

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

**Wednesday, June 11, 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: 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 May 14, 2008 (5 minutes)

III. Open Forum (2 minutes each speaker)

IV. Chairpersons Report (5 minutes)

V. ORA Staff Report (25 minutes)

1. Administrative Items and Correspondence
2. WOPAC Budget Update
3. Implementation Plan Update
4. Neighborhood Project Initiative Program Update
5. Housing Monies/Housing Policy
6. Subcommittee Staffing starting July 1, 2008

VI. Committee Reports

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 June 5 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 VII (Old Business) on the agenda.

- a. Automatic Shut-off Valve Program
 - b. Request for \$3,120,000 for the Red Star Yeast Project
 - c. West Oakland Greening Project Request for \$127,732
 - d. Broadway/MacArthur Transit Village Project Update
 - e. Request for \$75,000 for Tenant Improvements for PS Paint
3. Trees and Transportation Committee (5 minutes)

VII. Old Business

1. WOPAC Vacancies (5 minutes)
2. Request For A Letter Of Support For A Dog Park at Grove Shafter Park (5 minutes)
3. Request For A Letter of Support For Oakland Institute of Automotive Technology (5 minutes)
4. Development Checklists For Project Evaluation (10minutes)
5. Request for \$3,120,000 for the Red Star Yeast Project (20 minutes)
6. Mandela Foods Update (5 minutes)

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, June 11, 2008
6:30 – 9:00pm
West Oakland Senior Center
1724 Adeline Street, Oakland, CA**

MINUTES – Approved 7/9/08

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

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

Present: Bouze, Horiuchi, Kidd, McGruder [*for Mac Donald*], Rice, Parrott, Wells

Present After Roll Call: Beasley, Herbert, Hurwich, Lowe, Wyrick-Parkinson

Excused: Amao, Gerstenberger, Gordon, MacDonald

Vacancies: Community Organization position in Clawson/McClymonds/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; Patrick Lane, Redevelopment Area Manager

II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD MAY 14, 2008

MOTION by Ray Kidd, seconded by Joe McGruder: to approve the May 14, 2008 minutes

Ayes: 7

Noes: 0

Abstentions: 0

Absences: 8

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

III. OPEN FORUM

There was one speaker: Ora Knowell

IV. CHAIRPERSONS REPORT

Co-Chair Rice passed around pictures of examples of low-density affordable housing projects in other communities and made two announcements: 1) a proposal by the Legislative Analysts' Office to take \$1.2 billion from redevelopment agencies over the next five years to help the state's budget; 2) that the City Council elections on Tuesday, June 3rd resulted in all incumbents being reelected and so increasing the chance that the low-mod housing set-aside from 25% to 35% of redevelopment funds will likely pass in City Council. [Note: After chairperson's report, Co-Chair Rice left for another commitment and returned before the meeting adjourned].

V. ORA STAFF REPORT

1. Administrative Items and Correspondence

Redevelopment Staff Wendy Simon asked WOPAC members to confirm their membership to each of the subcommittees. Although all WOPAC members and members of the public may attend subcommittee meetings, the standing members are as follows:

- Planning: Beasley, Horiuchi, Kidd, Parrott, Rice, Wells, Wyrick-Parkinson,
- COED: Gerstenberger, Kidd, Parrott, Rice, Wyrick-Parkinson,
- Trees and Transportation: Kidd, Lowe, MacDonald, Wyrick-Parkinson

2. WOPAC Budget Update

Wendy Simon presented the monthly budget update report for June.

Patrick Lane discussed the West Oakland tax increment projections for 2008 through 2013 and the possibility of bonding in the next six months. He presented financial information on bonding he prepared for the WOPAC. The analysis by the City's Finance Department projects that the stream of tax increments in the next 5 years can qualify the Project Area for two types of bonds (taxable and tax-exempt) in the amount of \$14 million each. To get this additional \$28 million for projects and programs *now* would cost the Project Area about \$2 million in debt service each year for 30 years, to be paid for by tax increment revenues. Additionally, the \$28 million would allow for the development of large projects that would help to generate more tax increment, which will in turn allow for the Project Area to qualify to bond again in approximately five years. The CRL requires that a Redevelopment Area must have debt on its books in order to collect tax increment revenues.

