

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

**Wednesday, April 8, 2009
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, Eldridge, Ford, Gerstenberger, Gordon, Herbert, Horiuchi, Hurwich, Kidd, Lowe, Mac Donald, Rice, Parrott, Wells, Wyrick-Parkinson

Vacancy: Community organization representative in the Clawson/McClymonds/Bunche subarea

II. Approval of Draft Minutes for Meeting Held March 11, 2009 (2 minutes)

III. Open Forum (2 minutes each speaker)

IV. Chairpersons Report (5 minutes)

V. ORA Staff Report (15 minutes)

1. Administrative Items and Correspondence
2. Council Items Update
3. WOPAC Budget Update
4. Neighborhood Enforcement Team (NET) Update
5. Security Camera Update

VI. Old Business/Action Items

1. Housing Issues
 - General Plan Housing Element Update: Devan Reiff, Strategic Planning Unit, City of Oakland
 - Zoning Update
2. Action Item: Request for \$54,000 for the Business Assistance Center
3. Action Item: Request for \$1,500,000 Funding for Two Years for West Oakland Community Options Patrol (WOCOP)
4. Update on West Oakland Main Street Program: Mr. Robert Maurice Arnold

VII. Committee Reports

1. Neighborhood Planning Committee Report on Projects Scheduled for the **March 5** and **April 2** meetings. This committee will report out on both meetings because the March report-outs were postponed at the March General 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.*

From the March 5 Planning Committee Meeting:

- a. Update on Mandela Transit Village
- b. Purchasing Vacant Properties and Purchase of 880 West MacArthur Blvd.
- c. Update on Red Star Site Development
- d. Healthy Neighborhood Store Alliance
- e. Request for \$54,000 for the Oakland Business Assistance Center

From the April 2 Planning Committee Meeting:

- a. Request for \$1,500,000 Funding for Two Years for West Oakland Community Options Patrol (WOCOP)
- b. Update on 7th Street Streetscape Project and the Master Tree Plan
- c. Automatic Gas Shut-off Valve Program Update
- d. Update on Request for \$54,000 for Business Assistance Center

2. Community Outreach/Equitable Development Committee
3. Trees and Transportation Committee

VIII. New Business

1. Nominations for WOPAC officers for May WOPAC Officer Election

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, April 8, 2009

6:30 – 9:00pm

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

MEETING MINUTES – Approved 5/10/09

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

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

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

Present After Roll Call: Eldridge

Excused: Herbert, Horiuchi, Hurwich

Absent: Gerstenberger, Gordon

Vacancy: Community Organization for Clawson/McClymonds/Bunche Subarea

Staff Present: Hui-Chang Li, Gregory Hunter, CEDA Redevelopment; Devan Reiff, Strategic Planning Unit, City of Oakland

II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD MARCH 11, 2009

MOTION by Ray Kidd seconded by Dwight Ford: To approve the March 11, 2009 minutes

Ayes: 10

Noes: 0

Abstentions: 0

Absent/Excused: 6

Vacancy: 1

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

III. OPEN FORUM

The following speaker(s) spoke at Open Forum:

- Bryon Pointer

IV. CHAIRPERSONS REPORT

Co-Chair Rice met with Jane Brunner and Nancy Nadel and will meet with Rebecca Kaplan on May 15th. The meeting with Ms. Brunner included discussion of the City's budget and its deficits. She was reminded that part of the West Oakland Project Area is in her district. The meeting with Ms. Nadel included discussion of the Teen Center and youth involvement in its planning; the possibility of a new library; Raimondi Park and its use by youth; understaffing of the West Oakland Project Area; planning for development of the Transit Village; planning for development on Grand/Mandela/7th Street; the Red Star Yeast site; and industrial retention and attraction.

Co-Chair Rice reminded the WOPAC that Form 700 was due on April 1st and according to the City Clerk's office, public officials who failed to file will be charged \$10 a day up to \$100, though this fine has not always been enforced.

Co-Chair Parrott reported that tonight's meeting fell on the first night of Passover and so unfortunately Joe Hurwich was not able to attend and that future WOPAC meetings should be more sensitive to holiday conflicts. [Note: This news was reported later on during the meeting but Co-Chair Parrott asked that it be included in the Chairpersons Report section of the minutes]

V. ORA STAFF REPORT

Ms. Hui-Chang Li gave the staff report.

1. Administrative Items and Correspondences

- a. Per motion by WOPAC last month, the chairs Larry and Stefanie wrote a letter for staff to send to the City Administrator, urging him to lift the hiring freeze for the West Oakland Project Area given the current staffing shortages in the unit.
- b. A letter was sent out by Mr. Gregory Hunter to the Northern California Land Trust informing them that after staff further analyzed the WOPAC recommendation for a \$1.4 million dollar bridge loan for the Noodle Factory, staff determined the Agency will be denying this request because it is not eligible. This \$1.4 million will be added back to the budget for next month.
- c. The latest issue of the Quarterly Redevelopment Newsletter has been released and members were encouraged to take extras for distribution.

