

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

**Wednesday, January 14, 2009
6:30 – 9:00pm
West Oakland Senior Center
1724 Adeline Street, Oakland, CA**

CORRECTED 12/23/08

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 December 10, 2008 (2 minutes)

III. Open Forum (2 minutes each speaker)

IV. Chairpersons Report (5 minutes)

V. ORA Staff Report (10 minutes)

1. Administrative Items and Correspondence
2. Council Items Update
3. WOPAC Budget Update
4. Business Retention Services for West Oakland
5. Moving Recycling Businesses to Army Base
6. Other Issues

VI. Committee Reports

1. Community Outreach/Equitable Development Committee
2. Neighborhood Planning Committee Report on Projects Scheduled for the January 6 meeting.
Please note that the projects below are projects where the Planning Committee will report out only. Projects that are scheduled for action at this meeting are listed under Old Business.
 - a) Update on Carnation Site
 - b) NSP Program
 - c) Streetscape Design Budgets for MLK and Peralta
3. Trees and Transportation Committee (1 minute)

VII. Old Business

1. Neighborhood Project Initiative Program Projects Selection

2. Housing Issues (5 minutes)
3. Noodle Factory Request For Funding
4. Review of WOPAC Bye-laws and Meeting Procedures
5. Request for Funding for West Oakland Community Options Patrol (WOCOP)
6. Request for Funding for Mandela Foods Cooperative

VIII. New Business

There is no New Business this month.

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
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Oakland, California 94612
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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, January 14, 2009

6:30 – 9:00pm

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

MINUTES – Approved 2/11/09

Amended for a typographical error (Item VII: 6) on 3/18/09

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

The meeting was called to order at 6:33 pm by Co-Chair Rice

Present: Beasley, Colosky, Ford, Hurwich, Kidd, Lowe Mac Donald, Parrott, Rice, Wells, Wyrick-Parkinson

Excused: Bouze, Gerstenberger, Herbert

Present after Roll call: Gordon, Horiuchi, Eldridge

Absent: None

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

II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD DECEMBER 10, 2009

MOTION by Ellen Wyrick-Parkinson seconded by Madeline Wells: To approve the December 10, 2008 minutes.

Ayes: 10

Noes: 0

Abstentions: 1

Absent/Excused: 6

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

III. OPEN FORUM

The following speakers spoke at Open Forum:

- Tim Thomas
- Cameron Wilson

IV. CHAIRPERSONS REPORT

Co-Chair Parrott reported that the WOPAC Chairs met with Mr. Gregory Hunter, the Deputy Director of Economic Development and Redevelopment in December. The issues they discussed included: the hiring of the UEA III that has been delayed due to the City's hiring freeze, business retention services to West Oakland and moving recyclers to the Army Base.

Co-Chair Rice announced that Mayor Dellums released the report commissioned from the Public Financial Management group. The report evaluates the city's operations and budget and makes recommendations for the city's budget, governmental structure and filling key vacant positions in the city's administration. The report can be found at the City of Oakland's website:

[http://www.oaklandnet.com/documents/Oakland Strategic Consulting Services Report Jan13.pdf](http://www.oaklandnet.com/documents/Oakland_Strategic_Consulting_Services_Report_Jan13.pdf)

Co-Chair Rice gave an update regarding the possibility of a new library in West Oakland on OUSD property, near Hoover Elementary School. Following a Community Outreach and Economic Development (CO/ED) committee meeting on this topic, Mr. Gregory Hunter met with Tim White of OUSD and CEDA Project Managers of the 81st Ave Library to explore the possibility of replicating

the 81st Ave joint-use library model in West Oakland. While there is interest and a possible site in need of further vetting, there is currently no funding and support will be needed from Councilmember Nadel.

Co-Chair Rice reported on the “State of the WOPAC” and reviewed a list of WOPAC accomplishments from 2008. Ms. Wendy Simon announced that she is compiling a similar list to be distributed at the February WOPAC meeting and asked Co-Chair Rice to share his list with staff so that both can be distributed together in next month’s WOPAC packet.

V. ORA STAFF REPORT

1. Administrative Items and Correspondence :

Ms. Simon distributed a list of WOPAC member addresses and contact information and asked that PAC members verify the information is correct and to add their email addresses.