The WOPAC discussed the timing of bonding now, given that they may not be ready to spend the additional money in the next year. WOPAC members discussed having projects, such as a library and land acquisitions, that they can program money for to be spent on in the next 5 years through the implementation process. Members also expressed concern that the Agency may have plans to spend the money on projects that the WOPAC does not approve. Mr. Lane will return to the July WOPAC meeting to continue the discussion on bonding.

3. Implementation Plan Update

The first special meeting of the Ad Hoc Implementation Plan subcommittee is scheduled for June 30th, when most members interested in participating are available.

4. Neighborhood Project Initiative Program Update

Redevelopment Staff Hui-Chang Li announced that the COED committee reviewed and discussed the NPI program guidelines, timeline, and evaluation guidelines. The Committee made several recommendations:

- Project Category, "Crime Deterrent or Safety Improvements", to be changed to "Crime Deterrent or Safety/Health Improvements"
- Minimum NPI grant amount to be changed from \$5,000 to \$1,000
- Application due date to be set for Wednesday, September 30, 2008
- Proposal evaluation meetings to be ad hoc and tentatively scheduled for October 2008

MOTION by Bruce Beasley, seconded by Joe Hurwich: to accept NPI program guidelines, as revised by the COED subcommittee, and to direct Redevelopment staff to immediately begin outreach and do a Call for Projects.

Ayes: 11

Noes: 0

Abstentions: 0

Absences: 4

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

5. Housing Monies/Housing Policy

Marge Gladman presented on the status of the West Oakland Project Area Affordable Housing Production Requirements. California Redevelopment Law requires at least 15 percent of all new residential dwelling units developed within a project area under the jurisdiction of an agency by public or private entities or persons other than the agency over a 10-year period must

be available at affordable housing cost to persons and families of low- or moderate income, and must be occupied by these persons or families. At least 40 percent of these affordable housing units (or 6% of total units) must be available to very low-income households.

Based on the affordable unit the projects completed or underway at the time of Ms. Gladman's analysis, the Project Area has a surplus of 214 affordable units and 143 very low units. However, based on the pending units to be built, there is a projected deficit of 179 affordable units and a surplus of 10 units.

WOPAC members noted that the list of pending housing developments is inaccurate and asked Ms. Gladman return with a revised analysis of projected affordable housing production requirements based on an the latest status of the of pending housing developments.

6. Subcommittee Staffing starting July 1, 2008

MOTION by Bruce Beasley, seconded by Ellen Wyrick-Parkinson: to have Planning Subcommittee meet every month with staff; to have T&T and COED meet every other month with staff; and to have staff at the T&T subcommittees during the joint meetings with the Port of Oakland's Reforestation Task Force. [Note: See attached 2008-09 schedule of subcommittees with staff]

Ayes: 10

Noes: 0

Abstentions: 0

Absences: 5

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

VI. COMMITTEE REPORTS

1. Community Outreach/Equitable Development Committee

Co-Chair Parrot reported that the date of the annual WOPAC outreach picnic is set for Saturday, September 13. The location is to be determined. Depending on availability, it will either be at Prescott Elementary School or Memorial Park.

The annual WOPAC newsletter is scheduled to be released on August 15th. She asked WOPAC members to submit articles to staff by July 25th.

2. Neighborhood Planning Committee

Madeline Wells reported out on this committee and WOPAC made some motions during the report-out.

a. Automatic Gas Shut-off Valve Program

The subcommittee recommends the WOPAC support allocating \$250,000 of West Oakland tax increment to fund the purchase and installation of an automatic gas shut-off valve for homes in the Project Area, in order to prepare against an earthquake. Staff will invite a representative from PG&E to attend the next Planning subcommittee meeting to discuss feasibility and any possible issues regarding shut-off valves. The WOPAC will vote on this item at the July meeting.

b. Development Checklist for Project Evaluation

MOTION by Bruce Beasley, seconded by Ray Kidd, that the WOPAC adopt the latest draft of the Healthy Development Checklist with a modification to incorporate the one item from Ms. Nancy Nadel's checklist; to adopt the other two forms as-is (i.e.