2. Council Item Updates

- a. \$100,000 for improvements to Fitzgerald Park was approved by Council on March 31st. Redevelopment staff will be moving the money to Office of Parks and Recreation (OPR) so that they can implement the project with City Slicker Farms (CSF). OPR and CSF have been developing a MOU for construction.
- b. Also passed on March 31st was a Council authorization for four projects to co-apply with the Agency for Prop 1C funds. Jabari Herbert of Capital Stone Group asked the Agency to co-apply with the “Mandela Transit Village” for this 2nd round of Prop 1C funding. The project is located on the Alliance site at 1357 Fifth Street. The three other projects applying for this funding are: a housing project in the Eastlake area, the Fruitvale Transit Village Phase II and the Coliseum Transit Village Phase II. Applications were due last week. Mr. Herbert did not end up applying this round and plans to prepare to apply for the final round.
- c. \$85,000 of Oak Center Redevelopment Area funds for repairs to the deFremery House and tennis courts also passed by City Council on March 31st. Parks and Recreation department will manage the project.
- d. The WOPAC recommendation for \$50,000 to Rebuilding Together Oakland was heard yesterday by the CED committee and was passed by consent. Final approval by the City Council is scheduled for Tuesday, April 21st.
- e. The NPI program funding recommendations approved by WOPAC is scheduled to be heard by the CED Committee on May 12th. NPI applicants have been informed of these next steps. After further staff analysis of the NPI projects, it was determined that the West MacArthur Median project is not feasible at the \$45,000 amount recommended. So, the staff recommendation for this one NPI project is for \$50,000. This will come out of the \$26,859 remaining from program. The leftover funds will be rolled over to the next round of NPI.

- f. Ms. Li is currently working on the staff report to City Council for Mandela Foods Cooperative's additional request for \$58,000, recommended by the WOPAC in January. This item will be heard by CED Committee on May 26th.

3. Other Updates

- a. The developer of the Red Star Yeast Site, Global Premier/National Affordable Communities, has lost its tax credit award from the Tax Credit Allocation Committee (TCAC) because they did not have a building permit ready by the required deadline. It is possible they will go after another award in the next TCAC round.
- b. Randy Colosky resigned from the Community Organization seat representing the Clawson/McClymonds/Bunche subarea. This vacancy has been announced through the Nancy Nadel's District 3 listserv and staff has already received several requests for information.
- c. Mr. Gregory Hunter announced that he has received authorization from the City Administrator to move forward on the recruitment for the Urban Economic Analysts vacancies in Redevelopment. [Note: this announcement came at the end of the "ORA Staff Report" but is recorded in this section of the minutes].

4. Budget Update

Per WOPAC funding recommendations last month, deducted from the *non*-low/mod housing funds are: the \$25,456 to the Friends of the Mandela Parkway for installation of trash cans on Mandela Parkway; \$150,000 for BRE Services; and \$2,000 for the West Oakland Website. This leaves about \$1.6 million remaining as of April 8, 2009. There was also a technical correction for the Mandela Foods Second Grant request in the amount of \$58,000. It was accidentally recorded as \$55,300. The correction has been made in this month's budget worksheet as well as the minutes from January. No changes were made to the low/mod housing funds.

5. NET Officers and Security Cameras Update

Ms. Wendy Simon prepared a memo for the WOPAC giving an update on the Security Cameras project and activity of the NET officers.

Regarding the security cameras project, the latest is that a consultant has been selected but not yet made public. The RFP process took longer than expected. Wendy prepared some draft staff reports and resolutions and staff will be working to get this scheduled on the City Council agenda soon.

The Neighborhood Enforcement Team (NET) officers are paid for from West Oakland Redevelopment funds and Lt. Hamilton has provided a report of their activities for the past months.

VI. OLD BUSINESS

1. Housing Issues

Mr. Devan Reiff, City of Oakland Strategic Planning staff, presented two major planning processes, which are ongoing by the City. West Oakland residents, churches, business owners and organizations are encouraged to participate in the public review process for these two initiatives.

- a. **2007-2014 Housing Element.** The Housing Element is a part of Oakland's General Plan. It is a five-year blueprint for housing Oakland's residents, at all income levels. The

Element lists program resources, funding for housing, as well as policies and actions for producing the 14,000 new and rehabilitated units that are a part of Oakland's share of the Regional Housing Needs Allocation (which in the nine-county Bay Area is 200,000 units). Oakland will not have to change its policies or its zoning to meet its RHNA over the next five years. The Public Review draft of the Housing Element is available for public comment at this website: www.oaklandnet.com/government/hcd/policy/he2009.html.

