

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

**Wednesday, May 14, 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 April 9, 2008

III. Open Forum

IV. Annual WOPAC Officer Elections (15 minutes)

Co-Chairs
Mock Secretary
Mock Treasurer

V. Chairpersons Report (5 minutes)

VI. Committee Reports (5 minutes each)

1. Community Outreach/Equitable Development Committee (5 minutes)
2. Neighborhood Planning Committee (15 minutes)

*The following items are scheduled for presentation and discussion at the **May 1** Planning Committee. The Planning Committee will report out on these items at this meeting. Please note that items for WOPAC motions are listed under **Number VIII** on the agenda.*

- a. Review of Draft Healthy Development Checklist
- b. Request for a Letter of Support for Oakland Institute of Automotive Technology
- c. Request for \$3,120,000 for the Red Star Yeast Project
- d. Automatic Shut-off Valve Program
- e. Request for a Letter of Support for the Marcus Garvey Park Dog Park Proposal
- f. Update on Port Projects on 7th Street

3. Trees and Transportation Committee (5 minutes)

VII. ORA Staff Report (10 minutes)

1. Administrative Items and Correspondence
2. WOPAC Budget Update

VIII. Old Business

1. Request For \$ 271, 250 For Local Match for MTC Grant Funds for 7th St. Streetscape Project (10 minutes)
2. Request for \$200,000 Funding for Project at 3261 MLK Way (5 minutes)
3. Subcommittee Staffing from July 1, 2008 (10 minutes)
4. Draft Guidelines for Feedback from Approved Projects – Ms. Karin MacDonald (10 minutes)
5. Housing Monies/Housing Policy- Discussion and Action – Housing Staff (20 minutes)
6. Implementation Plan Update – Ms. Wendy Simon, Redevelopment Unit (15 minutes)
7. Neighborhood Improvement Project Program Update – Ms. Hui-Chang Li, Redevelopment Unit (15 minutes)

IX. New Business

There are no New Business items this month.

X. Announcements (2 minutes)

XI. 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, May 14, 2008
6:30 – 9:00pm
West Oakland Senior Center
1724 Adeline Street, Oakland, CA**

MINUTES – Approved June 11, 2008

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

The meeting was called to order at 6:35 pm. Roll was taken by Co-Chair Larry Rice.

Bruce Beasley led a round of applause for Ellen Wyrick-Parkinson, who was recently honored as Oakland's Mother of the Year for 2008.

Present: Beasley, Hurwich, Gordon, Kidd, Lowe, MacDonald, Parrott, Rice, Wells, Wyrick-Parkinson

Present After Roll Call: Horiuchi, Herbert

Excused: Amao, Bouze, Gerstenberger

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: Patrick Lane, CEDA Redevelopment; Marge Gladman, CEDA Housing; Kerry-Jo Ricketts-Ferris, CEDA Planning

II. APPROVAL OF MINUTES

MOTION by Bruce Beasley, seconded by Margaret Gordon: to approve the April 9, 2008 minutes.

Ayes:	8
Noes:	0
Abstentions:	2
Absences:	5

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

III. OPEN FORUM

The following people spoke at open forum: Randy Colosky, Ian Winters, and Marcus Johnson.

IV. ANNUAL WOPAC OFFICER ELECTIONS

MOTION by Ray Kidd, seconded by Jabari Herbert: to reelect the slate of existing officers to serve another year: Larry Rice and Stefanie Parrott as co-chairs; Ellen Wyrick-Parkinson as Mock Secretary; and Joe Hurwich as Mock Treasurer.

Ayes:	10
Noes:	0

Abstentions: 2
Absences: 3

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

V. CHAIRPERSONS REPORT

1. Co-Chair Parrott reported on the WOPAC Chairs meeting with Councilmember Nancy Nadel. The meeting was a first attempt to have more regular communications between WOPAC and Ms. Nadel's office in order to better align goals so that more progress can be made on the issues of common interest and concern. Ms. Nadel expressed interest in working on the current foreclosure situation and the opportunities presented for new affordable housing opportunities in West Oakland. Other areas of interest include identifying development sites and a branch library for the Hoover/Foster neighborhood.

