. Implementation Plan Update

Ms. Simon reported that a new 5-year Implementation Plan for the West Oakland Project Area must be adopted by City Council by November 11, 2008, before the current 5-year Implementation Plan expires on November 18, 2008. Staff asked for members of the WOPAC to volunteer to form an ad-hoc committee to meet in the next months to give input on the development of this Plan. The following members volunteered for the ad hoc committee: Lynn Horiuchi, Ellen Wyrick-Parkinson, Larry Rice, Ray Kidd, Stefanie Parrott.

4. Neighborhood Projects Initiatives (NPI) Program

This item was not discussed due to time constraints.

**VIII. NEW BUSINESS**

This item was not discussed.

**IX. ANNOUNCEMENTS**

Earth Day events will be held on April 19, 2008.

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

There were no future agenda topics or new business proposed under this item.

**XI. ADJOURNMENT**

The meeting was adjourned at 9:40 pm by Co-Chair Rice.

# WOPAC Voting Record

<b>WOPAC Meeting Date:</b>	4/9/2008	4/9/2008	4/9/2008				
<b>Agenda Item #:</b>	II.	V.2.	VII				

- Amao
- Beasley
- Bouze
- Gerstenberger
- Gordon
- Herbert
- Horiuchi
- Hurwich
- Kidd
- Lowe
- MacDonald
- Parrott
- Rice
- Wells
- Wyrick-Parkinson
- Vacant*      West MacArthur/Hoover Tenant
- Vacant*      Clawson/ McClymonds/ Bunche  
Community Organization

Absent	Absent	Absent					
Aye	No	Aye					
Late	Aye	Aye					
Aye	Aye	Aye					
Late	Aye	Absent					
Late	Aye	Aye					
Late	Aye	Aye					
Absent	Absent	Absent					
Aye	Aye	Aye					
Aye	Aye	Absent					
Aye	Aye	Aye					
Aye	Aye	Aye					
Aye	Aye	Aye					
Late	Aye	Aye					