A list of upcoming public meetings and hearings will be posted on this website as they are scheduled.

- WOPAC members requested that staff return with a representative from ABAG to explain how the Regional Housing Needs Allocation (RHNA) was established for Oakland, and how Oakland's percentage of low to moderate income units compared to other cities in the Bay Area. The RHNA was adopted by the ABAG board in May, 2008.
- WOPAC members also were concerned that the housing goals and programs of the 5-year Implementation Plan and the Redevelopment Plan were incorporated in the Housing Element, specifically the policies for over concentration of affordable housing. Programs from these documents are a part of the Housing Element, found on pages 5-4 (Chapter 5) and 7-21 (Chapter 7).

b. Citywide Zoning Update. Oakland has not comprehensively revised its zoning regulations since 1965. The existing regulations are cumbersome, confusing and outdated. Additionally, Oakland's zoning is not entirely consistent with the City's General Plan. Two components to completing the Citywide Zoning Update are: Residential zoning, where new zoning regulations will be developed for areas with different types of housing, such as single-family flatland neighborhoods, hillside residential areas and multi-family neighborhoods; Commercial zoning, which will be crafted for the major commercial streets, such as San Pablo, West MacArthur and 7th Street. A public workshop was held in West Oakland in February; more public meetings will be scheduled for the Summer of 2009. Those interested in being added to an email distribution list to be given notices of upcoming meetings and hearings should go to this website: www.oaklandnet.com/zoningupdate

- WOPAC members were concerned about the heights of new buildings in existing commercial corridors.

2. Request for \$54,000 for the Business Access Center

MOTION by Ray Kidd, seconded by Bruce Beasley: To approve \$54,000 for the Business Assistance Center.

Ayes: 8
Noes: 0
Abstentions: 0
Absent/Excused: 8
Vacancy: 1

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

There was one public speaker on this item: George Burt

3. Request for \$1,500,000 Funding for Two Years for West Oakland Community Options Patrol
The WOPAC had a lengthy discussion on this item before WOPAC took action. Bryon Pointer, representative from WOCOP, was a public speaker. He reported the progress that has been made to further develop and gain support for the program since last month's meeting with the WOPAC. This included meetings with various stakeholders including Peralta Community College, BART, City Attorney's Office and Risk Management, and ABAG; and getting various letters of support, which Mr. Pointer distributed to the WOPAC.

WOPAC members concerns were: there is still outstanding information that the WOPAC would like to see in writing; it is not clear what proposal is being considered by the WOPAC as the original written proposal seems to differ from what is now verbally being requested; this program is not ready and more time is needed for the project sponsors to develop a stronger proposal for the WOPAC to consider; this proposal should be coordinated with the Ambassador's Program that has already been approved by City Council so that it will address the concerns City Council would have with any such escort program, recommended by the WOPAC or not.

MOTION by Bruce Beasley seconded by Steve Lowe: To turn down the WOCOP proposal as presented to the WOPAC in writing.

Ayes: 7
Noes: 0
Abstentions: 1
Absent/Excused: 8
Vacancy: 1

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

4. Update on West Oakland Main Street Program: Mr. Robert Maurice Arnold
Mr. Arnold was not in attendance to give an update.

VII. COMMITTEE REPORTS

1. Ms. Madeline Wells reported out on the last two meetings of the Planning Subcommittee, as the March 5th report-out did not occur last month due to a lack of time. Some items in this report-out were already addressed earlier on in the agenda.

From the March 5 Planning Committee Meeting:

- a. Update on Mandela Transit Village - Mr. Herbert had presented to the Planning Committee the "Mandela Transit Village" project concept, located on 1357 Fifth Street, for which he plans to apply for State Prop 1C funding.
- b. Purchasing Vacant Properties and Purchase of 880 West MacArthur Blvd. – This is a property that Co-Chair Rice brought to the attention of the Planning Committee as a potential opportunity site for the Project Area.
- c. Update on Red Star Site Development – The developers of the Red Star Site, National Affordable Communities, presented on their project located at the former Red Star yeast site, 1396 5th Street, which is entitled for 119 units and 60 spaces of parking. They also shared a bit on the history of the organization and their timeline for the project's development, which included completion of construction by February of 2010.
- d. Healthy Neighborhood Store Alliance – This was an informational presentation by Ms. Dana Harvey about an initiative that the youth team she works with, West Oakland

Standing in Power, is currently working on, which involves working with corner stores to sell healthier food options.

- e. Request for \$54,000 for the Oakland Business Assistance Center – Mr. Michael McPherson, Business Development Staff from the City of Oakland, presented on a request for \$58,000 to establish the Business Assistance Center to be located on the ground floor of 250 Frank Ogawa Plaza. The total cost of the Center will be shared by all the Redevelopment areas and \$54,000 is the amount to be contributed from the West Oakland Project Area.

