

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

**Wednesday, May 13, 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 April 8, 2009 (2 minutes)

III. Open Forum (2 minutes each speaker)

IV. Chairpersons Report (5 minutes)

V. ORA Staff Report (15 minutes)

1. Administrative Item(s) and Correspondence(s)
2. City Council Items Update
3. WOPAC Budget Update
4. Other Updates

VI. Old Business/Action Items

1. Housing Issues, Christia Mulvey, Housing Development Coordinator, City of Oakland (15 minutes)
2. Request for Funding of \$650,000 to complete Phase 1 of 7th Street Streetscape Project, Kerry-Jo Ricketts-Ferris (30 minutes)
3. Annual WOPAC Officers for Co-Chairs, Mock Secretary and Mock Treasurer (15 minutes)
4. Subcommittee chairs election and assignments (15 minutes)
5. WOPAC Vacancy (15 minutes)
 - Richard Fuentes, Attitudinal Healing Connection, Inc.
 - Sussu Laaksonen, Myrtle Street Neighborhood Watch

VII. Committee Reports (20 minutes)

1. Neighborhood Planning Committee Report on items scheduled for the **May 7** meeting. *Please note that the projects below will be reported out by the Subcommittee Chair only. Projects that are scheduled for action from this meeting are listed under Old Business.*

From May 7 Planning Committee Meeting:

- a. Informational presentation: Housing Element, Devan Reiff
 - b. Request for Funding: BRE Services to West Oakland, George Burt
 - c. Community Garden at 39th and MLK Jr. Way, Lynn Horiuchi
 - d. Staff Update: Automatic Gas Shut-Off Valve Program
 - e. PAC request: Subscription to Planning Commission agendas
2. Community Outreach/Equitable Development Committee
 3. Trees and Transportation Committee

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, May 13, 2009

6:30 – 9:00pm

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

MEETING MINUTES – Approved 6/10/09

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, Gordon, Kidd, Herbert, Horiuchi, Hurwich Lowe, Johnson [alternate for Mac Donald], Parrott, Rice, Wells, Wyrick-Parkinson

Excused: Eldridge

Absent: Ford, West Oakland Neighbors

Vacancy: Community Organization for Clawson/McClymonds/Bunche Subarea

Staff Present: CEDA Redevelopment: Hui-Chang Li, Patrick Lane; CEDA Housing Development: Christia Mulvey; City of Oakland, Planning: Kerry-Jo Ricketts-Ferris

II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD APRIL 8, 2009

MOTION by Parrott seconded by Kidd: To approve the April 8, 2009 minutes

Ayes: 9

Noes: 0

Abstentions: 1

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:

- Jai Jennifer
- Tony Coleman
- Randy Colosky
- Bill Oboudi
- Sean Sullivan

IV. CHAIRPERSONS REPORT

Co-Chair Parrott announced the grand opening of Mandela Foods on June 6th and that she has been asked by Ms. Dana Harvey to speak as a representative of WOPAC. WOPAC members did not object to designating Co-Chair Parrott as the WOPAC speaker. Co-Chair Parrott also announced the monthly clean-up of Mandela Parkway is happening earlier that same morning, June 6th from 10 to 12.

Co-Chair Rice had three announcements: the Superior Court ruled against the State's plan to divert \$350 million in local redevelopment money to fill the State budget gap. The City's Neighborhood Law Corp is planning to take action on vacant and blighted properties and is requesting information on such properties be reported to them: info@neighborhoodlaw.org. The Community Development Corporation of Oakland has applied for bankruptcy.

V. *ORA STAFF REPORT*

Ms. Hui-Chang Li gave the staff report.

1. Administrative Items and Correspondences

Ms. Li brought members' attention to the letter drafted by Lynne Hourichi and Steve Lowe, and reviewed by the Chairs, regarding Association of Bay Area Governments' (ABAG) methodology for allocating housing needs and how that conflicts with the housing objectives of the WOPAC. This letter was drafted per the recommendation of the Planning Committee after staff from the Strategic Planning Division of the City of Oakland presented the *2007-2014 City of Oakland Housing Element* to the Planning Committee of the West Oakland Project Area Committee (WOPAC). During the presentation, the speaker referred to ABAG's "San Francisco Bay Area Housing Needs Plan 2007-2014", and shared copies of the report with the committee.

2. Council Item Updates

- a. The second request for an additional \$58,000 to Mandela Foods will be heard by the CED Committee on May 26th.
- b. The NPI program funding recommendations were passed by CED Committee on May 12th with consent and final approval by City Council is expected on May 19th.
- c. The WOPAC recommendation for \$48,000 to Grid Alternatives will be heard by the CED Committee on May 26th.
- d. \$50,000 to Rebuilding Together Oakland was approved by City Council on April 21st and the projects have since been completed.