Development Proposal Questionnaire and West Oakland Implementation Plan Goals Checklists); and to use all three forms as guidelines for project evaluation by WOPAC.

Ayes: 10

Noes: 0

Abstentions: 0

Absences: 5

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

c. Request for \$3,120,000 for the Red Star Yeast Project

MOTION by Bruce Beasley, seconded by Ellen Wyrick-Parkinson, that ORA make an offer to purchase the Red Star site (at 1396 5th Street) at a fair-market value, with a 1-year option for the current development team to purchase land back so that they may have time to reapply for the next two rounds of the State Prop 1C housing grant funds.

Ayes: 10

Noes: 1

Abstentions: 1

Absences: 3

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

The WOPAC discussed their concern that the development team's existing proforma assumes an additional approximately \$18 million from the City's Notice of Funding Availability (NOFA) process, even if the funds applied for through the Prop1C is granted, and only approximately \$15 million is projected to be in next year's NOFA fund.

d. West Oakland Greening Project Request for \$127,732

Committee members had several concerns with this proposal. This group will return to a future Planning subcommittee with a revised proposal based on the subcommittee's recommendations.

e. Broadway/MacArthur Transit Village Project Update

Kathy Kleinbaum, Broadway/MacArthur/San Pablo Redevelopment Project Area Manager and Joe McCarthy, a member of the development team for the MacArthur Transit Village Project, attended to give an update and answer questions the status of the Project.

This Project will be going to City Council's Community Economic Development Committee on June 24th and then the full Council on July 1st for certification of the EIR and the Preliminary Development Plan Entitlements.

f. Request for \$75,000 for Tenant Improvements for PS Paint

Margot Prado from CEDA Business Development attended the Planning subcommittee but this item was not heard due to a lack of time.

3. Trees and Transportation Committee

There was no report from this committee.

VII. OLD BUSINESS

1. WOPAC Vacancies

Mr. Ashel Eldrige, a tenant in the Clawson/McClymonds/Bunche subarea, introduced himself and expressed his interest in being a representative for the vacant tenant seat on the WOPAC. The WOPAC will vote on Mr. Eldrige's election next month.

Mr. Randy Colosky was not yet able to obtain a letter from the McClymonds Neighborhood and Business Association to appoint him as a representative and plans to attend the next meeting to present the letter so that the WOPAC may vote on this position.

2. Request For A Letter Of Support For A Dog Park at Grove Shafter Park

MOTION by Larry Rice, seconded by Joe McGruder, that the WOPAC provide a letter of support for a Dog Park at Grove Shafter Park.

Ayes: 11

Noes: 0

Abstentions: 0

Absences: 4

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

3. Request For A Letter of Support For Oakland Institute of Automotive Technology

The WOPAC was not ready to vote on this item because it was not heard at the Planning subcommittee. Mr. Bouze will return to the July subcommittee to further present on this topic before the WOPAC takes a vote in July.

4. Request for \$3,120,000 for the Red Star Yeast Project

This item was heard and voted on under the Planning subcommittee report-out (VI.2.c.)

5. Mandela Foods Update

Wells Lawson presented an update on the project and the reasons for the unexpected delays. They are anticipating a grand opening in mid-September of 2008.

VIII. NEW BUSINESS

No new business was discussed.

IX. ANNOUNCEMENTS

No announcements.

X. FUTURE AGENDA TOPICS AND NEW BUSINESS

XII. ADJOURNMENT

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

WOPAC Voting Record

WOPAC Meeting Date:
Agenda Item #:

6/11/2008	6/11/2008	6/11/2008	6/11/2008	6/11/2008	6/11/2008		
II.	V.4.	V.6.	VI.2.b.	VI.2.c	VII.2.		

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

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