PAC member discussion on this report involved other issues to raise with Ms. Nadel in future chairs meetings, including getting the WOPAC's recommendation before her office supports projects the WOPAC may find objectionable.

2. Co-Chair Rice reported that he attended the Broadway/MacArthur/San Pablo Project Area Committee's meeting on May 1 to speak during open forum about the affordable housing project that this PAC will be supporting on MacArthur Blvd. and MLK Jr. Way. Co-Chair.

Co-Chair Rice announced the launching of a new website for his neighborhood: www.jammi.info

VI. COMMITTEE REPORTS

1. Community Outreach/Equitable Development Committee – Co-Chair Parrott reported out on this committee. The committee discussed ongoing goals for 2008 which included, finalizing a community benefits plan, identifying underutilized industrial sites to purchase for redevelopment, ways to use redevelopment to help fund schools and advocating for the use of Redevelopment funds for maintenance. Co-Chair Parrott announced that that annual WOPAC outreach picnic will be held in September and that the WOPAC newsletter will be released in August to help advertise the picnic. She encouraged subcommittee chairs to begin thinking about articles they would like to write and submit for the newsletter.

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

a. Review of Draft Healthy Development Checklist This is a wish list from a public health perspective about what kind of development would be good for West Oakland. The WOPAC will vote in June to adopt this as a tool the WOPAC will use to evaluate developments that come before the WOPAC for support. Therefore, WOPAC members should give any comments and suggestions about the checklist before the June meeting. PAC members suggested that this checklist be compared with development checklists previously developed by WOPAC members to determine if there are overlaps or other factors that may have been missed.

b. Letter of Support for Oakland Institute of Automotive Technology

The Planning Committee did not discuss this item because Mr. Virian Bouze did not attend the meeting.

c. Request for \$3,120,100 for the Red Star Yeast Site

Mr. Patrick Lane, Redevelopment Area Manager, and a representative from the development team of 1396 Ventures, LLC, Mr. Curtis Eisenberger, attended to present on this request and answer questions. This item is a request for funds for a site acquisition loan for 1396 5th Street, formerly the Red Yeast Star site.

Mr. Lane recommended that the \$3,120,000 site acquisition loan be conditioned upon receipt of the State's Prop 1C housing grant funds that the developer has applied for. Mr. Lane reported that the developer was recently informed that its application for TOD funds scored 192 out of the 314 points expected; a minimum of 305 is needed to be considered for funding. The grant applicants will appeal this decision and plan to submit the missing documentation from the application that caused the low score.

The WOPAC members expressed many concerns about supporting this proposal, including: the feasibility of the project given its low-scoring application with the State; the fact that if approved this funds request will exhaust most of the Project Area's 2008-09 tax increment; the timing for repayment of the loan so that WOPAC can use the funds for other redevelopment projects, and the concern that the project will need additional City funds through the NOFA in the amount of \$18,000,000.

The WOPAC requested staff to provide more detail on the projects proposed for this site and to evaluate the proposed site acquisition loan to 1396 Ventures for feasibility. The group also requested staff to provide analysis regarding the ORA purchase of the site.

d. Automatic Shut-Off Valve Program

This item was postponed until June.

e. Request for a Letter of Support for the Marcus Garvey Park Dog Park Proposal

Ms. Julie Clemens, supporter of this project, will be meeting with Nancy Nadel's office to gain political support before the WOPAC takes a vote this project in June.

f. Update on Port Projects on 7th Street

Ms. Wells reported that John Amber and Mark Ericson from the Port of Oakland attended the Neighborhood Planning subcommittee meeting and will attend quarterly in the future in order to communicate on a regular basis with the group about development progress at Port, including the rail extension program.

3. Trees and Transportation Committee – Karin MacDonald reported out on this committee. This was the first time the T&T committee meeting was combined with West Oakland Reforestation Task Force.