3. Budget Update

Per WOPAC funding recommendations last month, deducted from the *non*-low/mod-housing funds budget are: \$54,000 for the Business Assistance Center. In addition, there were two technical corrections, including adding back the \$1.4 million allocation that had been deducted for the loan to Noodle Factory but will now not be happening; and deducting the whole \$200,000 for the NPI Program as opposed to only the \$173,141 amount that will be funding projects in this first round. (The remaining \$26, 859 will be rolled over into the next NPI funding cycle).

Regarding the low/mod-housing funds budget, only technical corrections were made based on an updated actual carry-forward amount for 2007-08 and an updated 2008 -09 amount. Accordingly, the allocation for the WO-LARP, which is a percentage (18 %) of the new total low/mod-housing set aside amount is adjusted accordingly: from \$1,076,962 to \$1,154,245.

Mr. Patrick Lane presented on the 2009-11 Oakland Redevelopment Agency (ORA) budget, highlighting the expected sources and uses in the West Oakland Project Area. WOPAC had questions about the personnel budget and requested Mr. Lane return next month to give a budget update and provide a chart of the budget for the West Oakland Project Area over the years and to send the online link to the published budget to WOPAC.

[Note: Mr. Lane presented later on in the agenda but his presentation is recorded in this section of the minutes]

VI. OLD BUSINESS

1. Housing Issues

Ms. Christia Mulvey gave some City Council item updates related to housing:

The West Oakland Mortgage Assistance Program (WO-MAP) was approved by City Council, and the income limit to qualify for MAP funds will be increased from 80% to 100% of AMI beginning July 1st.

On April 21, 2009, City Council passed a series of resolutions authorizing loans in an aggregate amount of \$5,928,637 with developers and contractors recommended to participate in the Neighborhood Stabilization Program (NSP). Of that amount, \$5,025,000 was awarded to the Urban Strategies Council/Oakland Community Land Trust for the acquisition and rehabilitation of 200 foreclosed single family homes. (The NSP provides funds to the City of Oakland from the U.S. Department of Housing and Urban Development (HUD) to address the problem of abandoned and foreclosed homes.)

Ms. Mulvey reiterated that the \$48,000 to Grid Alternatives will be heard by the CED Committee on May 26th and the \$50,000 to Rebuilding Together Oakland was approved by City Council on April 21st and the projects have since been completed.

Ms. Mulvey announced that LISC is taking steps to foreclose on the “7th and Campbell” properties (i.e. 1662-1664 7th Street, 1666 7th Street, 1672 7th Street and 715 Campbell Street) due to OCHI’s default on an Agency site acquisition loan. LISC is the second lien holder on the 7th and Campbell properties, subordinate to the Agency liens. LISC will handle the foreclosure, marketing and sale of the 7th and Campbell properties, thus saving the Agency considerable costs in staff time and fees. The sale of the properties will pay back the Agency loan (in an amount of \$689,598) first before LISC gets paid. The removal of affordability restrictions on the 7th and Campbell properties increases their marketability. On May 12th, the CED Committee heard and passed with consent staff’s request to reduce the interest rate owned on the Agency loan to 3% (reducing the total interest owed to \$140,980, or \$122,994 less than what would have otherwise been owed) and to authorize a \$6,000 Agency loan to LISC to maintain the properties during the foreclosure and sale process.

For the record, Christia Mulvey can be reached at 238-3623 or cmulvey@oaklandnet.com.

WOPAC members requested that future staff updates should be accompanied by written material, if not sent out along with the WOPAC packet.

[Note: Ms. Mulvey presented later on in the agenda but his presentation is recorded in this section of the minutes]

2. Request for \$650,000 to complete Phase 1 of the 7th Street Streetscape Project

Ms. Kerry-Jo Ricketts Ferris, Planner with the City of Oakland, and Walter Hood of Hood Designs gave a presentation of the 7th Street Streetscape Project and answered WOPAC members’ questions about the project and this gap funding request.

The project is currently up for bid. The award is expected in July and construction is to beg in August. Poster boards of the masterplan as well as models of the dancing lights, gateway, and the

bus stop were shown. These are the three elements of the 7th Street Streetscape masterplan that the \$650,000 request covers.

WOPAC members expressed concern about the increase in the project costs, the maintenance of the project, and the height of the gateway.

MOTION by Herbert, seconded by Johnson: To approve \$650,000 to complete Phase 1 of the 7th Street Streetscape Project

Ayes: 8
Noes: 2
Abstentions: 1
Absent/Excused: 5
Vacancy: 1

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

3. Annual WOPAC Officers for Co-Chairs, Mock Secretary and Mock Treasurer

MOTION by Beasley seconded by Herbert: to accept the nominated candidates: Lynne Horiuchi and Stefanie Parrott for Co-Chairs; Ellen Wyrick-Parkinson for Mock Secretary; and Joe Hurwich for Mock Treasurer.