Ms. Simon announced that the January Trees and Transportation (T&T) Committee meeting this month has been rescheduled for January 26th because the regularly planned date of January 19th falls on a holiday.

Ms. Simon distributed the letter inviting Councilmember Rebecca Kaplan to the WOPAC. Co-Chair Rice welcomed Ada Chan, Councilmember Kaplan’s aide, who attended the meeting.

Ms. Simon announced that the February T&T meeting falls on a public holiday and asked committee members if they would like to meet on another day. Members agreed that the February T&T meeting should rescheduled to February 23rd.

2. Council Items Update

Ms. Simon reported that there have not been any items that have gone to City Council since the December meeting.

3. WOPAC Budget Update

Ms. Simon presented the Budget Update for January. She noted that the Red Star Yeast site offer of \$2.81 million has been added back to the budget, leaving \$3,869,819 for FY 2008-09 as of today. This month’s budget update on Low/Mod Housing Funds reflects the \$1,076,962 that was deducted from the “Large Affordable Rehab and Preservation” program, given the WOPAC’s approval of the three NOFA2 projects that will be funded from this program.

4. Business Retention Services for West Oakland

The RFP process yielded five teams that will be interviewed on January 26. Ms. Margot Prado will present a funding request for approximately \$300,000 for the West Oakland portion of this citywide contract in February.

5. Moving Recycling Businesses to Army Base

Mr. Gregory Hunter has been talking to some of the larger recycling businesses about moving to the Army Base; however there are no firm plans at this time.

VI. COMMITTEE REPORTS

1. Community Outreach/Equitable Development Committee

Co-Chair Rice reported out for this committee. Representatives from Urban Releaf, whose NPI application was denied, were in attendance to clarify their proposal. Committee members still had objections to funding the proposal through the NPI Program. There were concerns that this initiative was not a part of a larger plan; was lacking in community outreach and coordination with existing tree planning efforts; and some of the costs in proposal, such as personnel and overhead, are outside of the scope of NPI. Strategies for supporting Urban Releaf's tree planting efforts were discussed and Urban Releaf was asked to begin by working with the Trees & Transportation Committee to come up with a plan that the WOPAC can consider funding in the future.

The committee discussed the possibility of starting a WOPAC Blog. Staff will look into the legality of such a blog in light of the Brown Act.

The members reviewed last year's CO/ED goals and began drafting COED goals for 2009.

2. Neighborhood Planning Committee Report

Ms. Madeline Wells reported out on this committee.

- a. The Noodle Factory Project: This is a completed \$5.5 million project for 11 affordable work/live units for low-income artists, in addition to a theater and café space. The developer, the Northern California Land Trust, is requesting a bridge loan of \$1.4 million from the Project Area's *non*-Housing Set-Aside fund. This loan would help to pay off the project's existing construction loan that normally would be paid off when units are sold. Units are not selling in the current market, as prospective qualified-buyers are having a hard time getting home mortgages due to the credit freeze. A bridge loan would allow the option for the units to be filled in the interim by people who can enter into lease-to-own contracts.

The project developers, the Northern California Land Trust, reported they have generated mailing lists for outreach and have held numerous open houses in response to earlier WOPAC concerns regarding outreach. Other concerns included the possibility of the project remaining as a rental project permanently, as the protections offered to renters by Measure EE are not clearly understood. WOPAC members expressed support for this affordable project to be for homeownership and not for rental.

The Planning Committee's recommendation to the WOPAC is to support this project. If WOPAC supports this project, staff will begin to explore the terms of the loan and other such project details and concerns raised by WOPAC members.

[Note: The WOPAC motion on funding this project is noted under item VII. 3.]

- b. Update on Carnation Site: Mr. B Tulloch of Tulloch Construction gave an update on the new building under construction at the Carnation Site, located at 14th and Mandela and Poplar. The zoning for the property is for CIX-1 (Commercial Industrial Mix). Proposed is a 2-story building, 64,000 square feet; 8 units are planned – 7 for tenants and 1 for the owner, with 99 parking spaces total. So far, one tenant will be a restaurant

supply company and another will be a high-tech company. Ms. Wells passed around the site plans of the project to the WOPAC members to review. Mr. Tulloch will return to the WOPAC for updates on the construction progress and asked for members' suggestions.