From the April 2 Planning Committee Meeting:

- a. Request for \$1,500,000 Funding for Two Years for West Oakland Community Options Patrol (WOCOP) – Mr. Monsa Nitoto was not available to attend this meeting and Mr. Bryon Pointer came late and was not prepared to present.
- b. Update on 7th Street Streetscape Project for \$650,000– Ms. Kerry-Jo Ricketts-Ferris of the City’s Planning Department presented on her request for an additional \$650,000 to complete Phase 1 of the 7th Street Streetscape Project. This money will cover the cost of the gateway, bus shelter and dancing lights. The project’s design is 100% complete and will go to bid in June 2009 so Ms. Ricketts Ferris will need a WOPAC recommendation before then regarding the shortfall. WOPAC members asked that Ms. Ricketts-Ferris return to either the Planning Subcommittee or WOPAC meeting next month with Walter Hood to answer more questions and to include some picture boards.
- c. The City’s Master Tree Plan – Ms. Ricketts-Ferris presented on the Master Tree plan. This project, an inventory of the public trees in the City of Oakland, is funded from the State’s Department of Forestry. The inventory of trees on adjacent sidewalks has been identified but public trees on median strips and parks are yet to be identified. This project is currently on hold due to a freeze in the funding. The intent is to have this information online and available to the public in the future when the inventory is complete.
- d. Automatic Gas Shut-off Valve Program Update – Mr. Loyd Ware from the City’s Housing Rehabilitation program presented on possible scenarios for this program’s design and roll out. Staff will return next month with a timeline for project development and implementation.
- e. Update on Request for \$54,000 for Business Assistance Center – Ms. Li reminded committee members that this is a time sensitive item that WOPAC is expected to take action on at the May WOPAC meeting.

2. Community Outreach/Equitable Development Committee (CO/ED)

Co-Chair Parrott reported out for this committee. CO/ED discussed and reviewed the WOPAC By-laws and recommended that the full body adopt an amendment to the By-laws which would require WOPAC members to complete a re-certification form every other year to confirm continued eligibility as a representative for the WOPAC.

MOTION was made and seconded: To approve the changes to the WOPAC By-Laws to require biennial re-certification of WOPAC members to begin immediately; and for staff to mail out re-certification forms to WOPAC members to complete and submit with requisite supporting documents to staff.

Ayes: 9
Noes: 0
Abstentions: 0
Absent/Excused: 7
Vacancy: 1

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

There was also discussion about WOPAC membership on subcommittees and questions about the rules on attendance and participation. This topic will be agendized again at the next CO/ED meeting for further discussion.

CO/ED also plans to help outreach to prospective homeowners about the City's existing housing loan and grant programs, especially those funded by the West Oakland low/mod housing funds, and will develop a pamphlet targeted at homeowners to be mailed district wide along with the annual WOPAC newsletter

3. Trees and Transportation Committee

Ms. Karin Mac Donald reported out on this committee. The West Oakland Reforestation Master Plan Project for West Oakland is hiring a manager. Ms. MacDonald met with Tom McCoy to help draft the job description, which will be presented at the PBiz meeting and will hopefully be widely distributed.

VIII. NEW BUSINESS

1. Nominations for WOPAC officers for May WOPAC Officer Election

The WOPAC discussed which members should be nominated for WOPAC Officer Election. Some suggested nominating the slate of existing officers to continue to serve next year. Ms. Parrott reported that Mr. Rice, who had to leave the meeting early tonight, expressed he does not intend to serve another year as Co-Chair of the WOPAC. Lynn Horiuchi was mentioned as a possible co-chair. No nominations were made and this item is continued for next month when WOPAC is due to take action.

IX. ANNOUNCEMENTS

No announcements were made.

X. FUTURE AGENDA TOPICS AND NEW BUSINESS

- Subcommittee assignments and election of chairs for subcommittees

XI. ADJOURNMENT

The meeting was adjourned at 8:48 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

4/8/2009	4/8/2009	4/8/2009	4/8/2009				
II.	VI.2.	VI.3.	VII.2.				
Minutes	BAC	WOCOP	By-Laws				
Aye	Aye	Aye	Aye				
Aye	Aye	Aye	Aye				
Vacant	Vacant	Vacant	Vacant				
Absent	Absent	Absent	Aye				
Aye	Absent	Absent	Absent				
Absent	Absent	Absent	Absent				
Absent	Absent	Absent	Absent				
Absent	Absent	Absent	Absent				
Absent	Absent	Absent	Absent				
Absent	Absent	Absent	Absent				
Aye	Aye	Abstain	Aye				
Aye	Aye	Aye	Aye				
Aye	Aye	Aye	Aye				
Aye	Aye	Aye	Aye				
Aye	Absent	Absent	Absent				
Aye	Aye	Aye	Aye				
Aye	Aye	Aye	Aye				