Ayes: 11
Noes: 0
Abstentions: 0
Absent/Excused: 5
Vacancy: 1

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

[Note: After the election, Mr. Rice turned over his role as Co-Chair of tonight's meeting to the newly elected Co-Chair, Ms. Horiuchi]

4. Subcommittee Chairs Election and Assignments

Per the recommendation of the COED subcommittee, all WOPAC members are asked to sign up for a subcommittee. The election of the chairs for each subcommittee will be determined by each subcommittee. Subcommittee membership will be discussed at the next COED meeting and will be reported back on at the June WOPAC meeting.

5. WOPAC Vacancy

Two candidates interested in filling the Clawson/McClymonds/Bunche organizational seat presented and answered WOPAC questions: Richard Fuentes of Attitudinal Healing and Sussu Laaksonen of Myrtle Street Neighborhood Watch.

WOPAC was concerned about whether an organization physically located outside of a subarea, even if it serves people living and working within the subarea, should fill the Clawson/McClymonds/Bunche organizational seat. Some WOPAC members questioned if such an organization is even eligible according to the WOPAC By-Laws. WOPAC requested staff return with clarity on this issue.

There were two other interested candidates who introduced themselves as public speakers: Linda McFadden of West Oakland Neighbors and Jay Roberston of East Bay Recovery Project.

In addition, there were many public speakers on this item, some of whom did not speak but ceded their time to another speaker:

- 1) Marcel Diallo
- 2) Kathy Kuhner
- 3) Derrick Muhammad
- 4) Eesuu Orundide
- 5) Jay Robertson
- 6) Duane Deterville
- 7) Aeeshah Clottey
- 8) Sabrina
- 9) Linda McFadden
- 10) Max Allstadt
- 11) Vahid Olinga Boyd
- 12) Kokomon Clottey
- 13) Gertrude Colbett
- 14) Javier Etter
- 15) Jesse Evans
- 16) Krys Freeman
- 17) David Fuller
- 18) Parker L.
- 19) Tony Hamilton
- 20) Sharifah Ihsan
- 21) Blair Ingram
- 22) Olumbummi Mawissi
- 23) Sean Sullivan

MOTION by Kidd seconded by Herbert: to continue this item at the next WOPAC meeting; and to extend the application deadline for the WOPAC vacancy to May 27th to consider other applicants; and there was a friendly amendment made and seconded to request the City Attorney provide some clarity in writing regarding the eligibility requirements to serve as a community organization representative from the Clawson/McClymonds/Bunche Subarea.

Ayes: 11
Noes: 0
Abstentions: 0
Absent/Excused: 5
Vacancy: 1

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

VII. COMMITTEE REPORTS

Due to a lost of a quorum and a lack of time, the committee report-outs were not heard or discussed.

1. Planning Committee Meeting
 - a. Informational presentation: Housing Element, Devan Reiff
 - b. Request for Funding: BRE Services to West Oakland, George Burt
 - c. Community Garden at 39th and MLK Jr. Way, Lynne Horiuchi
 - d. Staff Update: Automatic Gas Shut-Off Valve Program
 - e. PAC request: Planning Commission agendas
2. Community Outreach/Equitable Development Committee (CO/ED)
3. Trees and Transportation Committee

VIII. NEW BUSINESS

No new business was discussed.

IX. ANNOUNCEMENTS

No announcements were made.

X. FUTURE AGENDA TOPICS AND NEW BUSINESS

No announcements were made.

XI. ADJOURNMENT

The meeting was adjourned at 9:45 pm.

WOPAC Voting Record

WOPAC Meeting Date:

Agenda Item #:

Beasley
 Bouze
 Eldridge
 Ford
 Gerstenberger
 Gordon
 Herbert
 Horiuchi
 Hurwich
 Kidd
 Lowe
 Johnson [for Mac Donald]
 Parrott
 Rice
 Wells
 Wyrick-Parkinson

5/19/2009	5/19/2009	5/19/2009	5/19/2009				
II	VI.2.	VI.3.	VI.5				
Minutes	7th St. Streetscape	WOPAC Officers	WOPAC Vacancy				
Aye	Abstain	Aye	Aye				
Aye	Absent	Absent	Absent				
Absent	Absent	Absent	Absent				
Absent	Absent	Absent	Absent				
Absent	Absent	Absent	Absent				
Absent	No	Aye	Aye				
Absent	Aye	Aye	Aye				
Aye	Aye	Aye	Aye				
Absent	No	Aye	Aye				
Aye	Aye	Aye	Aye				
Aye	Aye	Aye	Aye				
Abstain	Aye	Aye	Aye				
Aye	Absent	Absent	Absent				
Aye	Aye	Aye	Aye				
Aye	Aye	Aye	Aye				
Aye	Aye	Aye	Aye				