The group heard a presentation from high school students who conducted a survey of streets in West Oakland to determine gaps in transportation accessories such benches, and bike lanes. T&T recommended the presenters get in touch with those currently working on similar issues such as the West Oakland Greening Project.

VII. STAFF REPORT

Ms. Wendy Simon gave the staff report:

1. Brown Sugar Kitchen was unavailable to cater the meal this month but will be the caterer used whenever they are available in the future.
2. Ms. Simon will be on vacation May 20 through June 10 and will return before the June WOPAC meeting.
3. There are still vacancies for the tenant representative position in the West MacArthur/Hoover subarea and for a community organization representative for the Clawson/McClymonds/Bunche subarea. Mr. Randy Colosky is interested in filling the latter position and spoke before the WOPAC to introduce himself. He owns a home and has a business in West Oakland and would be a community representative of the McClymonds Business and Neighborhood Association. The WOPAC will take a vote in June about having Mr. Colosky fill the vacancy on the WOPAC.
4. Ms. Simon will be sending an email to those members who volunteered to be on the implementation plan ad-hoc subcommittee to convene the first meeting.
5. Ms. Simon gave the regular update on the status of the Project Area’s budget.

VIII. OLD BUSINESS

1. Request for \$271,250 for Local Match for MTC Grant Funds for 7th St. Streetscape Project

MOTION by Bruce Beasley, seconded by Karin MacDonald: to support funding this project request with consideration for local hiring, green construction, and monitoring of health impacts.

Ayes: 10
Noes: 1
Abstentions: 0
Absences: 4

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

Co-Chair Rice expressed a concern regarding the disproportionate amount of West Oakland Tax Increments are going to the Prescott/South Prescott area—he would like to see the subarea he represents, and MLK Jr. Way, in particular get the same kind of attention.

2. Request for \$200,000 Funding for Project at 3261 MLK Way

This item was not discussed, as this request has been withdrawn.

3. Subcommittee Staffing from July 1, 2008

The Neighborhood Planning subcommittee will likely continue to meet every month because of the long agendas. The COED subcommittee is open to meeting every other month or combining meetings with T&T. The T&T subcommittee expressed interest in continuing to meet every month and having staff present every other month. Staff will confirm with Dan Purnell if a regular subcommittee meeting without staff is allowed. PAC members wanted clarification on what were the legal requirements for meetings versus recommended administrative procedures. Staff will report back on this at the June meeting. The WOPAC will take a vote on the subcommittee configurations and frequency of meetings in June.

4. Reporting Guidelines for Approved Projects

MOTION by Ray Kidd, seconded by Bruce Beasley: to adopt the project reporting procedure for WOPAC supported projects, as recommended by Ms. MacDonald, with the inclusion of one sentence requesting developers to report on the status of community benefits.

Ayes: 10
Noes: 0
Abstentions: 1
Absences: 4

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

5. 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 May WOPAC meeting.

MOTION by Bruce Beasley seconded by Steve Lowe: to recommended City Council adopt the West Oakland affordable housing program proposal as presented by Ms. Gladman tonight.

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

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

6. Implementation Plan Update

Ms. Simon reiterated that she will be scheduling the adhoc meeting of the Implementation Subcommittee soon.

7. Neighborhood Projects Initiatives (NPI) Program

Ms. Hui-Chang Li invited WOPAC members to volunteer to form an adhoc subcommittee group to finalize program guidelines of the Neighborhood Project Initiative Program before she releases a call for projects. Co-Chair Parrott recommended agendaizing this item for one of the existing subcommittees, such as COED, as opposed to forming a new ad-hoc committee. Staff will agendaize this item for the June COED subcommittee.

IX. NEW BUSINESS

This item was not discussed.

X. ANNOUNCEMENTS

Ms. Gordon expressed she would prefer to not have sandwiches served at future meetings.

XI. FUTURE AGENDA TOPICS AND NEW BUSINESS

WOPAC members asked that an update be provided about the Mandela Foods Project and Fresh Direct at the next meeting.

XII. ADJOURNMENT

The meeting was adjourned at 9:10 pm by Co-Chair Parrott.