There was one public speaker: Mr. Jai Jennifer.

- c. Neighborhood Stabilization Program: Mr. Loyd Ware, Manager of the City's Housing Rehabilitation Unit gave an informational report on Neighborhood Stabilization Program (NSP), a \$8.2 million dollar federal housing foreclosure program that will be administered through the City. The program requires that 25% of NSP funds be spent on those households earning less than 50% of AMI; the remaining 75% of NSP funds would go to the acquisition of foreclosed vacant properties, to be rehabbed first before being sold to those households earning up to 100% AMI.

The main purpose of the program is to stabilize those neighborhoods, and specifically census tracts, that have the highest foreclosure rates in the City. Some of those census tracts are in the West Oakland Project Area. Ms. Marge Gladman, The City's Housing Development Manager, was available for questions and clarification on the NSP Program during this report out.

There was one public speaker: Mr. Jai Jennifer.

- d. Streetscapes: In response to staff's request, the Planning Committee recommended that the WOPAC vote to allocate \$300,000 each for streetscape design budgets for MLK Jr. Way and Peralta Street so that when the future UEA III is hired, the budgets will be available to begin the design work. The WOPAC discussed whether this \$600,000 should come from this year's budget or from the 2009-10 budget. WOPAC will vote on this item next month.

3. Trees and Transportation Committee

Mr. Ray Kidd reported out on this committee. The Oakland Maritime Support Center attended this committee and gave an update on this project which will be located on the former Oakland Army Base. The committee discussed the uncertainty around the Port of Oakland's 15 acres that are to be dedicated to this project.

There was one public speaker: Mr. Jai Jennifer.

MOTION by Stephanie Parrott seconded by Ray Kidd: To send a letter to the Port of Oakland inquiring about their intentions for their 15 acres of Army-base land and to state WOPAC's support for this land to be contributed to the existing 15 acres owned by Redevelopment; and to have this letter be drafted by Mr. Jai Jennifer.

Ayes: 10
Noes: 0
Abstentions: 2
Absences: 5

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

VII. OLD BUSINESS

1. Neighborhood Project Initiative Program Projects Selection

MOTION by Stephanie Parrott seconded by Bruce Beasley: To accept the COED committee’s recommendation for NPI funding allocations for this year’s program.

Ayes: 13
Noes: 0
Abstentions: 0
Absences: 4

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

2. Housing Issues

Ms. Marge Gladman reported on the status of the 3 of the 6 WOPAC-approved housing programs recommended by WOPAC through the Implementation Plan process. The West Oakland “Mortgage Assistance Program” is scheduled to go to Council in April. The “Special Projects” Program is scheduled to go to Council in March. This will include the funding allocations of \$48,000 and \$50,000 to Grid Alternatives and Rebuilding Together Oakland respectively that WOPAC recommended to be funded from this program. The “Large Affordable Rehab & Preservation Program”, which will fund the NOFA2 projects that the WOPAC recommended last month, is scheduled to go to Council at the end of February.

3. Noodle Factory Request for Funding

MOTION by Ray Kidd seconded by Steve Lowe: To support the Noodle Factory Project with a \$1.4 million bridge loan from *non*-Housing Set-Aside funds, with the condition that staff report back on any restrictions Measure EE may present on this project transitioning back to a homeownership, and other details such as the terms of the loan.

Ayes: 12
Noes: 0
Abstentions: 4
Absences: 1

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

The project developers, Francis MacIveen and Ian Winters of the Northern California Land Trust, answered questions.

There was one public speaker for this item: Ms. Pat Brown

4. Review of WOPAC By-Laws and Meeting Procedures

MOTION by Stephanie Parrott seconded by Ray Kidd: To table this agenda item due to a shortage of time.

Ayes: 13
Noes: 0
Abstentions: 0
Absences: 4

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

5. Request for Funding for West Oakland Community Options Patrol (WOCOP)

The West Oakland Community Options Patrol requested \$1,500,000 over 2 years or \$796,152 in 1 year for funding an escort program for patrons in the area around the West Oakland BART

Station. The program will train local youth to perform this patrol function and thus will also serve a youth development function.

WOPAC held a lengthy discussion on this funding request before a motion was made. Some of the concerns expressed included: a lack of community outreach to the residents living/working in the proposed area (Prescott/South Prescott); a lack of clarity on program deliverables and details; the budget and high cost of a program that has no history; alternate ways to spend this redevelopment funds to reach the goal of increased safety and crime deterrence that may be more effective and cost-efficient; the qualifications and training of the escorts; liability issues of such a program; how the program will interact with OPD and Measure Y; and if BART should be the more appropriate funder for such a project instead of Redevelopment.

There were six speakers for this item:

- Ms. Tanya Parker
- Ms. Ifonia Gelin
- Ms. Joanna Modacure
- Mr. Mfalme Nguni
- Mr. Bryon Pointer
- Mr. Lonnie Johnson

MOTION by Bruce Beasley seconded by Dwight Ford: To delay voting on this funding request until a future meeting, to request WOCOP supply their Measure Y application for funds, and to request WOCOP meet with community groups in Prescott/South Prescott neighborhood to further outreach efforts.

Ayes: 10
Noes: 1
Abstentions: 1
Absences: 5

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

6. Request for Funding for Mandela Foods Cooperative

MOTION by Ray Kidd seconded by Bruce Beasley: To support the Mandela Foods Cooperative request for an additional ~~\$55,300~~ \$58,800 for a new back door and other tenant improvement overrun costs.

Ayes: 8
Noes: 0
Abstentions: 0
Absences: 9

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

VIII. NEW BUSINESS

Ms. Margaret Gordon stated that her recusal from last month's NOFA2 discussion was handled improperly. She requested that in the future, if staff determines a PAC member should be recused from a vote or agenda item, the PAC member should be notified beforehand and there should be written documentation of this finding approved by the City Attorney. Co-Chair Rice commented that Ms. Gordon's participation would not have changed the outcome of the NOFA2 funding request in this case but agreed that the recusal process should be handled differently in the future.

Ms. Gordon has been in contact with the City Attorney about this issue, in addition to Ms. Simon and Ms. Gladman, and staff has apologized to Ms. Gordon.

IX. ANNOUNCEMENTS

There were no announcements.

X. FUTURE AGENDA TOPICS AND NEW BUSINESS

There were no additional future agenda topics.

XII. ADJOURNMENT

The meeting was adjourned at 9:20 pm.

WOPAC Voting Record

WOPAC Meeting Date:

Agenda Item #:

Beasley
 Bouze
 Colosky
 Eldridge
 Ford
 Gerstenberger
 Gordon
 Herbert
 Horiuchi
 Hurwich
 Kidd
 Lowe
 MacDonald
 Parrott
 Rice
 Wells
 Wyrick-Parkinson

1/14/2009	1/14/2009	1/14/2009	1/14/2009	1/14/2009	1/14/2009	1/14/2009	
II	VI. 3.	VII.1	VII.3	VII.4	VII.5.	VII.6.	
Minutes	Letter to Port	NPI	Noodle	By-Laws	WOCOP	MFC	
Aye	Aye	Aye	Abstain	Aye	Aye	Aye	
Absent	Absent	Absent	Absent	Absent	Absent	Absent	
Aye	Aye	Aye	Aye	Aye	Aye	Aye	
Absent	Absent	Aye	Aye	Aye	Aye	Aye	
Aye	Aye	Aye	Aye	Aye	Aye	Aye	
Absent	Absent	Absent	Absent	Absent	Absent	Absent	
Absent	Abstain	Aye	Aye	Aye	Aye	Aye	
Absent	Absent	Absent	Absent	Absent	Absent	Absent	
Absent	Aye	Aye	Aye	Aye	Aye	Absent	
Aye	Absent	Absent	Absent	Absent	Absent	Absent	
Aye	Aye	Aye	Aye	Aye	Aye	Aye	
Aye	Abstain	Aye	Aye	Aye	No	Absent	
Abstain	Aye	Aye	Aye	Aye	Aye	Absent	
Aye	Aye	Aye	Aye	Aye	Aye	Absent	
Aye	Aye	Aye	Aye	Aye	Abstain	Absent	
Aye	Aye	Aye	Aye	Aye	Aye	Aye	
Aye	Aye	Aye	Aye	Aye	Absent	Aye	